Montgomery County Interagency Commission on Homelessness

Wednesday, September 30, 2020

Agenda

Welcome | Introduction of Panelists – Jeff Goldman

Review and Approval of the July 22, 2020 – Jeff Goldman

COVID Response Updates:

    1. Testing – Kim Ball and LaSonya Kelly

    2. COVID Rent Relief Program Phase 2 – Ilana Branda

    3. Shelter Strategy – Amanda Harris 40 min

Mobile Crisis Team Update – Dorne Hill

Equal Access Rule – Sharan London

Committee Updates – Committee Chairs

Announcements and Updates from Commissioners

Next Meeting: Tentatively: December 2, 3:00-6:00p. Location or Platform TBD

CoC Response to COVID-19

Testing, Rent Relief, and Emergency Shelter

Testing Strategy in Congregate Setting

- Universal testing at all emergency shelters, transitional housing, hotels, and congregate permanent supportive housing
- Testing new intakes and monthly universal testing
- Quarantine hotels for positive cases

Testing Results

Universal Testing

- Positive Cases in the CoC
    - 22 positive cases in housing programs
    - 1 death, 1 probable death, and 1 death of client recently associated with the CoC
- 1,450 client tests completed
    - 27 positive
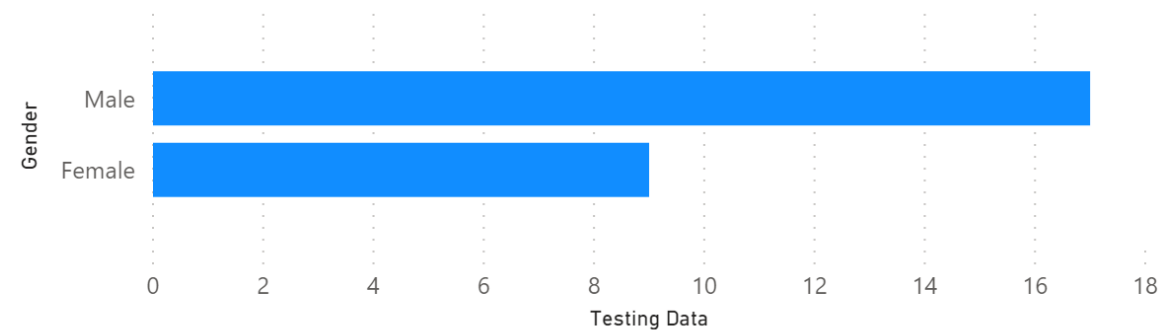   - Positivity rate of 1.9%

