

# **Delaware County Office of Behavioral Health**

Affordable Housing Reinvestment Plan  
Targeting Affordable Housing and Supportive Services  
to Persons with Mental Illness  
In the Public Mental Health System

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# Delaware County Demographics

- ➔ Near-urban and suburban geography
  - SE Region of PA, bordering City of Philadelphia
  - Many older inner-ring neighborhoods
  - Population of 550,000 since 1980
  - High rate of poverty and homelessness
    - Concentrated in Chester and Upper Darby
  - 65,000 Medical Assistance recipients
  - 700 homeless adults, 76 Chronically Homeless persons

# Historical Events

- ⇒ 1990 – First Supported Housing Services Developed
- ⇒ 1991 – Homeless Services Coalition Founded
- ⇒ 1993 – First Behavioral Health McKinney Grant
- ⇒ 1997 – Managed Behavioral HealthCare
- ⇒ 1998 – Closure of Haverford State Hospital
- ⇒ 2002 – PATH Housing First Program Developed
- ⇒ 2004 – Closure of Arbor Court PCH
- ⇒ 2006 – Closure of St. James Place PCH
- ⇒ 2007 – Affordable Housing Reinvestment Plan

# CSP Vision Statement

- ➔ The Adult Mental Health Division of the Delaware County Office of Behavioral Health has a vision to assure that each person will receive the **highest quality care** by a continuum of services that will promote **recovery**, **independence**, and **community inclusion**. These services will focus on consumer **choices** and **opportunities** to encourage the fullest possible potential for a **satisfying and fulfilling life**.

# Community Residential Services (CRS) Inventory

- ⇒ Community Residential Rehabilitation (CRR)
- ⇒ Specialized Community Residential Rehabilitation (SCRR)
- ⇒ Specialized Personal Care Home (SPCH)
- ⇒ Supported Housing Service (SHS)
- ⇒ Three Person Residence (TPR)
- ⇒ Long-Term Structured Residence (LTSR)
- ⇒ Specialized Residence for the Homeless Mentally III (SPRES)
- ⇒ Supportive Housing Programs for the Homeless (SHP)
- ⇒ Projects to Assist the Transition from Homelessness (PATH)
- ⇒ Shelter Plus Care (S+C)
- ⇒ Personal Care Homes (PCH)
- ⇒ Fairweather Lodge (Lodge)

# Priority Populations

- ⇒ Residents of Norristown State Hospital (2+ Year LOS)
- ⇒ Inmates Released from State Correctional Institutions (SCI) and Delaware County Prison (Forensic)
- ⇒ Older Adults and Medically Fragile Persons
- ⇒ Persons aged 18-25 – (Transition-Age)
- ⇒ Persons with Co-Occurring Disorders (MISA, MH/MR)
- ⇒ Homeless and Chronically Homeless Persons

# Housing Plans and Funding Streams

- ⇒ County Mental Health Plan
- ⇒ State Hospital Community Integration Plan
- ⇒ McKinney Vento Homeless Assistance Act
- ⇒ PATH Intended Use Plan
- ⇒ HealthChoices Reinvestment Plan

# Housing Partnerships

- ⇒ Delaware County Housing Authority
- ⇒ Community Action Agency of Delaware County
- ⇒ Office of Housing and Community Development
- ⇒ Office of Adult Services
- ⇒ Faith-based Organizations
- ⇒ Commercial Property Managers
- ⇒ Non-profit Providers
- ⇒ Affordable Housing Developers

# Housing Planning Forums

- ⇒ Homeless Services Coalition
- ⇒ PATH Housing 1<sup>st</sup> Implementation Committee
- ⇒ Continuum of Care Committee
- ⇒ Local Housing Options Team (LHOT)
- ⇒ Affordable Housing Initiative
- ⇒ Affordable Housing Task Force
- ⇒ Affordable Housing Reinvestment Plan
  - Housing Disposition Committee

# Affordable Housing Reinvestment Plan

- ⇒ Capital Funding
- ⇒ PHFA Project-Based Operating Subsidy
- ⇒ Bridge Subsidy Program
- ⇒ Master Leasing Program
- ⇒ Program Management Clearinghouse
- ⇒ Housing Support/Support Services
- ⇒ Housing Contingency Fund
- ⇒ Fairweather Lodge

# Supportive Services

- ⇒ Supportive Housing is linked to Support Services that are:
  - Optional – People are not required to participate in services to keep their housing, although they are encouraged to use them
  - Flexible – Individualized services are available when the consumer needs them, and where the consumer lives.
- ⇒ Supported Housing Outreach Staffing (15:1 caseload)
- ⇒ Mobile Psychiatric Rehabilitation
- ⇒ Targeted Case Management
- ⇒ Program of Assertive Community Treatment (PACT)
- ⇒ Project REACH 24 Hr. Mobile Crisis Intervention
- ⇒ Peer Support

# Why Invest in Supported Housing?

- ⇒ Produces **cost-effective** housing
  - 10:1 ratio versus 24 hour structured housing costs
- ⇒ Promotes **consumer choice**
  - Location, neighborhood, roommates
- ⇒ Provides opportunities for **community inclusion**
  - Leisure, recreation, natural and mainstream supports
- ⇒ Emphasizes integrated **collaborations**
  - Supportive services, landlords, collateral systems