



Wake County Affordable Housing

Comprehensive Plan, Committee and Other
Concurrent Projects



What Would Additional Investment Fund in Wake County?

Scenarios of additional funds for affordable housing

Investment	\$250,000	\$500,000	\$750,000	\$1,000,000
Rental Assistance Vouchers ¹	37	74	111	148
Units Developed through Community Partnership ²	15	29	44	59
Units Developed through Community Partnership ² w/ Supportive Services ¹	9	17	26	34

1. Annual recurring funding

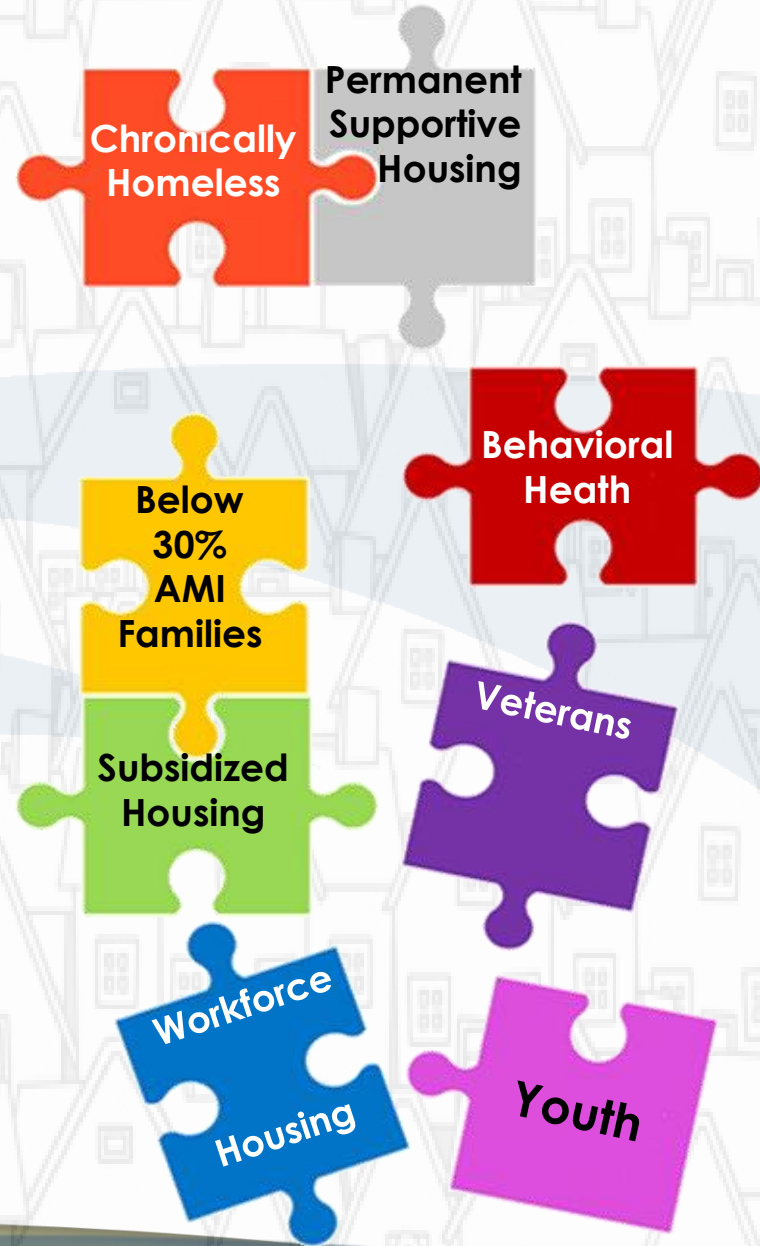
2. One-time funding

But for Whom?

And Why?

And Where?

Whose Responsibility?



