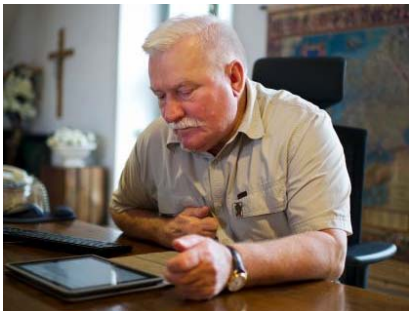
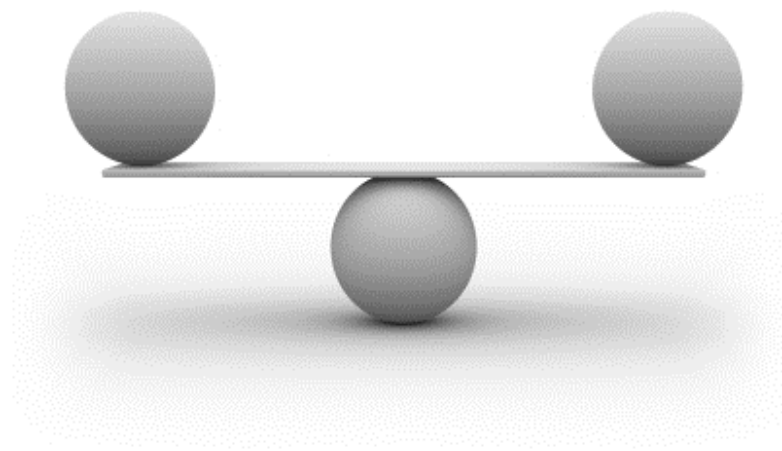


Addressing Hard-to-House & Affordable Workforce Housing



Good for Business
Good for Individuals,
Good for a Stable Workforce, &
Good Return on Tax Dollars



HHS Investment Criteria

- Evidenced-Based Models
- Smart Partnerships
- Sustainability
- Cost savings / Avoidance

Who Are the Hard-to-House?

- The 10% of those most chronically homeless
- Single adults
- Untreated mental health issues
- Almost 50% diagnosed with PTSD
- Many are uninsured
- Typically they have already failed a housing placement



\$\$\$ of Hard-to-House

- Hospital Emergency Room use
- Inpatient hospital (both psychiatric and medical)
- EMS
- Law Enforcement
- Jail
- Court System
- Shelters



\$\$\$ of Homelessness: Detention Facility

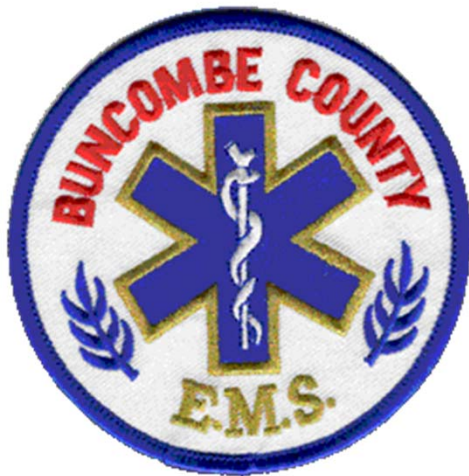
“Frequent Users”

- Mostly low-level misdemeanors
- Top 2 frequent users of the jail for FY14
- User 1: 25 book ins - 215 days = \$23,005*
- User 2: 77 book ins - 330 days = \$35,310*

*\$107 = cost per day in jail

\$\$\$ of Hard-to-House: Medical

- ❑ **ER** 30 or more visits to the ER among highest utilizers
- ❑ **ER** \$100,000 cost for one individual in FY14 (highest utilizer)



\$250,000 in costs

for picking up the hard-to-house for FY14

Estimated total \$\$\$

- **\$8,030/month**
for the Hard-to-House
- **\$2,300,000** is the annualized cost
of hard-to-house in Buncombe County

Flaming, D., Matsunaga, M., Burns, P., & Sumner, G. *Tools for Identifying High-Cost, High-Need Homeless Persons*. Economic Roundtable, 2010.



HHS Investment Criteria

Evidenced-Based Model Moore Place in Charlotte, NC



"Moore Place" in Charlotte

80% still in housing after a year



78% reduction in ER visits

70% decrease in inpatient costs

78% reduction in arrests

84% reduction in jail days

Affordable Housing: who will it serve?

- Workers such as teachers, mental health workers, hospital support staff, and law enforcement
- Individuals with Section 8 housing vouchers, and veterans (HUD VASH) vouchers



