

# Housing is Health Care

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# Some of the Partners



There were many other public and private partners in this work

# The Challenge

- Persistent unaffordability – since Out of Reach began ranking states in 2015 on the gap between average renter wage and the housing wage, Vermont has ranked between the 3<sup>rd</sup> to 6<sup>th</sup> largest gap in the country
- Low rental vacancy rate in Chittenden County - around 2% for the last two decades
- 2016 Community Health Needs Assessment: Lack of Affordable Housing was the #1 concern



# The Challenge

- 2014: Vermont was #10 in country for per capita homelessness and #6 per capita for chronic homelessness
  - Chronic homelessness is highest in Chittenden County
- Numbers of people experiencing homelessness in Chittenden County were stagnant
- Motel voucher spending crisis – state spending on emergency homeless housing in motels rose from \$0.88 per capita in 2008 to \$5.56 per capita in 2013

# The Solution, Part One

# Harbor Place

- A motel in Shelburne, VT that provides low cost accommodation and housing placement services



# Harbor Place

- In November, 2013, CHT purchased a 59-room EconoLodge motel for \$1.85 million and renamed it Harbor Place
  - Acquisition was financed with a CDFI loan and owner financing, minor renovations with Vermont Housing & Conservation Board funds
- UVM MC, the State, United Way of Northwest VT, and the Fanny Allen Foundation contributed to a \$300,000 operating reserve to help offset the risk
- CHT has discount guest contracts with the State, UVM MC, and others
  - Statewide average motel voucher room = \$70/night, single Harbor Place room = \$35/night

# Harbor Place

- Housing search assistance is available onsite Monday – Friday through the local Community Action and Domestic Violence agencies, funded by the state
- 2018: 10-year interest only loan from the Kresge Foundation is financing major renovations at the motel
- New this year: Guest services position focused on coordinating hospital discharges and on repeat / long-term guests, funded through a grant from Key Bank



# UVM MC & Harbor Place

As of June 30, 2018, the Medical Center has paid for 3,819 bed nights for 237 patients (approximately \$106,288)

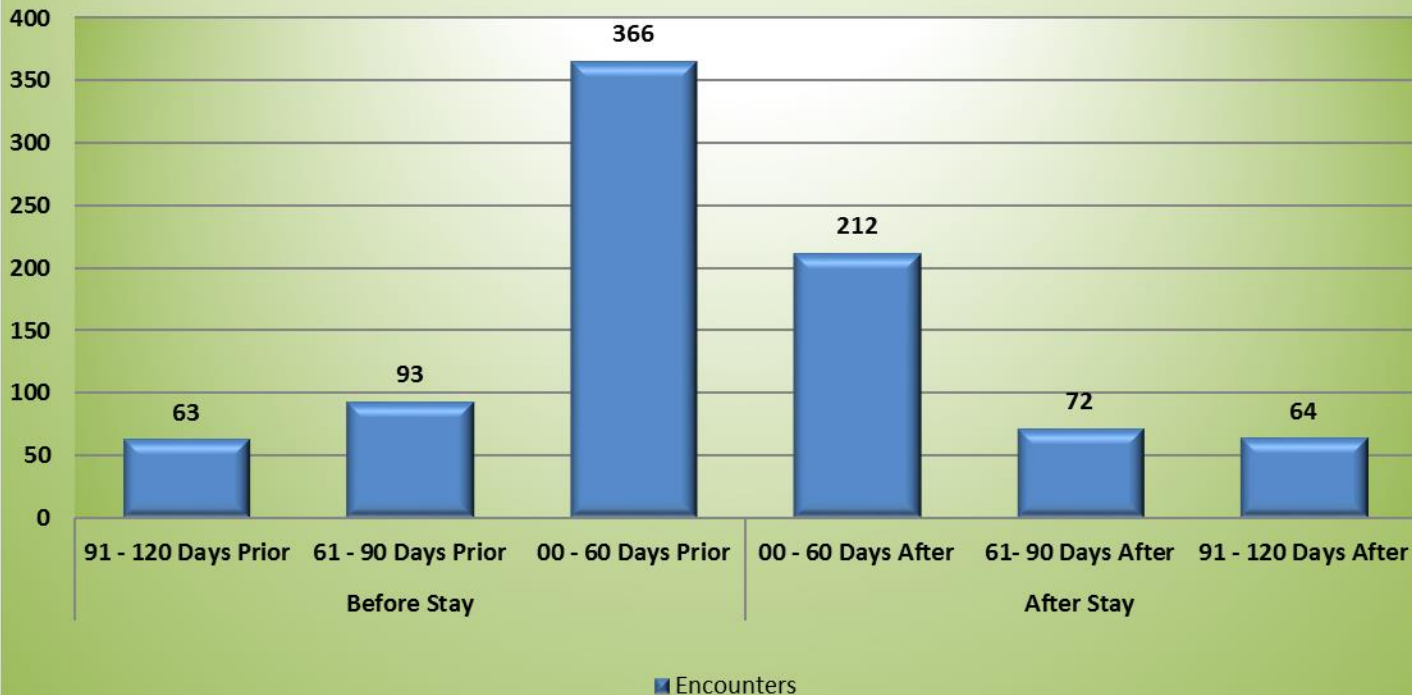
Year	# of Patients	# of Bed Nights	Average nights/patient
2013	8	83	10.4
2014	43	299	7.0
2015	45	483	10.7
2016	43	950	22.1
2017	61	1,328	21.8
2018 (6 mos.)	37	676	18.3

