“Housing First, Not The House of Corrections”:

Housing as a Foundation for Stability for High-Utilizers of the Correctional System

Michael Quinn
Plymouth Housing Group

“ I want love
and affection

Not the house
of corrections”
-Nathaniel Mayer

Offender Re-Entry Housing

Obtaining housing upon re-entry into the community establishes a solid piece in the individual's foundation for stability.

Safe, affordable housing effects multiple outcomes, desired and required, for the individual, various involved agencies as well as the community.

Offender Re-Entry Housing

- Each year around 735,000 persons are released from prison and 9 million from county jail systems. Estimated 71% of those released from prison indicate they stay with family and/or friends. This leaves the remainder homeless. Of those that initially indicating they have housing more than half will become homeless or transient again within 6 mos. to 1 year.

Offender Re-Entry Housing

Stable housing has been identified as a core issue for reducing Offender Risk and increasing Public safety

With each move an Offender makes from release the chance fro re- arrest goes up 25%

-Council of State Governments 2005

Offender Re-Entry Housing

Tax dollars increasingly spent on re-incarceration instead of services and programs that could reduce recidivism and improve the quality of the individual lives.

Median daily cost of jail is $87.00 and supported housing is $30.48.

Lewin Group 2004

Our ‘Housing First’?

PHG Staffing Model

- On-site case management
- On-site nursing care
- Tenant Support Aide
- 24-hour desk staffing

‘Housing First’: PHG Definition

- Direct placement in housing from the streets or incarceration
- No sobriety or “readiness” requirements to begin or remain in housing
- Services are voluntary, intensive, and easily accessible
- Focus on harm reduction, relapse prevention and recovery from mental illness, substance use, and medical conditions – and behaviors needed to manage responsibilities of being in housing
- Tenants hold lease and have full rights/obligations of tenancy

‘Housing First’: PHG Definition

- Housing considered permanent
- Units held up to a 180-day absence
- Eviction is a last resort
- **Decreased eligibility barriers regarding criminal background**
- **Outreach/inreach applicants in order to literally and symbolically meet applicants ‘where they are at’ (including jail)**

“Decreased eligibility barriers regarding criminal background”

- Aware that the survival activities of homelessness frequently lead a person to involvement in the criminal justice system. Criminal conviction histories create a barrier to housing for many individuals.
- Modeled on housing first practices and philosophy. Plymouth houses people who have criminal histories in an effort to reduce housing barriers and to create opportunities for change.
- Committed to providing an environment that is safe, secure and free from threats for all its tenants and staff.

Only ‘rule outs’

1. Level 3 Sexual Offender Registration Requirement

2. Manufacture of Meth w/i past 5 years

Convictions to review:

- Violent crimes against a person(s):
- Felony assault including sexual assault, domestic violence, kidnap / unlawful imprisonment; robbery 1st degree (within 5 years)
- Misdemeanor assault (within 2 years); 3 or more misdemeanor assaults (within 5 years)
- Homicide & manslaughter (within 10 years)
- A conviction that has resulted in a Sex Offender Level 1 and Level 2 registration requirement[1]
- Crimes involving weapons: Unlawful possession of a firearm; unlawful use or display of a weapon, felony (within 5 years); and Unlawful use or display of a weapon, misdemeanor (within 2 years).
- Drug-related crimes: VUCSA (Violation of the Uniform Controlled Substance Act) relating to distribution of illegal substances/ delivery; possession with intent to deliver or manufacture (within 5 years)
- Arson (within 10 years)
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[1] Level 2 will be considered for review when there is confirmed potential for re-assignment to Level 1 when homeless status ends

Agency Hospitality

- Pilot small-scale program as point of reference for future program expansion
- Ensure that staff are trauma-informed and tenant-centered (trainings, leadership messages)
- Construct language in polices that reflect this hospitality and awareness
- Have transparent risk-assessment protocols
- Educate the board