Moore Place and Buncombe Mixed-Income Model

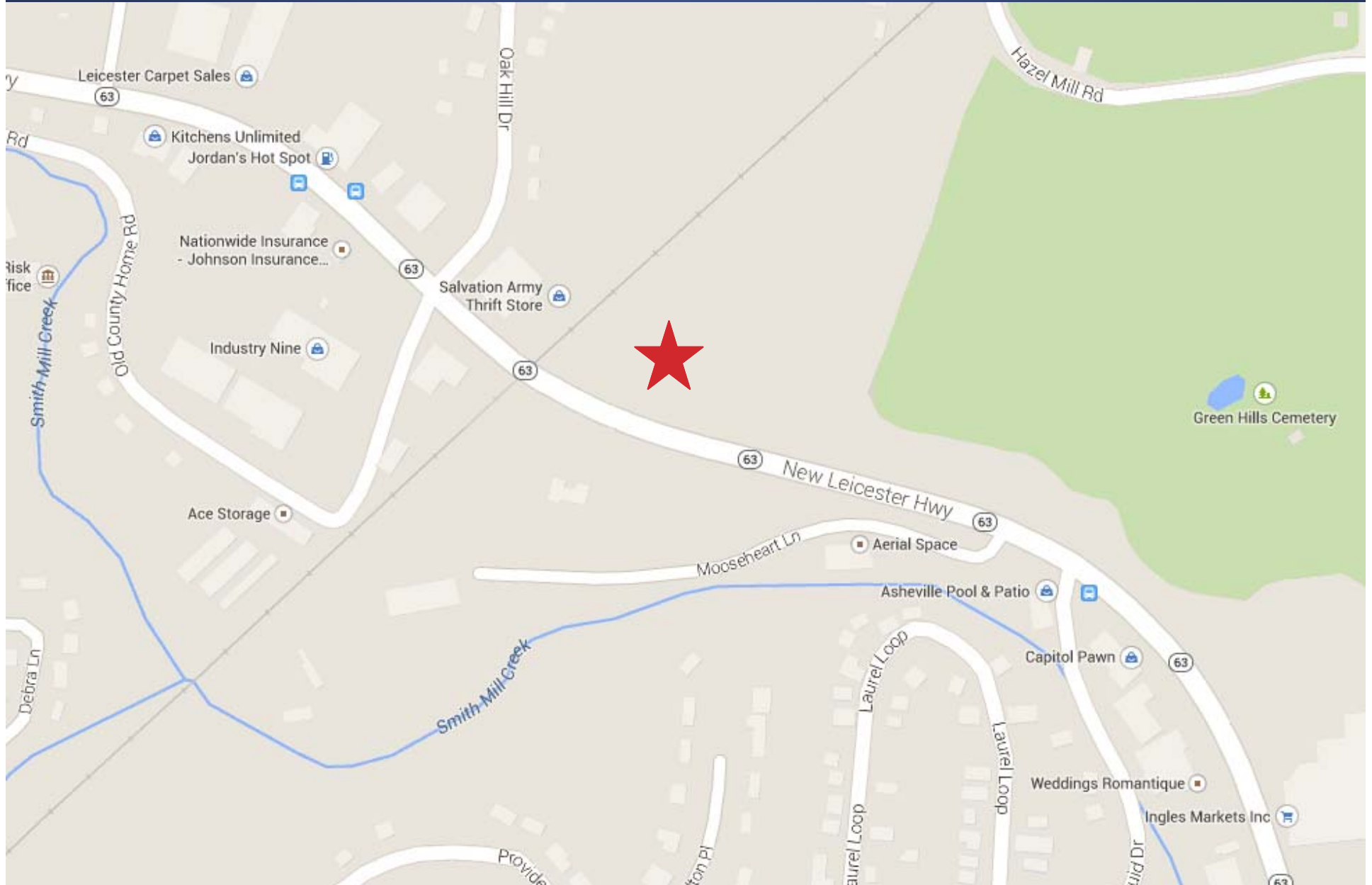
WHY IT WORKS

Research shows mixed housing is fundamental part of success

- Benefits associated with place:
 - Gaining access to more cost efficient and effective support services,
 - Stable housing
 - Neighborhood amenities, and
 - Safer environment.
- Benefits associated with people:
 - Supportive networks, and
 - Learning from the behavior and lifestyle choices modeled by neighbors.



Oak Hill Commons: 75 affordable mixed-income apartments



Proposed Oak Hill Commons



OAK HILL APARTMENTS - ASHEVILLE, NC

PLAGEMAN ARCHITECTURE 



Proposal: Oak Hill Commons

38 Affordable units. Priority given to teachers, law enforcement and social workers

13 1, 2 and 3 bedroom units for residents with vouchers (Section 8 and HUD VASH)

24 1 bedroom “hard-to-house” units

Smart Partnerships: Supports for Hard-to-House units

- **24-hour security**
- **Medical services on-site weekly**
- **Behavioral health outreach services,** such as ACTT (Assertive Community Treatment Team)
- **Case management services on-site** though Homeward Bound and other providers



Return on Investment

Reduced Costs to County

- Decreased ER costs
- Decreased Inpatient costs
- Decreased use of EMS, law enforcement
- Decreased arrests
- Decreased days in jail

Improved quality of life for residents
and core workforce employees

Sustainability

- Vouchers (Section 8 & HUD VASH)
- SOAR Project: Disability (SSI & Medicaid)
- Individuals in *Moore Place* saw a \$100 increase in income
 - Individuals in housing contributed to rent
- Case management services can leverage Medicaid reimbursement

Sustainability: SOAR Disability Project

- HHS contracts with Pisgah Legal Services to fast-track disability application for disabled homeless
- Average amount of time from application to approval is 104 days (compared to 2 years for typical applications)
- Last year 39 homeless were approved; the highest number for a county
- Project leveraged \$5.2M in value of benefit (SSI & Medicaid)

Sustainability:

Rents at or below 2014 standards

- 2014 Income Standard for Workforce Standards
- 2014 Income Standard for Affordable Housing Standards



Proposed Investment

Investor contributions	\$200,000
Bank Loan Funding	\$1,448,330
Grants & Contributions	\$600,000
City Housing Trust Fund/Home	\$159,000
Additional Partner Contributions	\$116,000
Existing County Housing Funds	\$325,000
TOTAL	\$2,248,330

QUESTIONS?