Testing Start Date

5/26/2020   9/9/2020

Test Result

☐ Positive

26

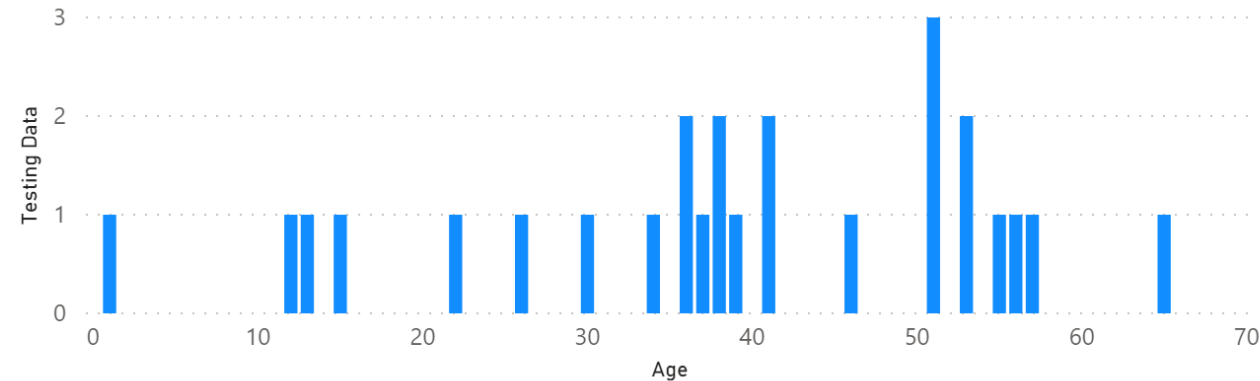Number of Tests With Reported Results

Testing Data by Gender and Test Result

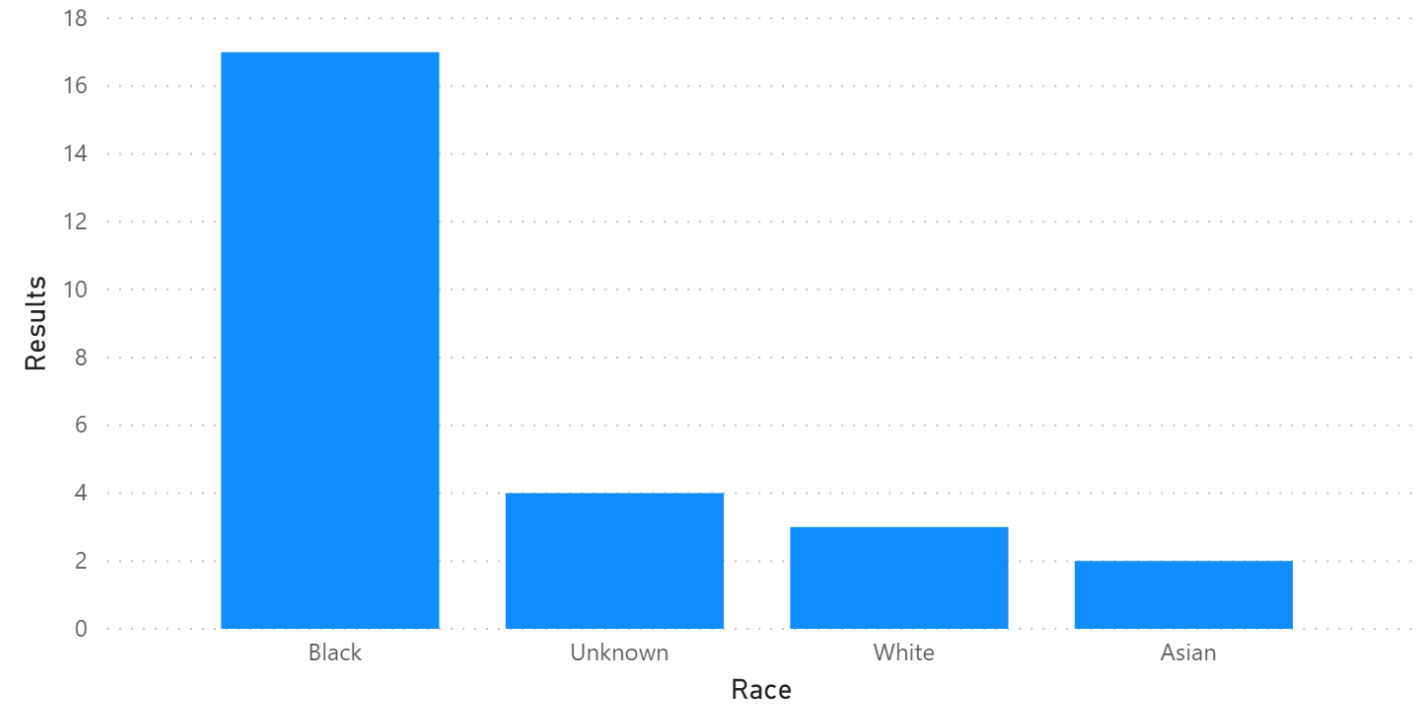Test Result ● Positive

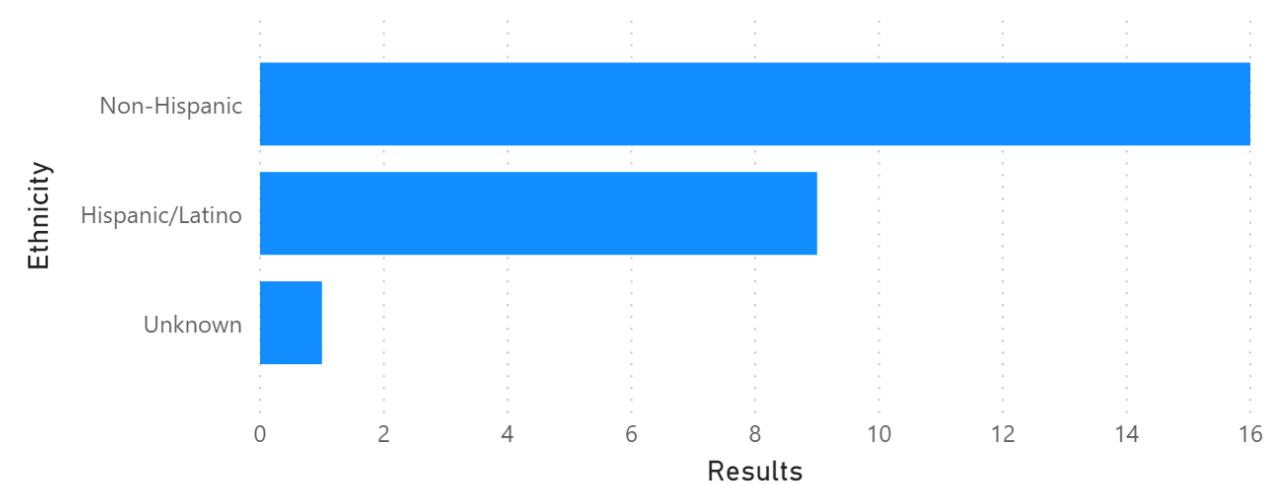## Testing Data by Age and Test Result

Test Result ● Positive

Results by Race and Test Result Status

Test Result Status ● Positive

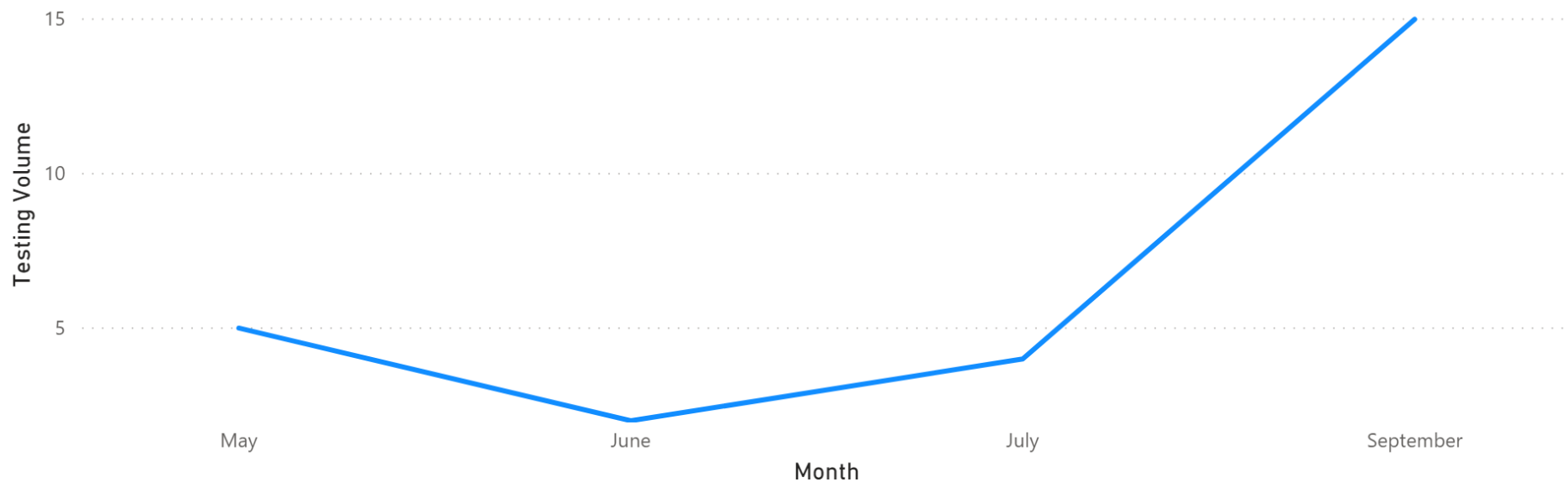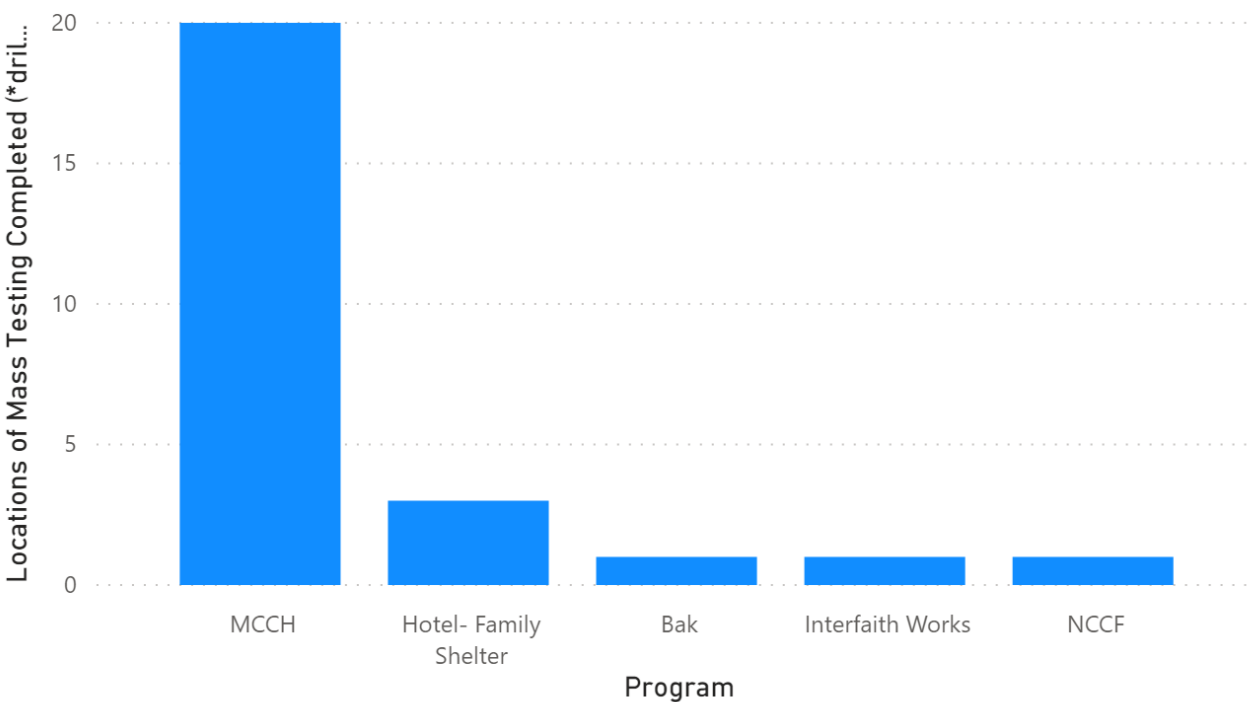## Results by Ethnicity and Test Result Status