Social Justice Issue

Caucasian and African-American adults have approx same level of drug usage (7%), yet African-Americans constitute:

35% of possession arrests

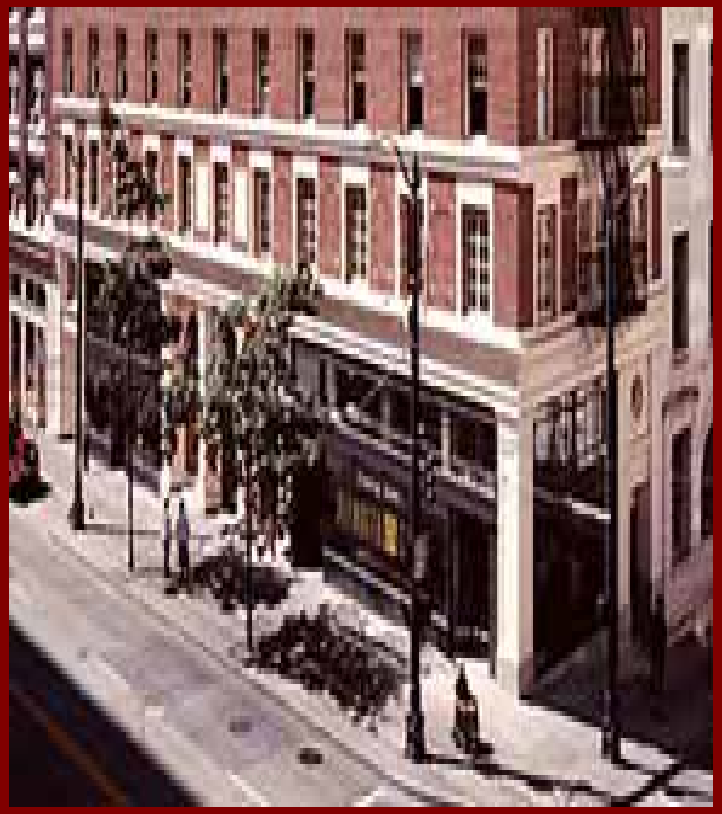
55% of possession convictions

74% of possession incarcerations

Source: The Sentencing Project

PHG's ex-offender portfolio

St. Charles – Jail Diversion 2007



St. Charles Apts- 3rd & Cherry

- Partnership with Seattle Muni Court and Sound Mental Health CoStars
- 20 units for repeat offenders of 'homeless crimes*" struggling with COD

  *trespass, possession, shoplifting, public intoxication, etc.

Criminal Justice Initiative 2007

Gatewood Apts – 1st & Pine

- Partnership with Specialty Courts, Sound Mental Health, and Community Psychiatric Clinic
- 25 units for COD offenders who opted into treatment as diversion to incarceration

‘Begin At Home’ protocols

- ‘Wrap-forward’ services: outreach/in-reach
- Graduated guest permissions
- Weekly room checks
- Housing Reviews at 6 and 12 month marks that mirror some of the landmarks of probation

‘Wrap-forward’ Case Management

- Serves as mobile rental office
- Helps establish proof of ID, Social Security, and income
- Provides assessment information based upon engagements that factors into risk assessment
- Begins rapport that mitigates both internal and systemic barriers for ex-offender applicant

‘Wrap-forward’ Case Management

Allows for ‘pre-release intervention’ and ‘discharge intervention’ as supported by the Transition from Jail to Community Model

Housing Stability
(of those who reached yearly landmarks)

BAH-Jail Diversion	BAH-CJI
20 participants	25 participants
100% housed for >1 yr (20/20)	100% housed for > 1yr (25/25)
81% housed for >3 yrs (13/16)	72% housed for >3 yrs (13/18)
81% housed for >4yrs (9/11)	100% housed for >4yrs (5/5)
AVERAGE: 3.3 years	AVERAGE: 2.8 years

