

Northwest 9 Program

Administered by the Clarion County Housing Authority

Partners & Purpose

Partners

- ▶ Department of Public Welfare
 - ▶ Office of Mental Health & Substance Abuse Services (OMHSAS)
 - ▶ Behavioral Health Alliance of Rural PA (BHARP)
 - ▶ Behavioral Administrative Unit (BHAU)
 - ▶ Community Care Behavioral Health
- ▶ BHAU and Community Care manage the North Central Health Choices Program
- ▶ Northwest 9 Program Area Housing Authorities

Purpose

- ▶ To assist in the transformation of the behavioral health system to a recovery oriented system
- ▶ Assist individuals with mental illness, substance abuse disorders, and co-existing mental health and substance abuse disorders who are Medicaid eligible
- ▶ To assist with obtaining decent, safe and sanitary housing in their county
- ▶ Assisting with coordination of services through interagency collaborations

Requests for Proposal

- ▶ Requests for Proposals submitted in March 2012
- ▶ Goal of the RFP: leverage limited reinvestment funds to maximize access to mainstream affordable housing resources provided by the federal and state government programs for very low to low income households who are Medicaid eligible
- ▶ Successful Applicant must have the following:
 - ▶ Experience in the rental housing market
 - ▶ Experience working with individuals with mental illness, substance abuse or co-occurring mental health and substance abuse disorders
 - ▶ Technology - housing resources database
 - ▶ Housing management skills
 - ▶ Negotiation and mediation skills
- ▶ Required submission of a detailed plan for the following:
 - ▶ Coordination with behavioral health service providers, community services and supports
 - ▶ Coordination of the Bridge Subsidy program with the NW 9 PHAs
 - ▶ Establishing partnerships with PHAs, landlords, and housing developers
 - ▶ Strategy for implementation of all program types: Master Leasing, Bridge Subsidy and CRAFT
 - ▶ Strategy for data tracking and collection and quality control
 - ▶ Strategy for maximizing funding
- ▶ Tentative Program End Date: 6/30/2016

Funding

- ▶ Reinvestment funding from 2008-2009 HealthChoices North Central State Option contract year.
- ▶ Original allocation: \$840,000 total
 - ▶ \$744,000 Master Leasing
 - ▶ \$96,000 Bridge Subsidy
 - ▶ \$100,000 Administrative Costs
 - ▶ After the program was awarded, there was no separation of Master Leasing and Bridge Subsidy funds
- ▶ PHFA TBRA Funding - beginning 8/1/2013
 - ▶ Disabled participants
 - ▶ Maximum of 12 months
- ▶ CRAFT Funding: \$145,000 (Elk, Potter and Cameron only)

Master Leasing

- ▶ Solicitation of private or non profit landlords interested in leasing individual units, or a block of units, for use as permanent supportive housing in the NW 9 Program
- ▶ Participants are not expected to be eligible for any federally subsidized housing options within the next 2-3 years
 - ▶ Megan's Law registrants, severe criminal history, severe drug related criminal history
- ▶ Clarion County Housing Authority leases a unit(s) from the landlord and is responsible for the monthly rental amount
- ▶ The program participant sublets the unit from CCHA and pays their rent directly to CCHA
- ▶ The unit is required to meet all HQS guidelines
- ▶ Calculation of the participant's rent based on approximately 30% of the tenant's income mirroring the HUD Section 8 Housing Choice Voucher Program
- ▶ Facilitate linkages with other services and supports and assist individuals in maintaining housing

Bridge Subsidy

- ▶ Management of tenant based rental subsidies temporarily until a more permanent subsidy is available through the Section 8 Housing Choice Voucher Program
- ▶ Administration based on the rules and regulations of the Section 8 Housing Choice Voucher Program
- ▶ Participants are expected to be eligible for the Section 8 Housing Choice Voucher Program within 2 years of NW 9 participation
 - ▶ Owe housing authorities money, moderate criminal history, Section 8 Program waiting lists closed
- ▶ Collaboration with the county/local housing authorities to keep informed of Section 8 Program availability
- ▶ Participant seeks and obtains housing with local landlords and submits a request for tenancy establishing an agreement between the landlord and the tenant
- ▶ Calculation of the participant's rent based on approximately 30% of the tenant's income mirroring the HUD Section 8 Housing Choice Voucher Program

CRAFT

- ▶ Only applicable to Cameron, Elk and Potter counties
- ▶ Funding strictly for criminal justice involvement individuals
- ▶ Program determination is completed at referral
- ▶ Calculation of the participant's rent based on approximately 30% of the tenant's income mirroring the HUD Section 8 Housing Choice Voucher Program
- ▶ Participant seeks and obtains housing with local landlords and submits a request for tenancy establishing an agreement between the landlord and the tenant

Program Implementation

- ▶ Collaboration with other agencies:
 - ▶ Service Access & Management, County MH/MR Offices, County D&A Agencies, County Human Services, and Local Housing Authorities
- ▶ Coordination with the NW 9 Program Steering Committee
- ▶ Software Modifications for program tracking and reporting
- ▶ Staff Training
- ▶ Program Marketing
- ▶ Applicant referral process
 - ▶ County Point of Contact
 - ▶ BHARP
 - ▶ CCHA
- ▶ Development of the Northwest 9 Administrative Plan

Current Program Data

- ▶ Current waiting list total: 99
- ▶ Average Assisted Per Month: 75-85 households
- ▶ Current per unit cost: \$337.21
- ▶ Total HAP dispersed as of October 31, 2015: \$893,205
 - ▶ PHFA: \$341,460
 - ▶ CCHA: \$326,901
 - ▶ MASTER LEASING: \$136,344
 - ▶ CRAFT: \$88,500

Questions & Contact Information

- ▶ Clarion County Housing Authority ccha@clarionhousing.com
 - ▶ Penny Campbell, Deputy Director - 814-226-8910 Ext. 105
- ▶ BHARP
 - ▶ Kristi Fisher kfisher@bharp.org
- ▶ Community Care
 - ▶ Kara Freeburg-Haberberger haberbergerke@ccbh.com