Test Result Status ● Positive

Testing Start Date

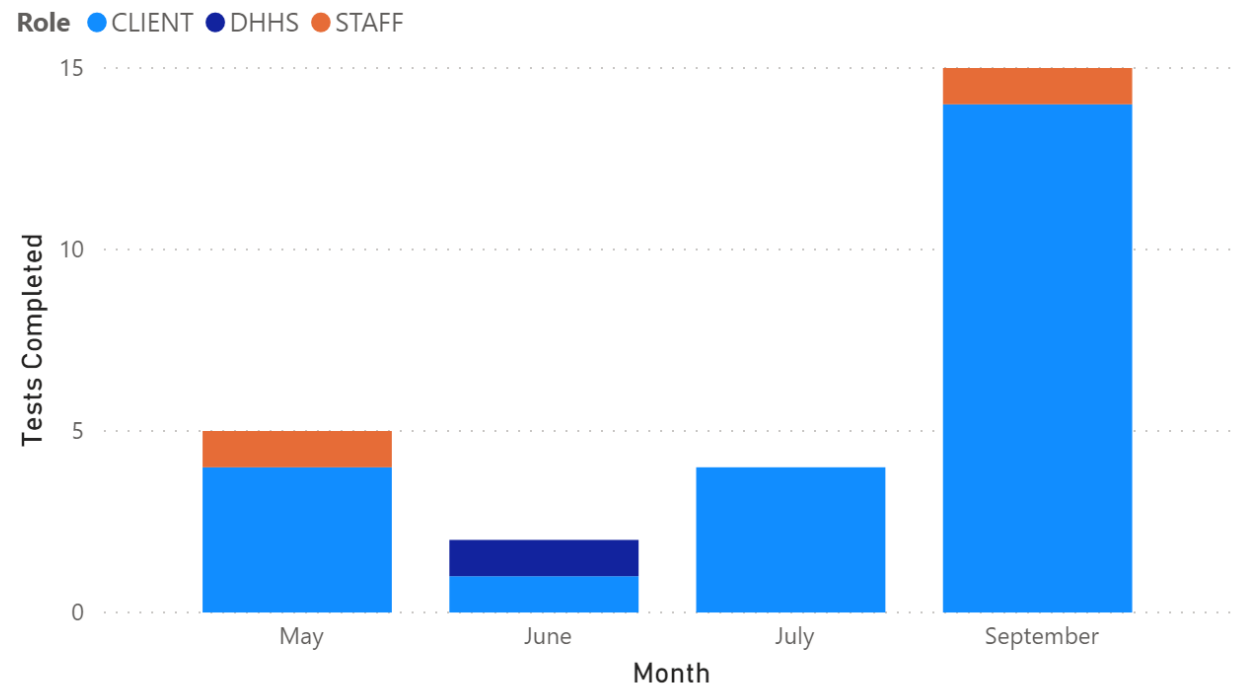5/26/2020   9/9/2020

26

Number of Tests Completed

Testing Volume by Month

Locations of Mass Testing Completed (*drill down for more info*) by Program

Tests Completed by Month and Role

Role ● CLIENT ● DHHS ● STAFF

Homeless Prevention Strategy

Prevention Index and Status of COVID Rent Relief Program- PHASE 2

Homeless Prevention Index

Identifying "high need" neighborhoods through an equity lenses

Development of the Index

Literature Review/ Best Practices
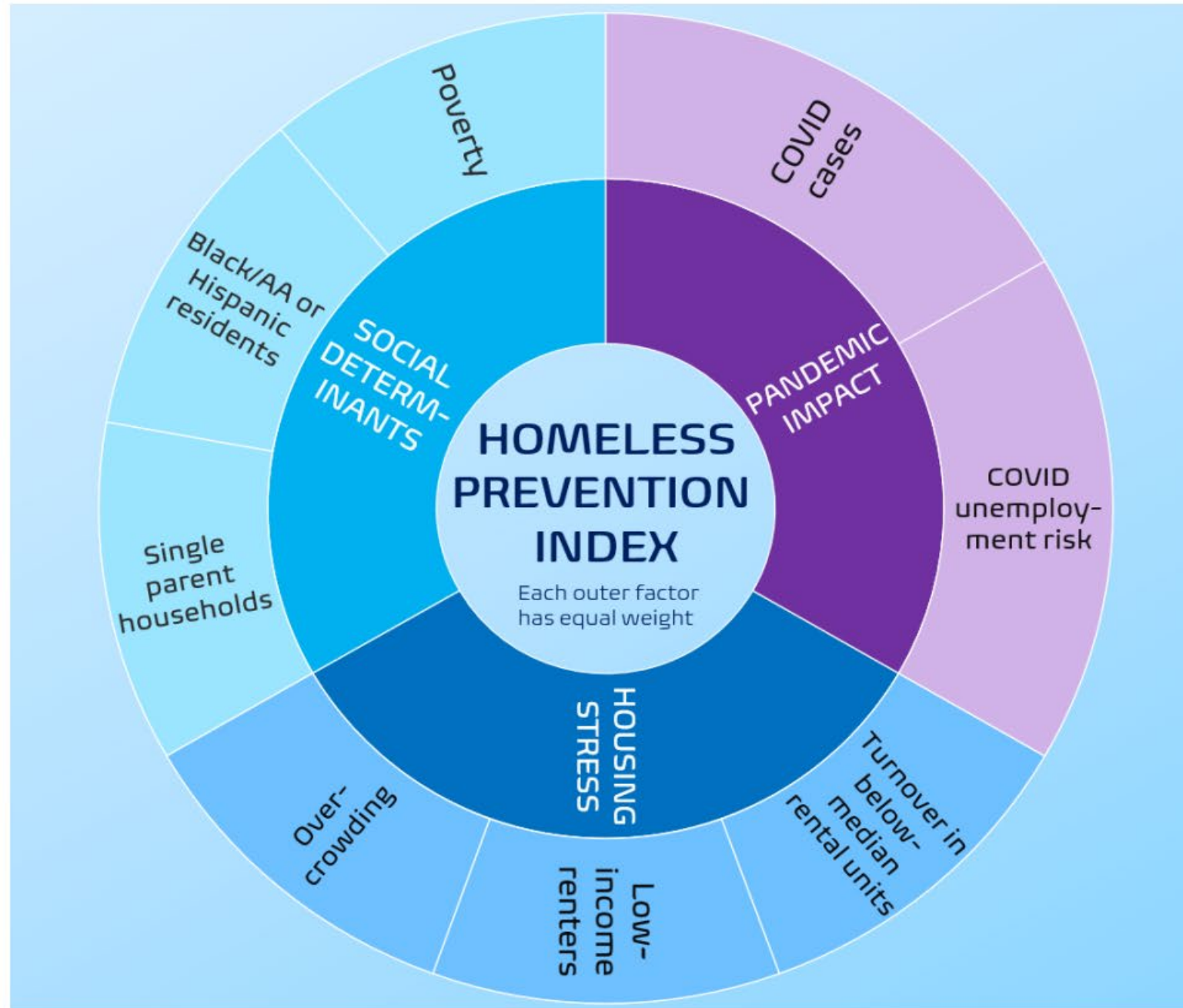
Consultation with Community Leaders