October 2011 data

Housing Stability

All PHG tenants who entered through other portals

2007 Move-ins still housed > 4yrs: 61%

2008 Move-ins still housed > 3yrs: 66%

Housing Outcomes :

- 30 remain housed
- 2 assisted living
- 6 Mutual Terminations:

  (*3 behavioral, 1 staff assault, 1 criminal activity in building, 1 property damage)*
- 3 long-term re-incarceration
- 2 death
- 1 eviction
- 1 abandonment

Recidivism

- BAH-Jail Diversion: 11/20 spent further time incarcerated
- BAH-CJI: 4/25 spent further time in jail

Humphrey House 2010

Confluence of 3 endeavors

- King County 10 Year Plan to End Homelessness
- Coordinated Client Entry of King County
- Increasing Housing opportunities for the Re-entry population

10-Year Plan to End Homelessness

"**Intensive**, individualized services related to mental health, chemical dependency, and/or medical services with a greater emphasis on increasing stability, reducing harm, and **managing symptoms**."

Coordinated Entry

In King County, coordinated entry can serve the interests of:

1. **Clients** - by helping them locate the housing and services they need
2. **Providers** - by minimizing time spent assessing people that are not right for their programs
3. **Funders** - by ensuring that the right housing and services and right people are connected at a community-wide level

Humphrey House – Jail Health 2010

Humphrey House – 1st & Cedar

- Partnership with King County Jail Health, REACH, DESC, and King County MIDD
- 40 units for offenders with high-utilization of jail and emergency services, and assessed as highly vulnerable (*via LNA)*

Humphrey Funding Snapshot

Project-based Housing Choice Vouchers
$749,412/yr

King County Services (MIDD/Human Services Levy)
$362,686/yr

Humphrey House

- presence of mental illness and/or chemical dependency and either currently enrolled or in or eligible for treatment services in the publicly funded treatment systems administered by MHCADSD, or currently engaged in a MIDD-funded service program;
- Homeless currently and for the previous 12 months (or more);
- Demonstrated high use of jail (2 or more bookings in the County within the last 12 months or 6 or more bookings within the last 4 years);
- Income at or below 30% AMI; and
- Eligible for a Social Security card or number.

High-utilization make-up

- King County Jail bookings
- Emergency Department utilization
- Sobering Center / Detox services
- Psychiatric inpatient and psychiatric emergency services data systems

Humphrey House High Utilization

Average Composite Score for HUM	20
Average Composite Score for continuum	9.3

97.5% of units filled by high band scores

Rene Franzen, King County MHCADSD *4/4/11*

Tenant Profile

Age

Average age is 40*

Range 23-62

**average age of 11 who exited adversely = 35*

Race

- African-American 44%
- Native-American 27%
- Caucasian 27%
- Latino 2%

King County is 68% Caucasian, 6 % African-American, and less than 1% Native American

Disabling Conditions

Mental illness (32)	78%
Chemical Dependency (37)	90%
Developmental Disability (8)	19%
Chronic Health Concerns (15)	36%*

**includes HIV, Hep C, mobility impairment, sickle cell anemia, TBI*

HH Housing Stability @ 1 year

Of original co-hort of 41:

29 remained housed for one year w/i PHG

12 were exited from housing

- 4 ‘unable to comply with program’
- 3 returned to long-term incarceration
- 2 tenant assaults
- 1 drug trafficking in building
- 1 threat to staff
- 1 deceased from pre-existing health condition

Utilization Outcomes

courtesy Deb Srebnik of King County

	Pre	Post
Jail Bookings	165	98
Jail Days*	4540	1950
Sobering Stays	863	63

**mean average dropped from 126 to 54 for jail days*

Challenges

1. Siting – 14 feet across alley to condo
2. Staffing – initially w/o double-coverage for swing and graveyard shifts; challenges for level of high-utilizers accepted into program
3. Meth co-hort
4. Pervasiveness of trauma and intergenerational abuse