It’s Worth the Investment: Housing is a Healthcare Strategy

Ann K. Oshel, MS, Alliance Behavioral Healthcare
Mary Jean Seyda, CASA
Housing is a Healthcare Strategy

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Housing is a Healthcare Strategy

“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 is a Hot Topic in Healthcare

• United Healthcare investing over $150 million in 12 states in low income rental housing
• Kaiser Permanente (CA) $5.5+ million housing investment
• Robert Wood Johnson survey of physicians (2011)
  o 76% wished health care systems would pay for social determinants
  o 43% wished they could write a prescription for housing
• Silicone Valley Housing Triage Model
What is Supportive Housing?

• Quality, permanent and affordable
  o Landlord/tenant relationship
  o Promotes housing choice

• Housing First
  o No preconditions to “housing readiness”

• Comprehensive, person-centered services
  o Includes dignity of risk

• Community integration
Practicing Housing First

• Views housing as the foundation for life improvement and enables access to permanent supportive housing without prerequisites or conditions beyond the typical renter

• Participation in supportive services not required

• Challenges the assumption that people can’t and won’t change unless they receive formal treatment

• Critical for providers, developers, landlords and property managers to understand (and embrace) Housing First!
Alliance Housing Initiatives

• Independent Living Initiative
• Restoring Hope Initiative
• Transitions to Community Living Initiative
• Permanent Supportive Housing
  o Durham DASH
  o Durham Health and Housing
• Bridge housing at Harrington Place
Alliance Housing Initiatives

- Master Leasing
- Capital Investments
- Landlord Leasing Incentive Program
- Ready to Rent training
- Subsidy Administration for TCLI Vouchers
- Technology Assisted Housing
Alliance Housing Team

• Resides under Community Relations Department
• Includes six full time staff:
  o Director of Housing
  o Three Independent Living Initiative Coordinators
  o Tenancy Support Coordinator
  o Subsidy Administration/TCLI Housing Coordinator
What We’ve Learned

• Creating affordable housing is complicated

• Creating access to affordable housing for persons with behavioral health conditions is even more complicated
  o Olmstead Settlement has to be the way we do business

• NIMBY is alive and well

• Stigma is a hard thing to overcome
  o Landlord orientation
  o Mental Health First Aid
What We’ve Learned

• Money talks
  o Have a good Tenant Selection Plan
Getting to Success

• Relationships, relationships, relationships

• Have to speak a little of their language and teach them ours (i.e. recovery)

• Know your housing inventory and be intentional with landlord outreach
  • Five developers in Wake County who own 2/3 of all affordable housing
Getting to Success

• Plant a lot of seeds and do a lot of outreach
  o Local CoCs
  o Housing Authorities
  o City, County and local municipalities
  o Private landlords