Local Data Analysis

| Homeless data | Evictions and High Turnover Rates | Census data – demographics, jobs and unemployment, poverty |

HOMELESS PREVENTION INDEX

Each outer factor has equal weight

SOCIAL DETERMINANTS
- Poverty
- Black/AA or Hispanic residents
- Single parent households

PANDEMIC IMPACT
- COVID cases
- COVID unemployment risk

HOUSING STRESS
- Overcrowding
- Low-income renters
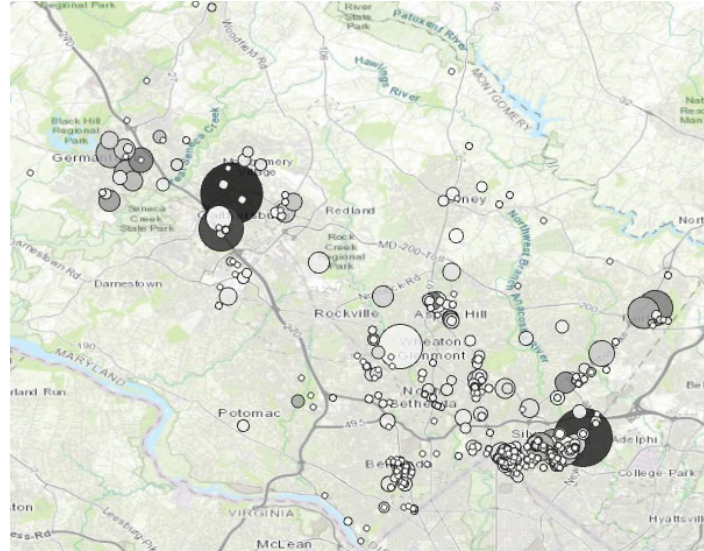- Turnover in below-median rental units
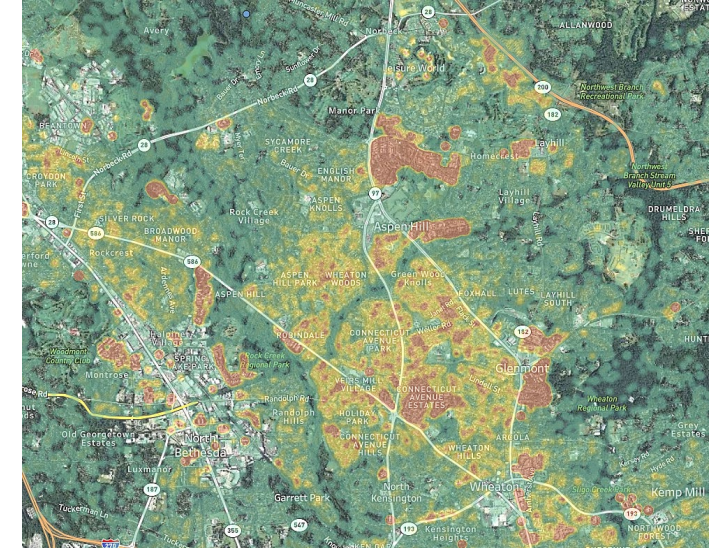
Validation Techniques

A. REVIEW WITH RSC DIRECTORS AND OTHER STAKEHOLDERS

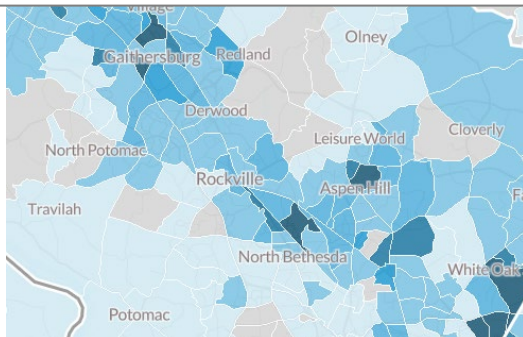**B. DHCA FACILITIES LEVEL DATA**
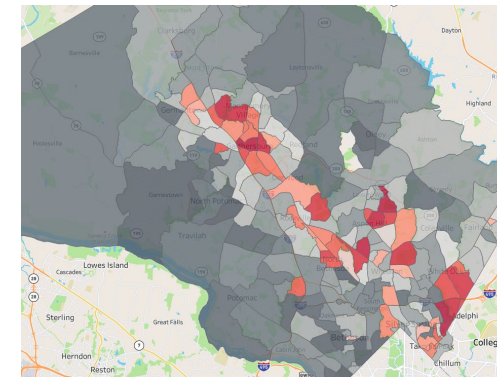

C. CONCENTRATION OF DHHS CLIENTS

D. URBAN INSTITUTE PRIORITIZATION INDEX (AUG 25)

Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes

E. CDC SOCIAL VULNERABILITY INDEX

Targeting Outcomes

RACE/ ETHNICITY

FOCUSING ON AREAS ACCOUNTING FOR...