# Harbor Place Patient Intervention Study

## Patient Encounters Before/After Stay

Updated through June 2018

212 Patients



# Harbor Place Patient Intervention Study

## Direct Costs Before/After Stay

### Updated through June 2018

### 212 Patients

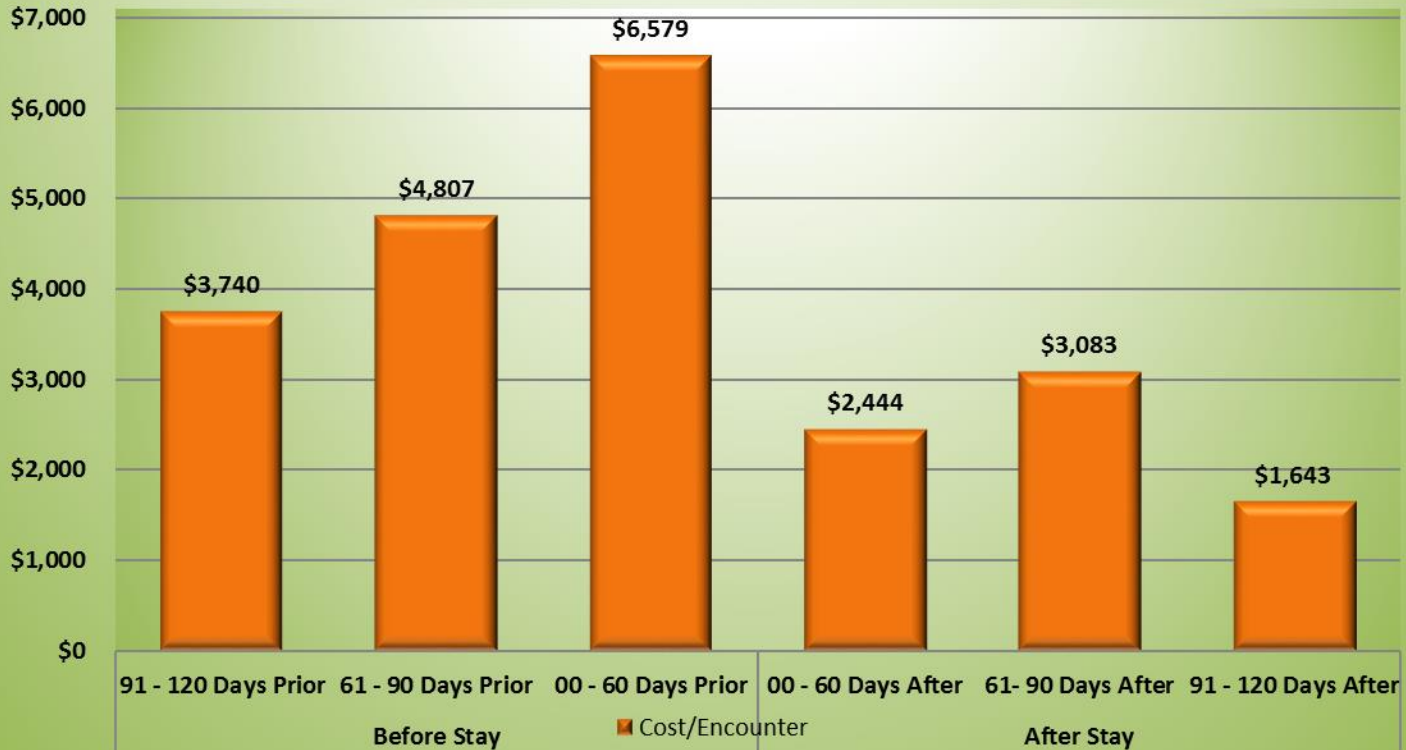


# Harbor Place Patient Intervention Study

## Cost per Visit Before/After Stay

### Updated through June 2018

### 212 Patients



# The Expansion

# Beacon Apartments

Opened in January 2016, a motel converted into 19 permanent, supportive apartments, as well as a night manager apartment



# Beacon Apartments

- Acquisition structured for seller tax advantages: 15-year lease-purchase agreement with 15-year income stream and a discounted purchase price for charitable donation
- Development cost (including lease purchase): Per unit cost of \$104,827 v. average development per unit cost of \$253,000
- Renovations financed with Vermont Housing & Conservation Board funds and interest-only financing from the State Treasurer's Office

# Beacon Apartments

- Community Health Centers of Burlington provides onsite housing supports 7 days a week, 8 hours a day – primarily funded by the Medical Center
- Burlington Housing Authority provides tenant-based subsidy (Non-Elderly Disabled and Continuum of Care vouchers)
- Tenants chosen from coordinated entry permanent supportive housing portion of the community master list, prioritized for most vulnerable



# Who are our Permanent Supportive Housing people?

- Most lived outside before moving into Beacon Apartments
- Co and tri morbid issues, the most common are:
  - Mental Health: depression, anxiety, trauma, bipolar affective disorder
  - Health: congestive heart failure, seizure disorders, chronic pain, COPD, diabetes
  - Substance use: alcohol is primary, followed by marijuana and opiates

# Services at Beacon Apartments

- When people have a home you can help them focus on:
  - Medical, dental, and specialty appointments
  - Eating regularly
  - Community integration
  - Medication management and assistance
  - Family/friend/support reconnection