What We've been Working on

March 2016

- BoC Housing Worksession

May 2016

- Housing Director Hired
- Community Partner Worksession
- Memo to County Manager's Office

June 2016

- Corporation for Supportive Housing (CSH) Conference

July 2016

- Formation of Housing Executive Leadership Team
- Formation of Permanent Supportive Housing Team

August 2016

- Released RFP for AH Plan Consulting Services
- Exploring SAS Data Analytics
- Wake Directors CSH Supportive Housing Brief

Framework/Focus of the Affordable Housing Plan



Define
Affordable
Housing
Within
Wake

Compile &
Analyze
Efforts

Gaps,
Solutions &
Methods

Determine
County Role
& Investment

Link Steps to
BOC Goals &
County
Priorities

The government says housing is “affordable” if a family spends no more than 30% of their income to live there.



But 30% of \$1 million (\$25,000 per month) is very different from 30% of \$20,000 (\$500 per month)



Define
Affordable
Housing

Compile
& Analyze
Existing
Efforts

Gaps,
Solutions &
Methods

Determine
County Role
&
Investment

Link Steps to
BOC Goals
& County
Priorities

- Will pull together all Municipal, County, State and other entities plans related or affecting AH
- Baseline of what we have
- Assess coordination of efforts

Define
Affordable
Housing

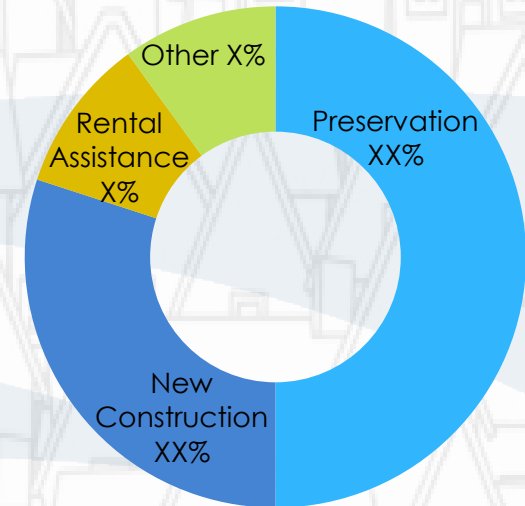
Compile &
Analyze
Efforts

Gaps,
Solutions &
Methods to
Preserve &
Increase

Determine
County Role
&
Investment

Link Steps to
BOC Goals
& County
Priorities

- Identify innovative strategies, best practices and areas to leverage resources
- Provide recommendations with measurable outcomes



#1

• Develop XX affordable rentals for XX income Households

#2

• Reduce Housing Cost Burden by providing X more Rental Vouchers

#3

• Provide Homeownership opportunities for XX of residents



Define
Affordable
Housing

Compile &
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Determine
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Link Steps to
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Priorities

- The County's funding is only one piece of the collective affordable housing community
- What are the areas we can strategically impact and how can we guide or assist in other areas?



Define
Affordable
Housing

Compile &
Analyze
Efforts

Gaps,
Solutions &
Methods

Determine
County Role
&
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Link Steps
to BOC
Goals &
County
Priorities

- Provide a vision and direction for Affordable Housing that is linked with existing and future growth efforts



Outcomes

Action Steps

Timeline

ANTICIPATED OUTCOMES

- Guiding Document
 - Investment Recommendations
 - Community Buy-in
 - New Strategies
 - Best Practices
 - Phased Approaches
-
- MORE HOUSING! (Options & Access)

ACTION STEPS

1. Select & Engage Consultant (Staff)

- To Study and Facilitate
- Request For Proposal issued August 16, closed September 7

2. Create an AH Committee (BoC)

- 25-30 Board Appointed Individuals
- Create on September 19, Appoint in October

3. Invite Community Input (Everyone)

- Inform community and stakeholders of process
- Request feedback and support

PROPOSED TIMELINE

**October
2016**

- **Consultant Orientation**
- **Appoint Committee Members**
- **Begin Committee Meetings**

**February
2017**

- **Consultant to complete Phase 1 of Recommendations for years one through five**

**June
2017**

- **FY18 Budget Adoption**

**September
2017**

- **Completion 20 year, Comprehensive Affordable Housing Plan**

Concurrent Projects

- 1.Strategic Internal Review of “Business as Usual”
- 2.Joint Wake County/City of Raleigh RFI on Developers interested in Permanent Supportive Housing
- 3.Exploring a SAS Data Analysis Project to better inform decisions.