| 6% of land mass | 16% of the population | 27% of rental units |

COUNTY: Hispanic 21% | Black 19% | White 41% | Asian 15% | 4%
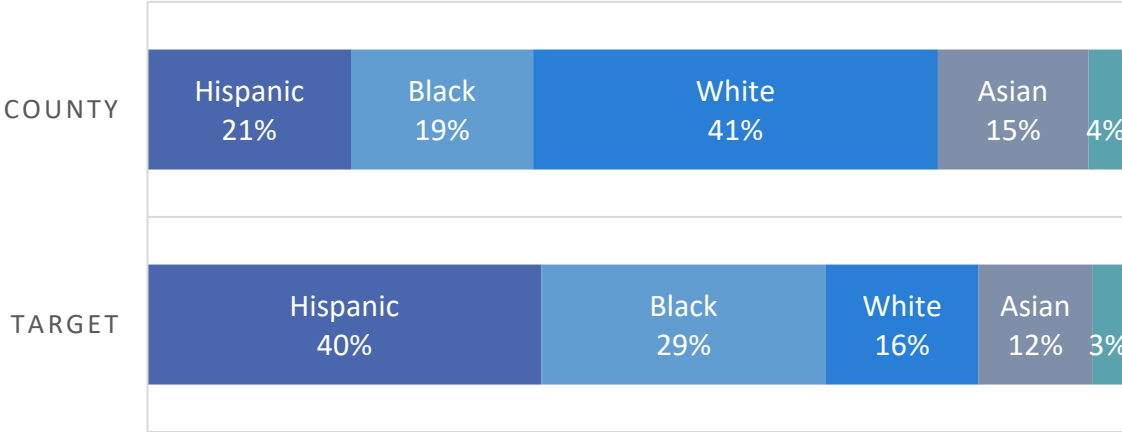
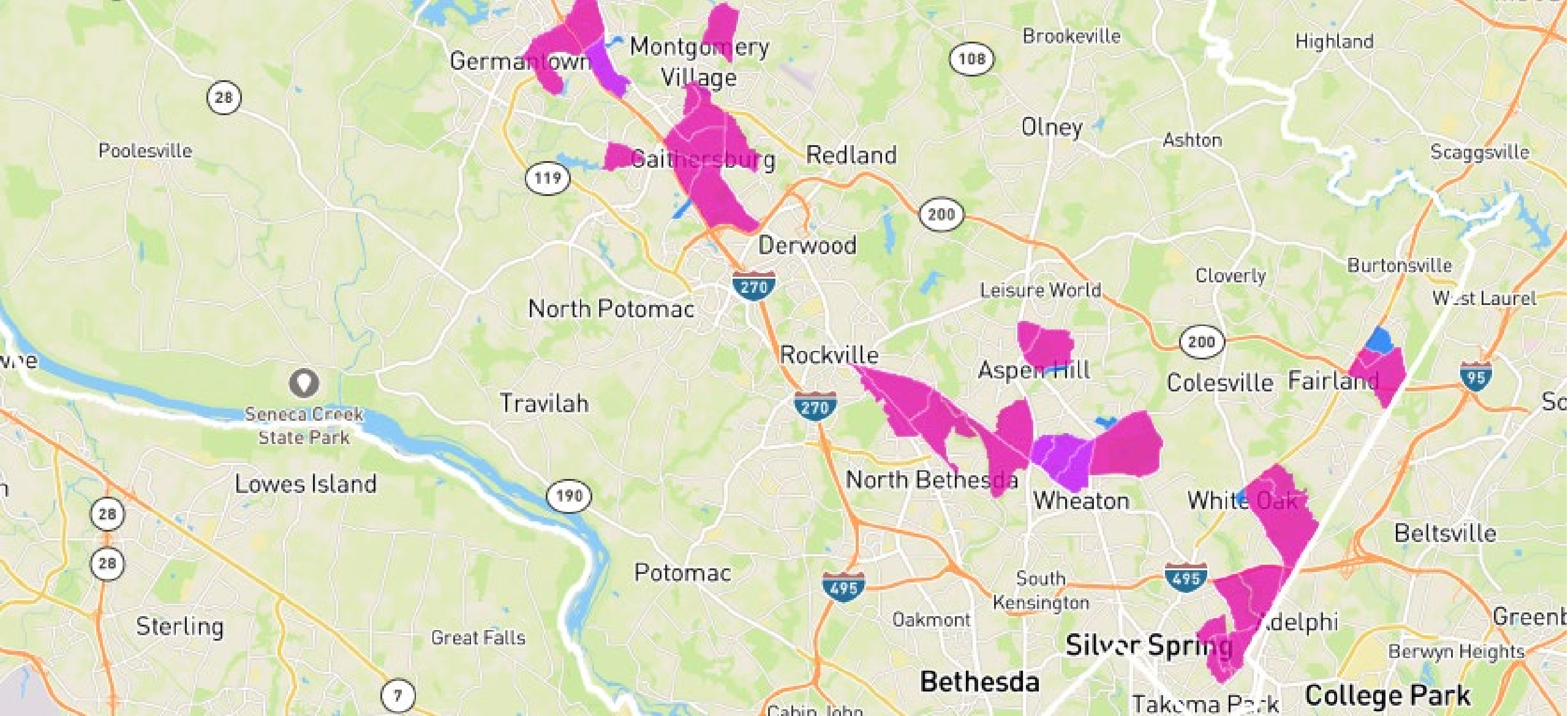TARGET: Hispanic 40% | Black 29% | White 16% | Asian 12% | 3%

ENABLES US TO EFFICIENTLY TARGET

| Half of low-cost rental units | Half of low-cost rental units with turnover |

INDICATOR	COUNTY	SELECTED AREAS	DIFFERENCE
Poverty Rate	6% (County average)	12% (tract average)	182% of County avg
Average Income	$154,200 (County average)	$83,200 (tract average)	54% of County avg

Legend:

- High Need Tract
- Adjacent High Need Properties
- High Need Tract without MultiFamily

COVID Rent Relief Program

PHASE TWO

Key Program Features

Maximum grants of $4,000 per household

Open to households with both formal and informal leases

No social security or birth certificate required

Limited documents required

Targeted to census tracts identified as most at risk of homelessness

General Program Eligibility

COVID related loss of income

Income from previous 30 days is below 60% of area median income (~$72,000 for a family of four)