  - Budgeting/money management
  - Setting and achieving goals

# Measures of Success

1. *Are you still successfully housed? Following lease agreements? Are you a good neighbor?*
2. *SSOM/Self Sufficiency Matrix*
  - 9 categories across 5 levels
  - Categories:
    - Housing, employment, income, legal, mental health, substance abuse, health care coverage, disabling conditions, community involvement
  - Levels:
    - In crisis, vulnerable, safe, building capacity, empowered/thriving
3. *Are you using preventive/primary care vs. emergency services?*

# Bel Aire

Former motel converted into 8 apartments, 3 that house up to 7 people with high health needs who are either homeless or in substandard housing, opened in August 2017.



# Bel Aire

- Acquisition and renovation paid for by UVM Medical Center with a \$1.6M gift to the Champlain Housing Trust
- 24/7 onsite support services provided by the Community Health Centers of Burlington, funded by UVM MC
- 5 permanent supportive apartments, with tenant-based subsidy from the Burlington Housing Authority
- 3 medical respite apartments, master leased by the Medical Center

# Medical Respite at Bel Aire

- 3 units with 7 beds
- First patient admitted to respite on 1/15/18
- As of October:
  - 34 individuals served (two had separate stays)
  - 25 men, 9 women
- 19 of the 34 were hospital discharges, remaining were hospital diversions or pre-op stays (i.e., colonoscopy prep)
- Self-reported conditions:
  - 25 with some kind of physical disability
  - 24 with mental health issues
  - 10 with DV history
  - 12 with substance use issues

# Community Results

- Point in Time unsheltered count decreased from 82 in 2015 to 17 in 2018
- Point in Time count of chronically homeless dropped from 101 in 2015 to 35 in 2018
  - Expect to reach functional zero in 2019
- Process improvements:
  - Community master list, first for chronically homeless, now for all single adults, moving to include youth and families in the next few months
  - Weekly Community Housing Review Team meetings bring apartments, subsidy and services to one table to house people on the master list