Permanent Supportive Housing



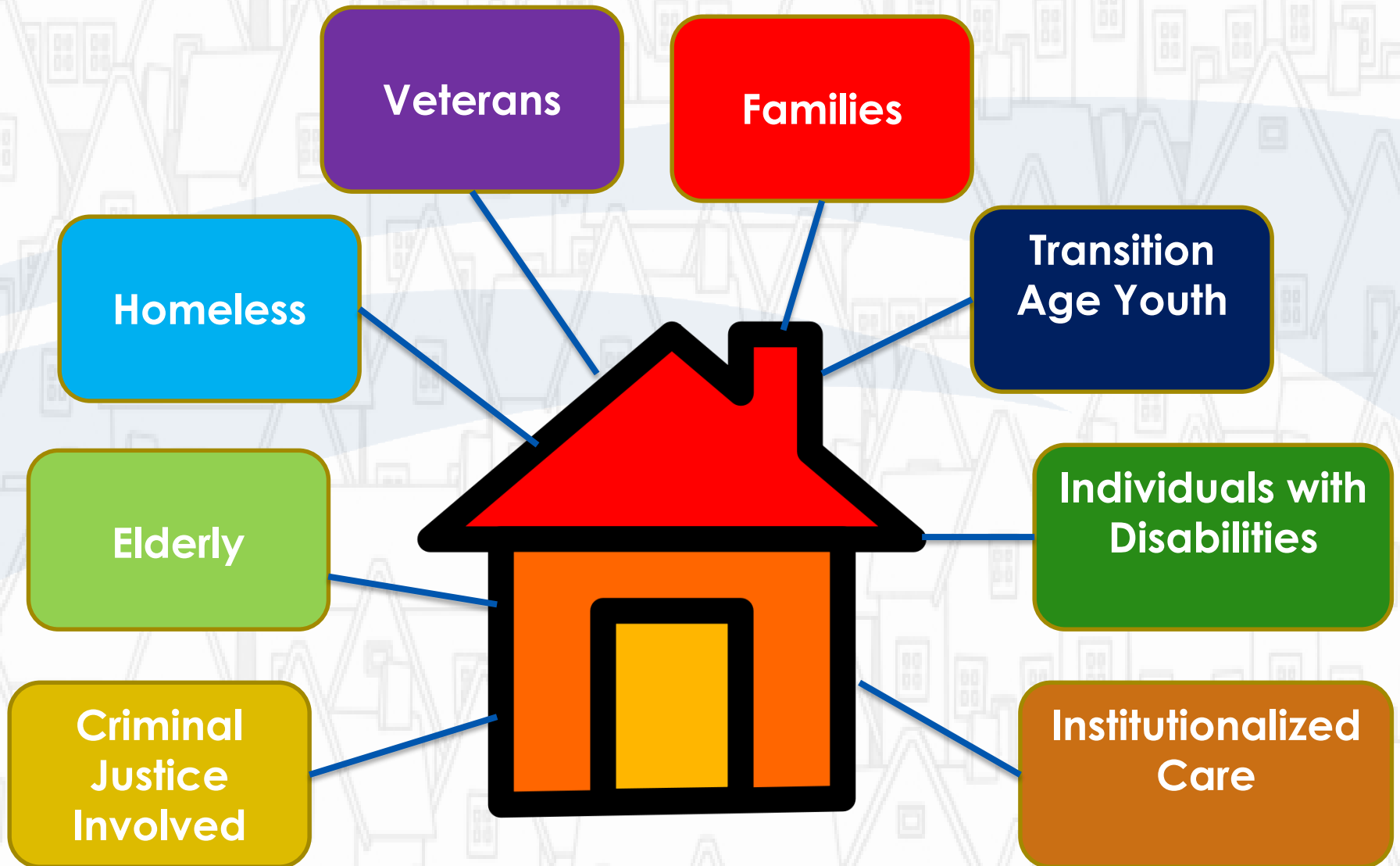
Current Environment:

- **Lack of housing options** have significant impacts to multiple systems in the community
- **Hospital emergency departments and crisis and assessment centers** overflowing with individuals in need of safe housing with treatment options for stability
- **Jails and hospitals** discharge into homelessness with many returning back to jails and hospitals frequently

Current Environment:

- **Department of Justice settlement** at State level for individuals housed in adult care centers
- **Homeless shelters and non-profits** have waiting lists and need access to housing options for clients in need of safe and affordable housing
- Individuals often have **barriers** that keep them from accessing housing - criminal histories, credit problems, physical or mental disabilities, etc.

Many Individuals with Housing Needs

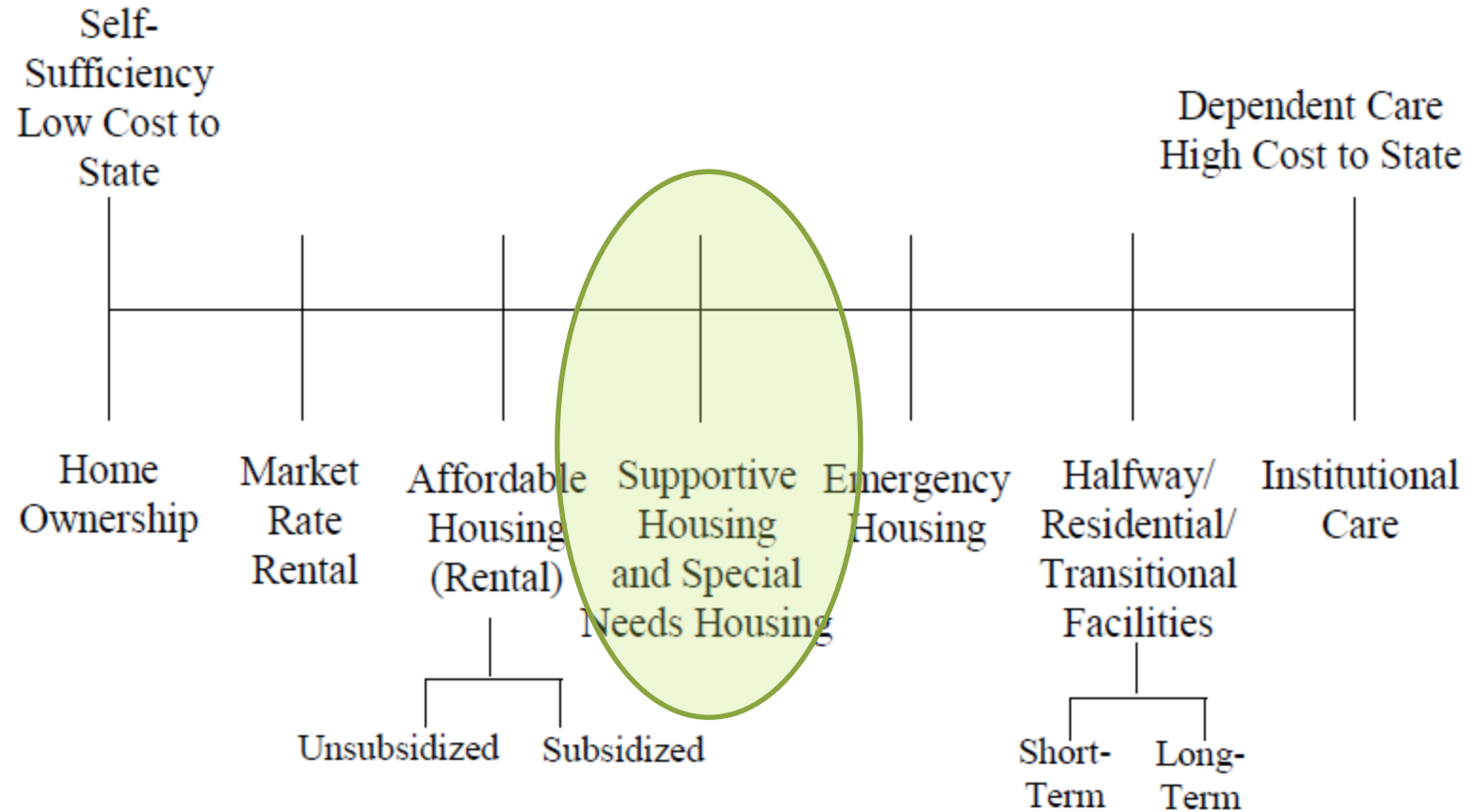


“Access to safe, quality and affordable housing – and the supports necessary to maintain that housing – constitute one of the most basic and powerful social determinants of health.

In particular, for individuals and families trapped in a cycle of crisis and housing instability due to poverty, mental illness, addictions or chronic health issues, housing can entirely dictate their health and health trajectory.”

World Health Organization, 2008

Housing Continuum



Source: Modified from "Safe Homes, Safe Communities." 2001. Minnesota Department of Corrections.

What is permanent supportive housing?

Decent, safe, and affordable community-based housing that provides tenants with the rights of tenancy under state and local landlord tenant laws and is linked to voluntary and flexible support and services designed to meet tenants' needs and preferences.

Permanent Supportive Housing: Evidence Based Best Practice

- Housing is permanent
- Tenants sign lease and pay rent
- Tenant stays as long as rent paid and compliant with lease terms
- Housing is affordable
- HousingFirst Model - access to housing is not contingent on receipt of services

Supportive Housing

Support Services:

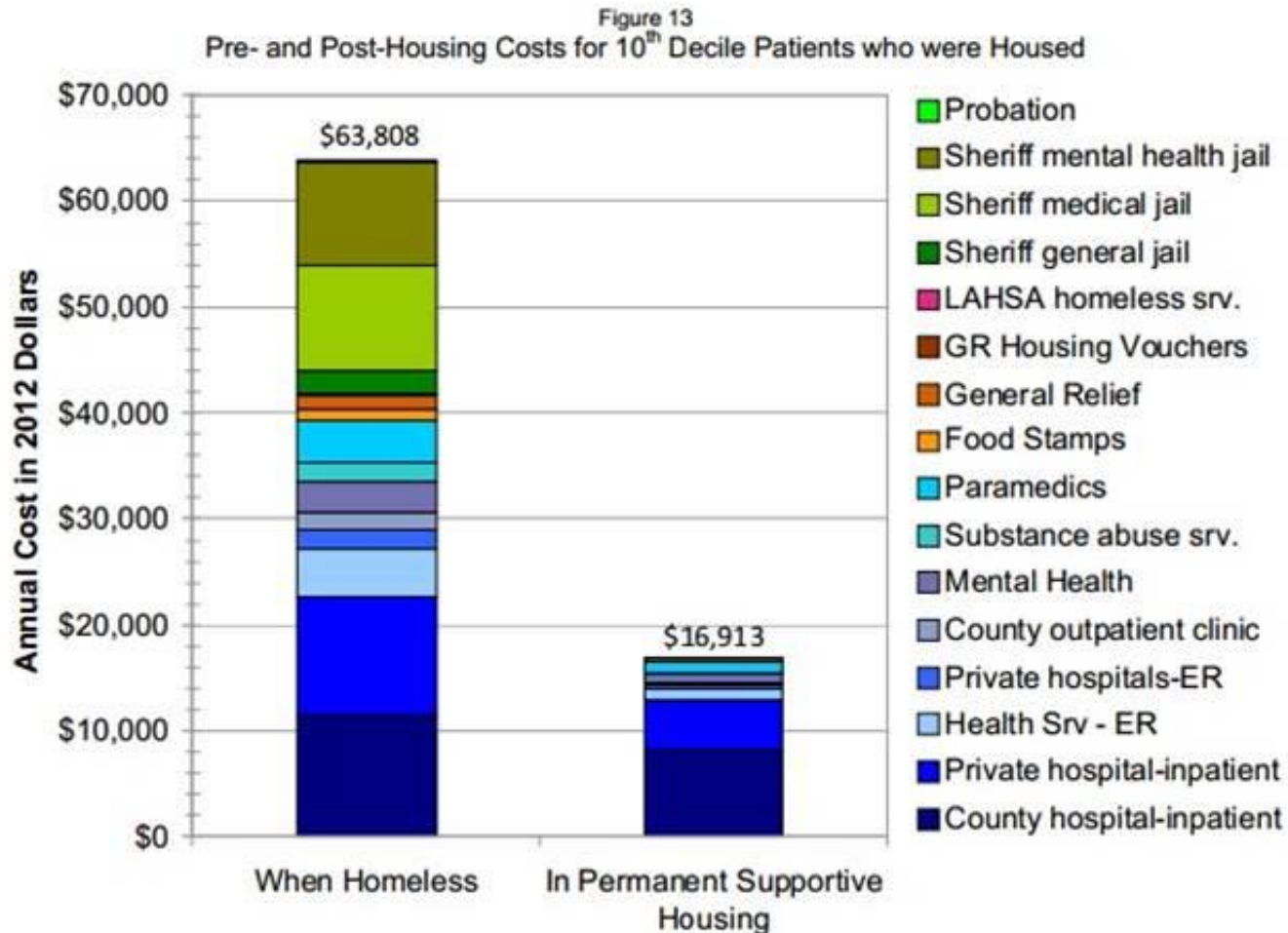
- Case management
- Mental health services
- Primary health care
- Substance abuse treatment
- Independent living skills
- Benefits assistance
- Job training
- Transportation
- 24-hour resources

Supportive Housing Approach

Benefits

- Proven approach to address homelessness
- Promotes independence
- Improves an individuals health and wellbeing
- Helps retain employment
- Cost-effective
- Increases community tenure and social inclusion

Impact for High Utilizers



Source: 36 10th decile patients placed in permanent supportive housing matched with 36 homeless persons in the ALP database, matched in turn with 36 housed persons in the SRHT database of formerly homeless persons now in permanent supportive housing.

Example - Moore Place, Charlotte

- Apartment housing for 85 chronically homeless adults
- Owned & Operated by Urban Ministries
- \$11 million project
- Capital funded by:
 - Foundations and corporations \$ 6,299,000
 - Local, state and federal \$ 3,700,000
 - Individuals \$ 987,000
 - Faith community \$ 488,000
- On-going operations relies on partnerships
- Proven results