Must be paying more than 50% of income towards rent

Resident in Montgomery County since at least February 2020

Currently behind in rent

If eligible, must have applied for unemployment benefits

Prioritization provided to targeted census tracts

Ethnicity

Hispanic/ Latinx 47%

Non- Hispanic/ Latinx 48%

Unknown/ Declined 5%
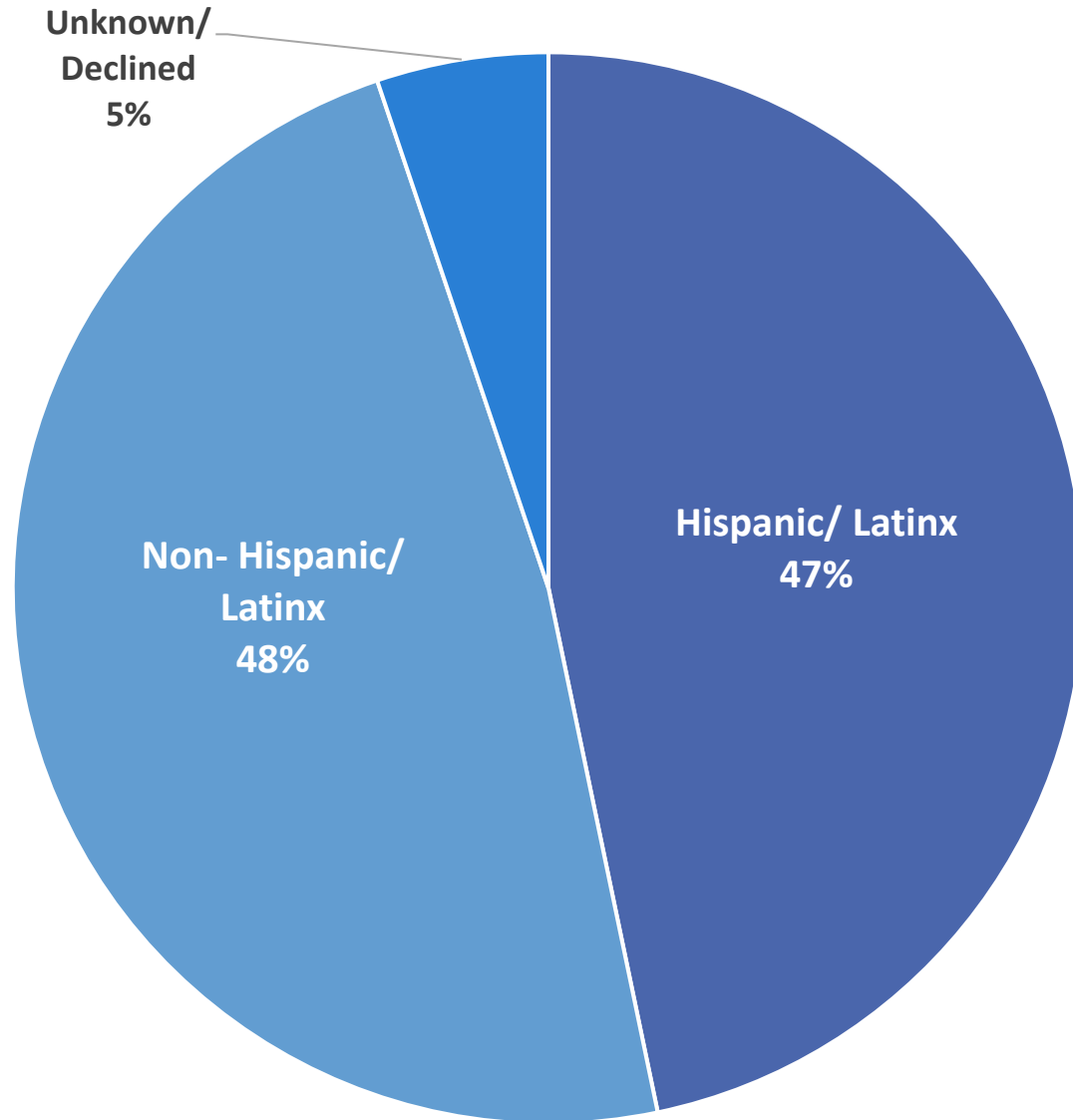
Initial Outreach Results
n=2278

Race
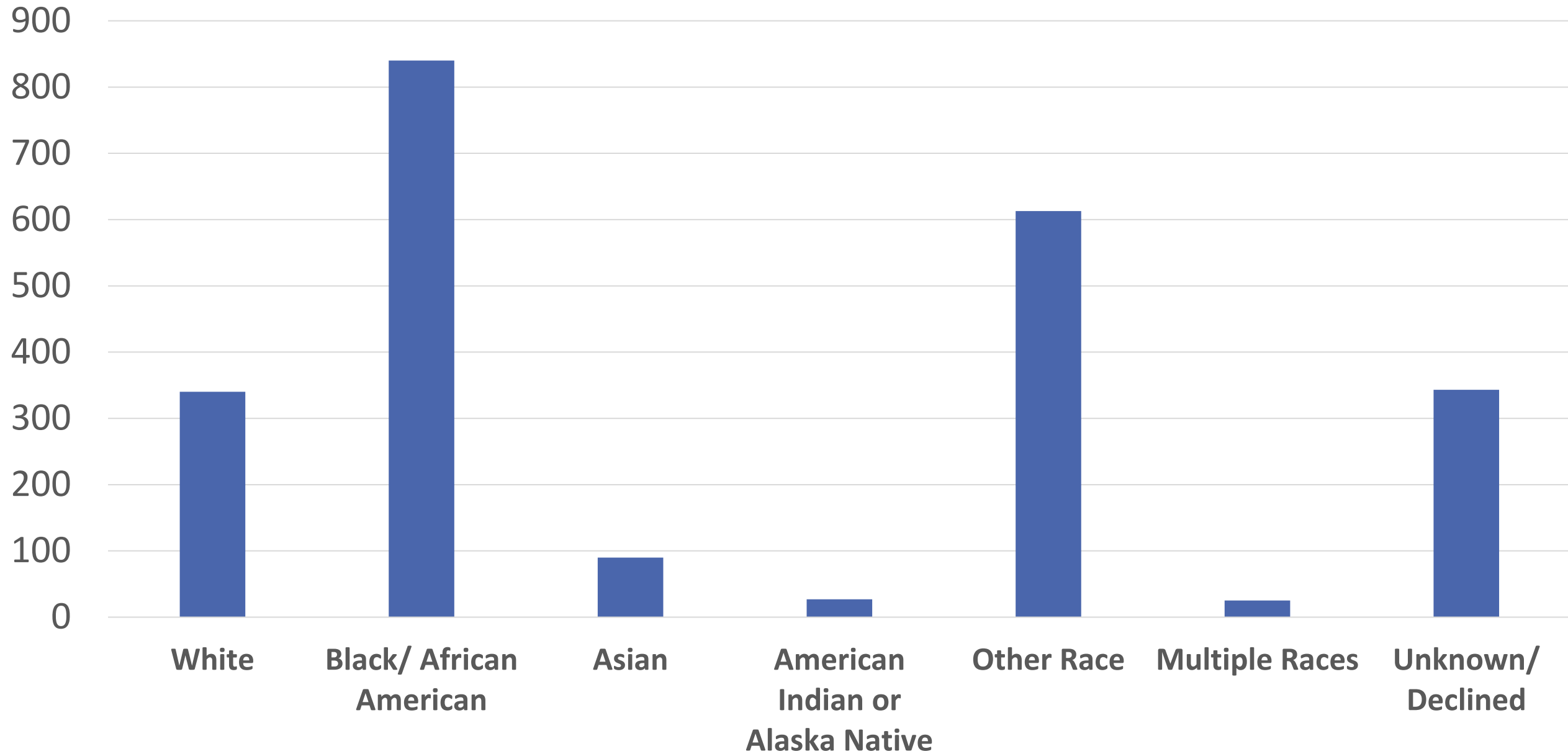
REAL-TIME OPERATIONAL USE: FIRST 2200 APPLICATIONS

