

PBH

2008 Annual Housing Report

Recognizing that housing is a vital component in the successful care and treatment of our consumers, PBH has given a priority to housing during the past four years. This has included the contracting with a consultant to conduct a Housing Needs Study, the hiring of a Housing Specialist, the formation of the five county Piedmont Regional Continuum of Care Committee (PRCoC), the hiring of a consultant to work with PBH and the PRCoC, the formation of an internal Housing Committee that meets monthly and has a workplan to increase affordable housing options, and the linking of the Housing Committee as a sub-committee to the Network Cross Functional Team. The following is a summary of Housing related activities during 2008.

1. Housing Forum Event

PBH coordinated with the PRCoC to hold its Third Annual Housing Forum “Success Through Housing” on March 27, 2008. There was participation from a broad range of local stakeholders and presentations were given on funding opportunities for affordable housing and services. One of the highlights of the Forum was a panel of homeless and formerly homeless persons who have been able to make positive changes in their lives thanks to assistance given by PRCoC participating organizations. Wachovia Bank made a contribution to assist with funding the Forum.

The goals of the Housing forums are to educate the community about available funding opportunities to increase affordable housing and supportive services; to promote awareness of the need to increase housing and services for persons who are homeless, disabled, and have limited incomes; and to encourage the development of housing and services within our five-county catchment area. As indicated in the report below this has assisted us in achieving growth in developing housing and service opportunities for our consumers and the community at large.

2. Annual Homeless Point in Time Count

PBH worked with the PRCoC to conduct the Annual Homeless Point in Time Count on January 30, 2008. A total of four hundred nineteen homeless persons were counted. The chart below indicates the results in each of our counties from the Point in Time Counts conducted the last week in January the past four years. The increase from 2005 to 2006 is primarily attributable to the formation of the PRCoC in February of 2005 and the increased level of participation and cooperation as a result of the Committee’s creation that we had in subsequent years when counts were conducted that was not present in 2005. Starting in 2006 there were HUD homeless assistance dollars received that may have contributed to the reduction of numbers in 2007 and 2008. Typically the nature of homelessness is transient which is illustrated in the fluctuating numbers recorded the past four years. This task requires an intensive effort by staff and/or volunteers to visit outdoor places known to be frequented by the unsheltered homeless which can present a challenge in getting a complete count. A training class on conducting the point in time count took place in December 2008 and coordinators have been identified to facilitate the next count on January 28, 2009.

January Homeless Point in Time Count	2008	2007	2006	2005
Cabarrus County	65	56	117	38
Davidson County	89	108	107	90
Rowan County	148	220	125	58
Stanly County	33	54	74	49
Union County	84	32	74	49
Totals	419	470	497	241

3. Shelter Plus Care (S+C) Programs

We were able to add ten additional vouchers to our Shelter Plus Care program in 2008. This brings the total number of vouchers we are able to use for persons who are homeless and disabled to thirty two. Since PBH took the lead in forming the Piedmont Regional Continuum of Care (PRCoC) it has been awarded \$788,852 in funding for new and renewal S+C grant programs. The total amount in homeless assistance funds that has been awarded to PBH and its partnering organizations since 2005 when the PRCoC was formed is more than 1.7 million dollars. Youth and Adult Care Management (YACM) is administering PBH's Shelter Plus Care grants and they have been able to fill all the available vouchers with homeless and disabled participants this year and have a list of persons waiting for vouchers. Applications and information on the Shelter Plus Care program are posted on the PBH website. All completed applications are processed by YACM and eligible applicants are either given a voucher to locate a home or are placed on the waiting list. YACM works with program participants and provides community supports as needed.

In October 2008 PBH submitted a new funding request for an additional ten S+C vouchers and also requested the renewal of our original S+C grant that started in Davidson County. It will be early 2009 until we receive the decision on those proposals. PBH's Housing Specialist serves as the Chair of the PRCoC and was also the coordinator to collect information on our five-county area's resources and activities and report them to the Balance of State CoC Committee.

4. Southgate Group Home

The Southgate Group Home in Monroe was purchased by Piedmont Area Mental Health on September 14, 2001 and was operated as a youth group home by Alexander's Youth Network until March 10, 2007. In 2007 PBH contracted with Monarch to operate Southgate. Renovations and improvements were made and in 2008 Southgate was issued a new license to operate as a high level group home for **five consumers** with serious and persistent mental illness (SPMI) and is now fully operational. It will be targeting consumers with serious and persistent mental illness coming out of the state hospital.

5. Albemarle House

Renovations and improvements were made to the Albemarle House so that it will be able to accommodate **five consumers**. The City of Albemarle has given zoning clearance and Monarch is the planned provider. There are some staffing issues at Southgate that need to be resolved with Monarch before we can move forward with opening the Albemarle House as it is also planned for consumers with SPMI who have a high level of needs similar to Southgate. **Once the Albemarle House is opened it will bring the total number of beds to ten that have been recently created in the Community for consumers who might otherwise be residing in a State Hospital.**

6. Low Income Housing Tax Credit Projects

PBH is the lead agency working with the State and Housing Developers to fill the targeted units at the LIHTC developments opening in our catchment area. Ten percent of the total units are targeted for persons with disabilities and the remainder have a graduated rent structure for persons at 40%, 50%, and 60% of the Area Median Income. Targeted units have a rental assistance component through the State's Key program to keep them affordable for persons with a limited disability income. Sixty units opened at Westridge Place in Salisbury with **six** targeted units and forty-eight units will be opening in December at Henson Place in Albemarle with **five** targeted units. In 2009 there will be new LIHTC developments opening in Kannapolis, Concord, and Locust. In Kannapolis the Villa of Forest Park will have sixty-four units with **seven** targeted for persons with disabilities and is scheduled to open by February 2009. A training session was held on November 12, 2008 for agencies and organizations interested in becoming referral agencies for the LIHTC developments.