Positive Impacts of PSH

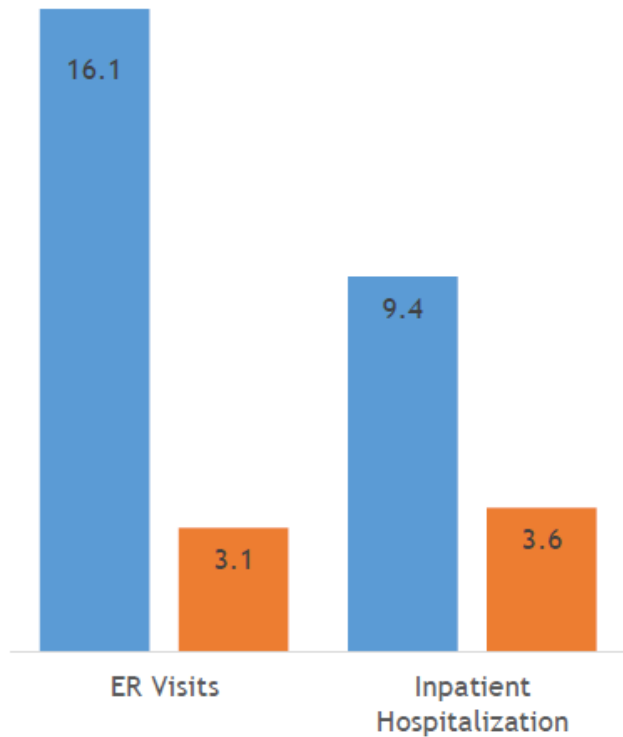


Figure 3: Average ER-Related Hospital Utilization 2 Years Pre/Post (n=50)

Data from "Moore Place Permanent Supportive Housing Study Final Report"

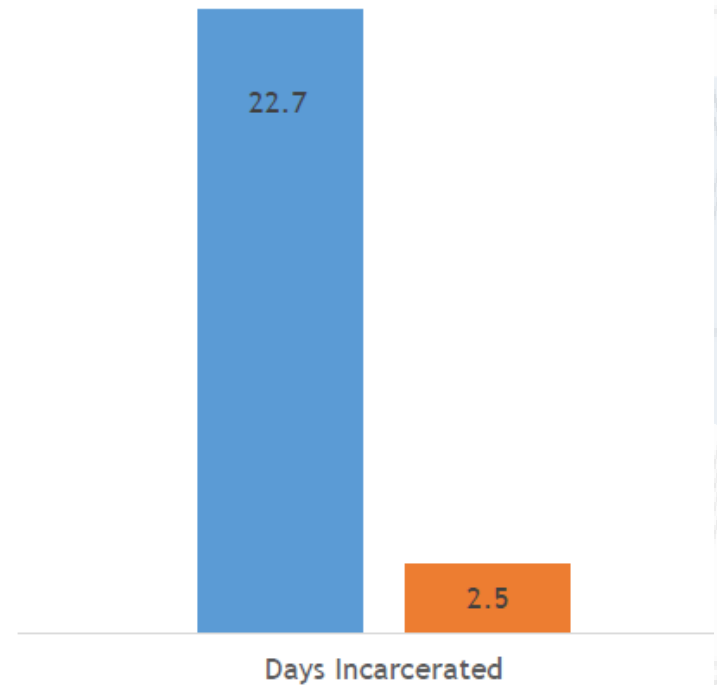


Figure 9: Average Incarceration Days 2 Years Pre/Post (n=52)