APPLICATIONS FROM HIGH NEED AREAS ARE PRIORITIZED

50% of Applicants from the Target Areas

HIGH NEED AREAS WITH LOW NUMBER OF APPLICATIONS PROVIDE FOCUS FOR OUTREACH

Emergency Shelter for Households without Children

Understanding the need and recommended strategy

Overview

Where we are

Options for future

Shelter Capacity

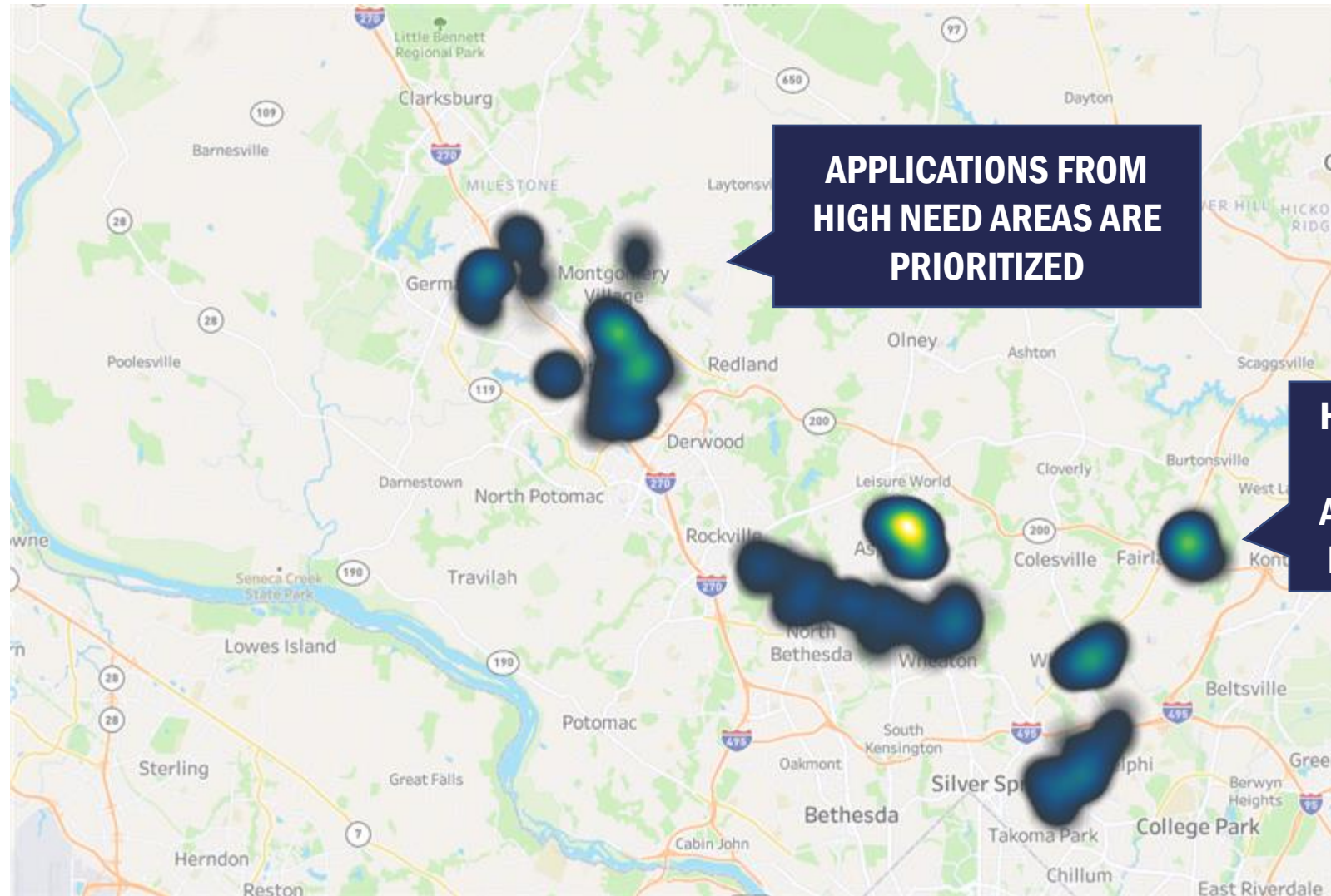| Pre-COVID Bed Capacity	Current COVID Bed Capacity*	Average Utilization	Post-COVID Bed Capacity (maintaining social distancing)**
390	283 congregate 100 hotel	300	93

- * Facilities include: Women's year-round, 6 Taft Ct, Crabbs Branch, Progress Place, Coffield and LB Rec Centers, 2 hotel facilities.
- ** Facilities include: Women's year-round, Crabbs Branch and Progress Place.
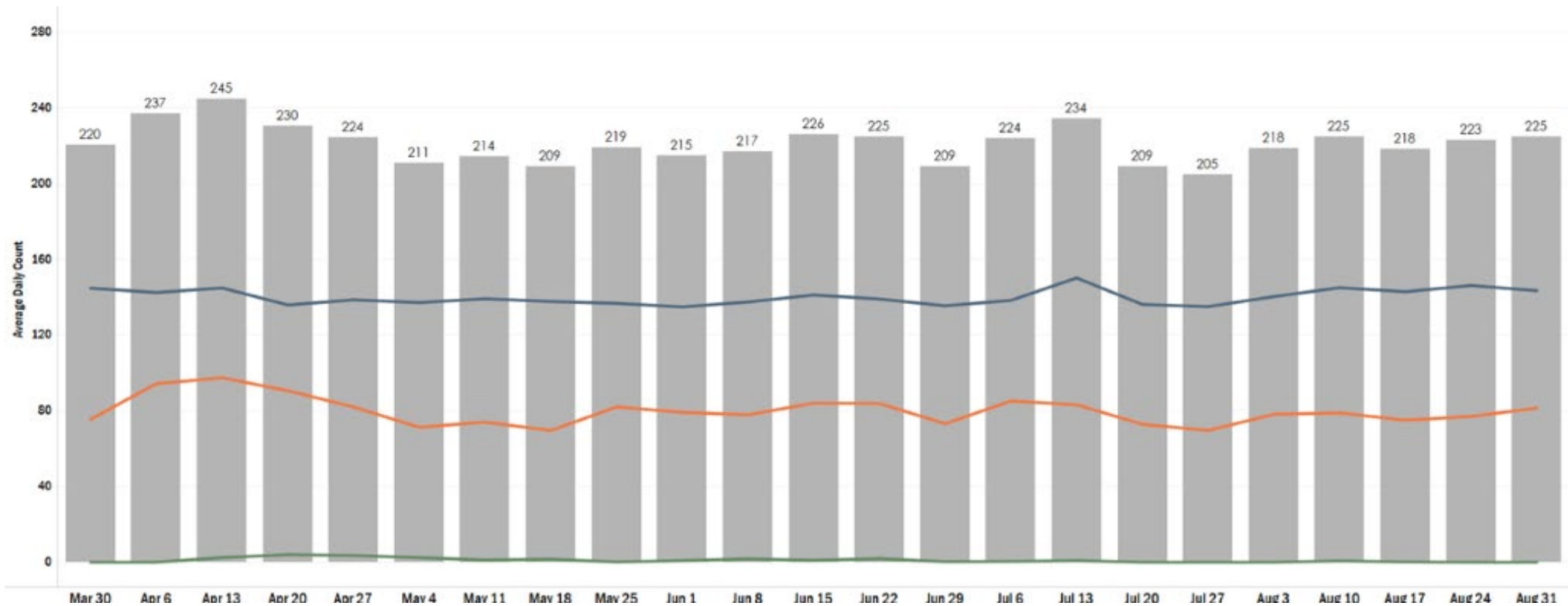
Average Daily Count of Shelter Residents by Week (April 2 to August 31; Excludes hotel data)