7. Carter House

There was a plan to rehab the Carter House and convert it into eight efficiency units for persons with disabilities. The estimated cost for this work was \$800,000. Requests were made through both the State's Housing 400 Initiative and the HUD Section 811 Housing for Persons with Disabilities Program, but neither grant request was successful. The high costs due to the extensive deterioration of the building and some contamination from a buried oil tank discovered during an environmental inspection were factors that contributed to the denial of the funding. A decision was made by the PBH Board to place the building up for sale with the proceeds to go toward affordable housing for persons with mental health disabilities in Rowan County.

8. 0 Cottage Street Lot

PBH owns a vacant lot in Salisbury at 0 Cottage Street. We are working with the developer Lane Sarver to identify a partner to join with us in seeking funding to develop housing on this site.

9. Patterson House

A request to reopen the Patterson House as a group home was made to the City of Monroe's Planning and Community Development Department, but it was turned down because it was not in compliance with the local zoning regulations which state that it lost its group home status since it had been vacant over six months and was within ½ mile of other group homes. There are three other group homes located within a ½ mile radius from the Patterson House. A reasonable accommodation request to this regulation was made to the Monroe Board of Adjustment, but they would not make any accommodation to the local regulation. An appeal was made to the Monroe Superior Court, but the judge dismissed the appeal. Our opinion is that the refusal of the City of Monroe to make a reasonable accommodation is in violation of the Federal Fair Housing Act. Our next step is to take the reasonable accommodation appeal to the NC Court of Appeals. There are no clear cut precedents challenging the ½ mile zoning restriction in the State so this could possibly be a landmark setting case.

10. Vance Street Apartments

The Mental Health Association has indicated that they would like to turn the Vance Street Apartments (4 units) over to another provider. The State has told us that there are funds

available for repairs. PBH will be issuing an RFI to identify another provider to take them over.

11. Level III Girls Group Home

PBH issued an RFI for a Level III Group Home for Girls. Quality Care was awarded the contract for a 4 bed facility. A structure has been identified and they are waiting for the license to be issued.

12. MR/MI Home

An RFI was posted and proposals were received from providers to establish 2 MR/MI Group Home units with 3 beds each for a total of 6 beds.

13. Trainings Provided

PBH and the PRCoC sponsored three training sessions on the Carolina Homeless Information Network (CHIN) at PBH's Computer Training Lab. Participation in a homeless management information system (HMIS) is a requirement of HUD's for organizations to be able to access homeless assistance funds. Points are allocated in HUD's annual funding competition based on the level of participation in a HMIS. It is a useful tool for tracking homeless resources, needs, and usage of homeless services and is an aid in the preparation of the required Annual Progress Reports that must be submitted to HUD by funded programs. CHIN is the balance of State HMIS. All of the emergency homeless shelters in our catchment area and all agencies receiving HUD homeless assistance funding have received training and are participating in a homeless management information system.

A workshop on Housing was held at the PBH Person Centered Planning conference in October of 2008.

There were two trainings conducted for agencies interested in making referrals to the Low Income Housing Tax Credit Developments.

Training was provided to agencies participating in the Homeless Point in Time Count.

Information on housing resources and programs is shared with the community at meetings and through email lists throughout the year.

14. Provider Residential Beds Available

A list of provider residential beds available has been posted to the PBH website in 2008 and will be regularly updated. This can be accessed at:

http://www.pbhcare.org/beds_avail.asp

15. Housing Barriers

There are several barriers that must be overcome in order to increase affordable housing options. Identifying funding sources to finance housing development and providing incentives to providers to make their participation feasible are vital to being successful. Other challenges are zoning regulations and increasing buy in from local governments and communities to overcome sentiments of NIMBYism.

16. Goals

PBH is committed to increasing affordable housing options for consumers throughout the five county catchment area. In January 2009 we will be sending out a survey to providers

inquiring about the current housing status of consumers with SMI and/or SPMI and requesting their evaluations regarding the appropriate housing needs of the consumers they serve. The Point in Time Count provider survey of housing needs will provide the PBH Housing Committee and Housing Liaison an overall understanding of the housing needs for our consumers with SMI and SPMI. Based on the information obtained in the survey we expect that we will be able to place additional Consumers on the Unmet Housing Needs Registry, which will assist in matching their housing needs with placements as they become available. This information will assist the Housing Committee in establishing priorities for future housing development and also in determining where efforts can be directed towards moving consumers towards home ownership.

Some of the areas we will be targeting to expand our resources are: funding through HUD's homeless assistance programs such as Shelter Plus Care and the Supportive Housing Program; encouraging housing developers to create more Low Income Housing Tax Credit Properties; petitioning local government to use HUD Home funds for rental assistance; looking for partners to collaborate with us in HUD 811 Housing projects for persons with disabilities and other funding opportunities such as the State funded Housing 400 Initiative; and working with providers to develop group homes in areas of identified needs. We will also be looking at housing resources and opportunities available to consumers who are interested in moving into home ownership.

As indicated above once the Albemarle House is put back into service in 2009 we will have created an additional ten beds in the catchment area targeted to assist persons with SMI and/or SPMI to move from the State Hospitals out into the Community. If the legal issues noted above regarding the Patterson House are resolved in our favor we plan to reopen it as a group home for our consumers.