Positive Impacts of PSH

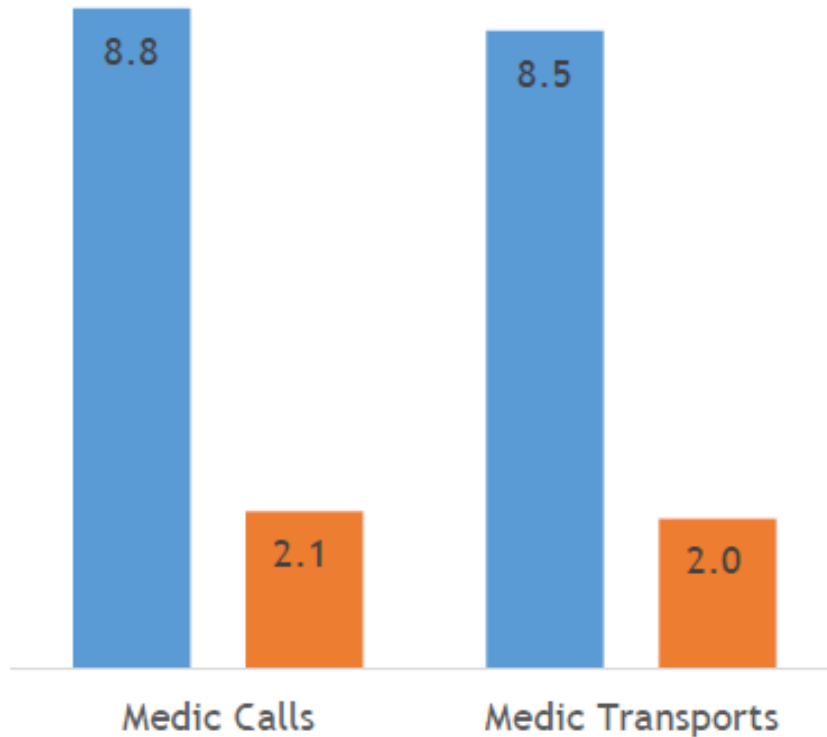


Figure 5: Average Medic Utilization 2 Years Pre/Post (n=47)

Data from "Moore Place Permanent Supportive Housing Study Final Report"

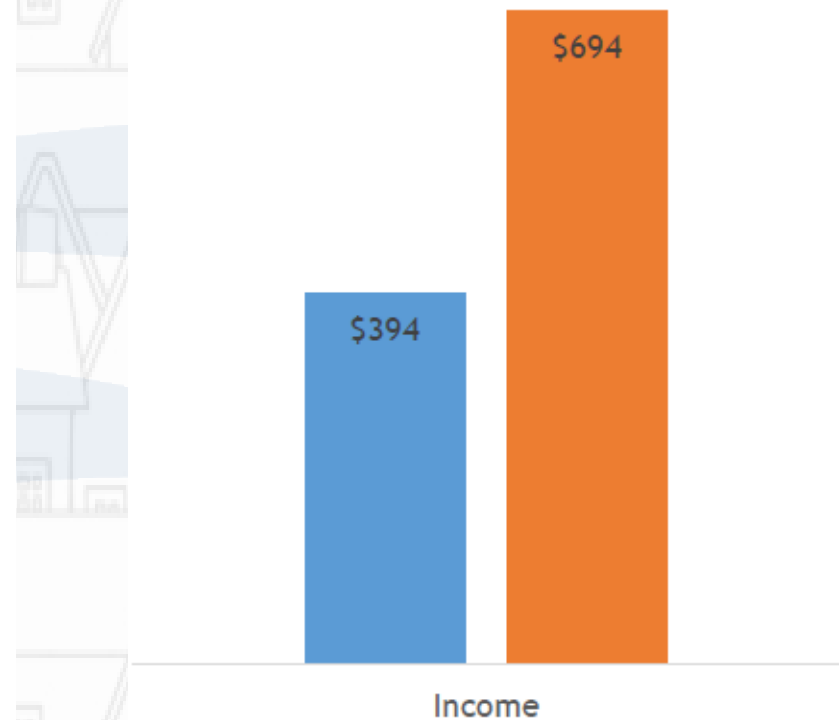


Figure 1: Increase in Average Income from Baseline to Year 2 (n=47)

Supportive Housing in Wake County

- 38 developments/buildings
- 331 subsidized units
- More than \$9.3 million in County (\$5.3 M) and HOME/CDBG (\$4 M) in funding
- Four Municipalities: Raleigh (32), Cary (4), Wake Forest (1) and Knightdale (1)
- Developed by local partners...DHIC, Passage Home, CASA and others

Necessary for Success:

- Funding for:
 - Development/capital
 - Operations/rental subsidies (long term)
 - Supportive services (long term)
- Community support and ongoing partnerships
- Management partner engaged in improving lives of residents
- Ability to house clients with barriers to housing
- Simple application process

Next Steps

- Advance additional permanent supportive housing
 - Identify potential development partners
 - Work with community partners on raising capital, aligning and committing to on-going services and identifying sites
 - Track success and outcomes
- Partner with SAS and community agencies to develop data analytics to understand and serve familiar faces
- Coordinated Entry pilot through Continuum of Care to easily access, identify and assess need, and make prioritization decisions based upon needs

Questions?