Other Data Points to Consider

Anticipation of shelter increases of 40-45%

Average Utilization 300

Annually serving 1,300 adults

Previous Living Situation of New Entries

- Not Reported 13%
- Shelter 5%
- Hospital 10%
- Jail 6%
- Friends/Family 40%
- Permanent Housing 5%
- Unsheltered 21%
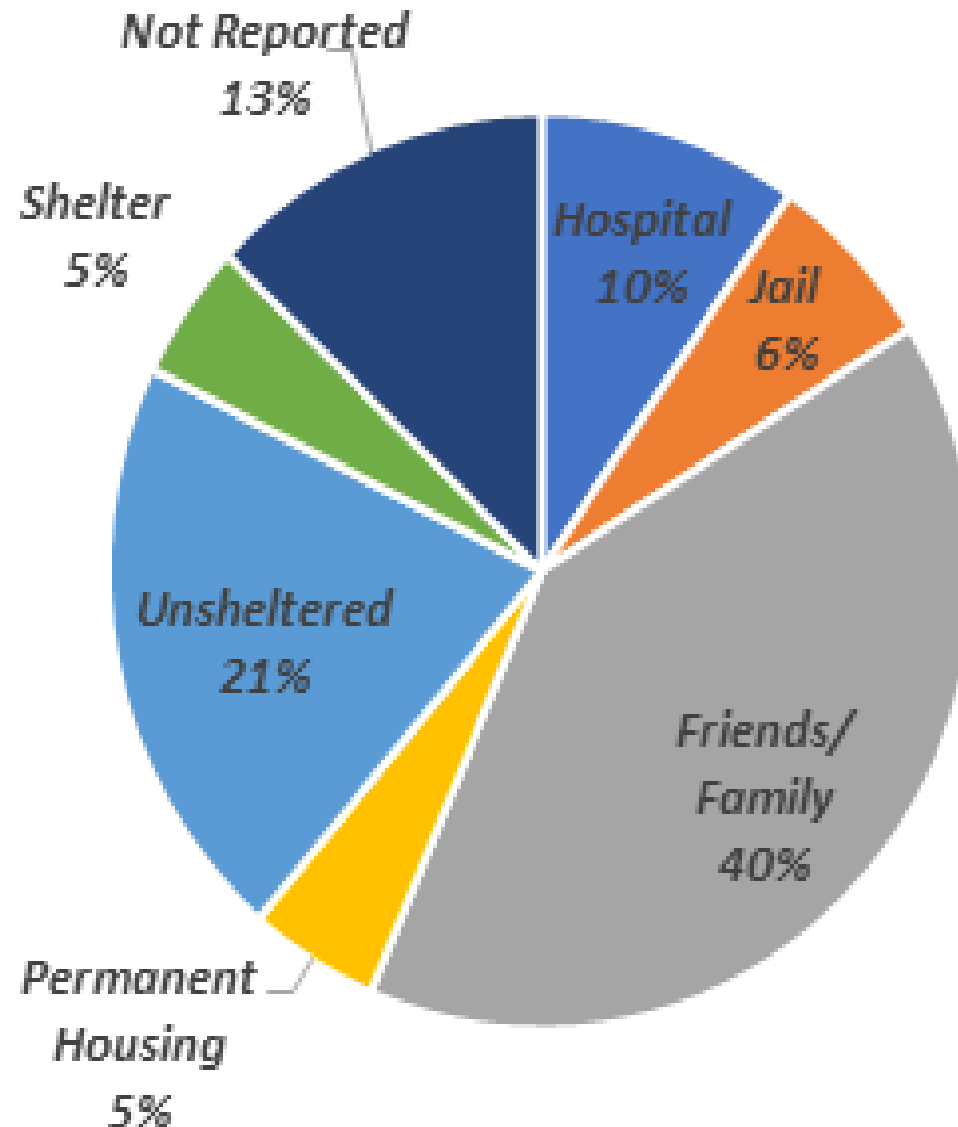
Inflow Sources

- Increasingly inappropriate discharges from hospitals, treatment programs, and residential rehabilitation facilities.

- Many residential programs have been restrictions on new admissions due to the pandemic, making it difficult to place people into more appropriate housing.

Increasing Outflow and Reducing Inflow Options

- Expansion of RRH using ESG-CV funds
- Expansion of ACIS Medicaid Waiver Pilot
- Focus on Diversion, including hiring diversion specialists

Shelter Program Requirements

3 "P"s – partners, pets and possessions

Location – currently only down and mid-County

Scale – should serve a minimum of 40, up to ~120

Sq ft increased from 45 sq. ft. to 120 sq. ft/person + ~100 sq. ft./per person for auxiliary services

Non-congregate setting for those with complex medical conditions, 62 years of age or older, and unsheltered. Serves 75-100 individuals

Shelter Costs

- Increase of 207% due to pandemic
- Including hotels, increases rises to 338%
- Contributing Factors
  - Hazard pay
  - Security at recreational centers
  - Meals and laundry
  - Cleaning
  - Outdoor bathroom rentals
  - Additional 7 months of base operating, as hypothermia shelters were never closed

Shelter Costs

* Bed costs significantly increase with smaller shelter facility. A facility with 70 beds has an average nightly bed cost of $39.06 vs $95.39 nightly bed cost for a facility with 26 beds

Pre-COVID Costs (Shelter Only)	Operating Costs of Shelter Providers	County provided Operating Costs (meals, laundry, cleaning, security, bathrooms)	Total Shelter Costs	Annual Bed Cost for Shelter	Total Hotel Costs	Annual Bed Cost for Hotel	Estimated Staffing Costs Provided by County	Total Shelter + Hotel Costs
$2,759,264	$6,221,523	$2,884,115	$8,473,639	$31,039	$3,603,999	$36,040	$620,000	$12,697,637

Options for the Future

INCREASED INVESTMENT IN PERMANENT HOUSING SOLUTIONS

SECURE ADDITIONAL SHELTER FACILITIES

Permanent Housing Opportunities

- Expansion of Rapid Rehousing
  - Annual average cost $15,000
  - $1m invested = 65 households permanently housed
  - 58% of shelter residents match with Rapid Rehousing

- Expansion of Rental Assistance Program
  - Increase benefit to $400 (regulations forthcoming)
  - Additional $4m in funding to allow expanded benefit for all participants
  - Annual cost $4,800

- Development of Deeply Affordable Units
  - Execute on opportunity to purchase hotel portfolio to re-imagine as extremely affordable micro units
  - 30% of shelter residents are assessed as being able to self resolve

- Permanent Supportive Housing
  - Annual average cost $30,000
  - $1.5m invested = 50 households permanently housed
  - 12% of shelter residents require PSH

Mobile Crisis Team Update

Dorne Hill, Acting Administrator for Crisis and Trauma Services

Committee Updates

Chairs or Co-chairs

Announcements