



Ending Homelessness
in Middlesex County

**HOMES FOR
PEOPLE WHO
ARE HOMELESS**

March 14,
2014

COMING HOME OF MIDDLESEX COUNTY, INC.

Creating a System to End Homelessness in Middlesex County, NJ

Nonprofit created by Middlesex County and UWCJ

**PROVIDE LEADERSHIP FOR IMPLEMENTATION
OF PLAN TO END HOMELESSNESS**

BEST PRACTICES

- **Creating a system that involves, but goes beyond, the Continuum of Care (CoC)**

CONTINUUM OF CARE

- Transitioning away from this:



A lot of money spent on first 2 stages: Involves mostly service providers

2013 POINT-IN-TIME (PIT) RESULTS +

- Annual average of 1, 528 people homeless on given night
- Extrapolated to approximately 2,000 throughout course of year
- 13% of those are unsheltered
- Approx. 60% of unsheltered are long-term homeless

PERFORMANCE MEASURES DELTA

Emergency Shelter

- ALOS Goal: 30 days
- ALOS Actual: 72

Exit to PH Goal: 70%

Exit to PH Actual: 30%

Transitional Housing

Discharge to PH Goal: 70%

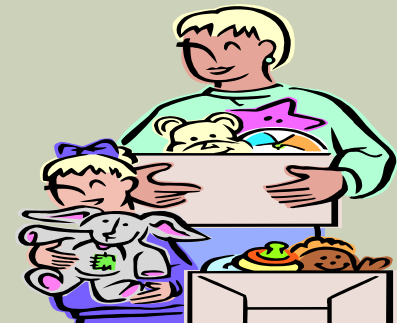
Discharge to PH Actual: 49%

Permanent Housing

- LOS Goal: at least 1 year
- LOS Actual: Not currently measured

HOUSING FIRST POLICY

- For both Social Justice and Economic Efficiency Reasons



SUPPORTIVE HOUSING

Affordable Housing

+

Access to Services

=

**Living with stability, autonomy
and dignity.**

COMPONENTS OF A SYSTEM

- **Parts**
- **Process**
- **Outcomes**

PARTS

- Service Providers – Continuum of Care
- Data: HMIS, PIT, Census, ACS, MC Needs Assessment
- Affordable Housing Developers
- Funders - \$\$\$\$
- Municipalities
- People who are homeless



PROCESS







- Create a single process for the creation of affordable, permanent, supportive housing in Middlesex County
- Stakeholders/Constituents: Financiers, Developers, Service Providers, Municipalities



HOMES FOR THE HOMELESS: THE CONSTITUENCY MODEL



Coming Home's Activities:

-  Sponsor projects
-  Raise capital*
-  Manage programs
-  Allocate resources
-  Advise constituents
-  Gauge performance

* Coming Home will assist with identifying capital and working with funding sources. CHM will attempt to secure gap funding as well.

WORK TO DATE

■ Reconnaissance

- All requirements gathering meetings are complete
 - Key players: HMFA, NJCC, and municipality meetings successful
 - Funding and collaboration with municipalities key drivers for developers
 - Funding for support dollars and rental subsidies identified as needed

■ Analysis of Data continues

■ Direction

- Identified two key project categories:
 - “Push” projects – CHM identifies a need in market and charters project
 - “Pull” projects – Constituent brings a project to CH

■ Sponsorship of New Projects

DIFFERENT THAN CONSTRUCTION OF AFFORDABLE HOUSING WITHOUT UNIFIED SYSTEM

- **WE ARE IDENTIFYING PARTICULAR NEED**
- **MATCHING RESOURCES TO PARTICULARIZED NEED**
- **MAXIMIZING EFFICIENCY IN PROCESS AND CONTROLLING COSTS, THEREBY INCREASING RETURN ON INVESTMENT**
- **CONTINUING EDUCATION PROCESS**

CREATION OF HOUSING UNITS

- Two to three Projects a year
- New or Renovation
- Single or mixed-use
- Large or small
- Sources of \$\$\$\$\$\$ for capital projects:
 - Federal – Multiple
 - State – Multiple
 - County – Multiple
 - Municipality – Multiple

SUPPORT SERVICES FUNDING

- Community-based case management (CM)
- Program does NOT work without it
- Perfect Opportunity for Private Funding
- Could redirect SSH funding ?



OUTCOMES

- For H4H: 1,2,3 projects a year; reduction in length of HLSNS; increase in exits to permanent housing
- For CM: Decrease in recidivism by > 10% each year; increase in job & income growth by 25% over 2 yrs.; increase in enrollment in entitlement and health care programs
- Ultimately both will reduce PIT count of homeless
- All can be measured using HMIS and PIT data

BUDGET

- Homes for the Homeless Program is essentially self-supporting through pre-development fee.
- **The need is for downstream funding of community based case management.**
- For a two-year period: Expenses = \$255,990 which includes CM costs of 14 households (HH) the first year and an additional 32 and cost of administration of downstream funding.

IMPEDIMENTS TO EFFICIENT USE OF RESOURCES TO END HOMELESSNESS

- **Too nuanced**
 - **What's a disability?**
 - **Adult v. child dependent**
 - **Prevention: last v. first month's rent**
- **Align funding programs with Housing First philosophy**