

**National Association of State Mental Health Program Directors
Summer 2005 Commissioners' Meeting**

Tennessee's *Creating Homes Initiative*

July 10, 2005



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Our Current Reality

- Housing ranks as a priority concern of individuals with serious mental illness. Locating **affordable, decent, safe** and **appropriate** housing is often difficult and out of financial reach. Stigma and discrimination also restrict consumer access to housing.

Our Current Reality

- The lack of decent, safe, affordable, and integrated housing is one of the most significant barriers to full participation in community life for people with mental illnesses.

President's New Freedom Commission on Mental Health:
Report to the President, 2003

Americans with Mental Illness



Persons with mental illness and co-occurring disorders receiving SSI benefits have an **average monthly** income of \$552 and are among the **lowest income households** in the country.



There is not a **single housing market** in the U.S. where a person on SSI can afford to rent a modest efficiency apartment.

Tennesseans with Mental Illness



There are a total of **173,377 persons** assessed with severe and persistent mental illness in Tennessee who have used some service covered by TennCare (Tennessee's Medicaid waiver program).

- Of those, approximately **2,000 individuals live in 212 licensed supportive facilities.**
- Approximately **20%** of the criminal justice system and **25%** of the homeless populations are diagnosed with mental illness and co-occurring disorders, totaling **12,000.**
- Therefore, it is safe to conclude that approximately **187,377** persons in need of housing assistance.

Tennesseans with Mental Illness



For every 100 households at or below 30% of median income, there were **only 36 units** both **affordable and available for rent**.



The cost of a one-bedroom apartment is **80%** of SSI monthly income.

- Current estimates show that **over 180 persons** in our regional mental health institutes could be discharged **if appropriate housing, with the proper support services existed**.

TDMHDD's Response



Creating Homes Initiative

- A strategic plan of the Department of Mental Health and Developmental Disabilities to partner with communities to create housing options for people with mental illness and co-occurring disorders effectively and strategically in Tennessee.

Creating Homes Initiative

The Vision

- To create and expand affordable, safe, permanent and quality housing options for people with mental illness and co-occurring disorders in Tennessee

Creating Homes Initiative

The Mission

- To assertively and strategically partner with local communities to educate, inform and expand affordable, safe, permanent and quality housing options for people with mental illness and co-occurring disorders.

Creating Homes Initiative

The Goal

**2005
by
2005!**

Creating Homes Initiative

The Milestones

- **February 2000** - Origins
 - Office of Housing Planning and Development established
- **August 2000** - Kicks Off
 - Announces Creating Homes Initiative (CHI) at TN/KY Housing Institute
- **September 2000** - \$2.5 million for Phase One



Creating Homes Initiative

The Milestones

- **January - April 2001** - Moves forward
 - \$2 million from Tennessee Housing Development Authority
 - HUD Section 8
 - Statewide group proposal review and rank
 - Funding announcements
 - Produces media events
 - Fights NIMBY/Legal issues

A Place to Call Home

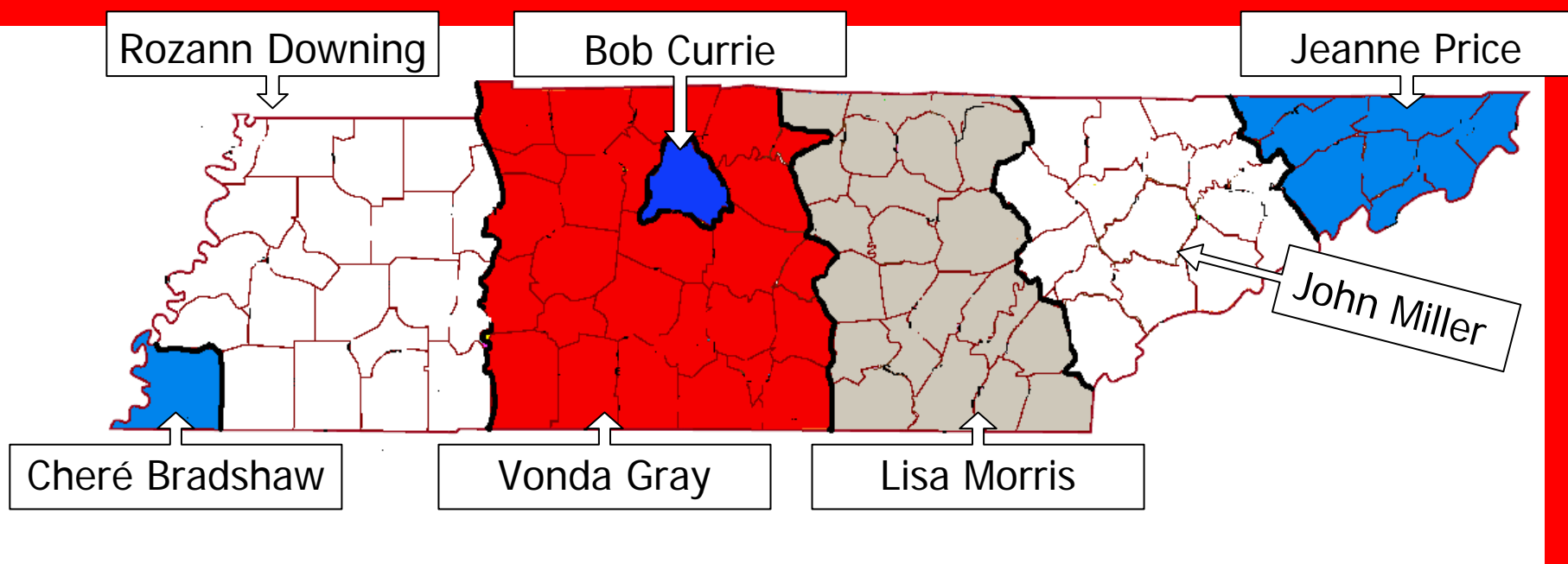
- www.housingwithinreach.org
- click on NIMBY (Not In My Backyard)
- click on NIMBY literature

Creating Homes Initiative

The Milestones

- **April 2001** - Hires Staff, Submits Grants
 - Hires Regional Housing Facilitators
 - Applies for new funding with CMS, THDA, HUD Continuum of Care, Section 8 and 811
- **October 2001** - Accepts Additional Project
 - Receives \$1.8 million CMS Real Choice Systems Change Grant
- **October 2001** - Phase II Begins





Seven Regional Housing Facilitators in Seven Mental Health Planning Council Regions

Creating Homes Initiative

The Milestones

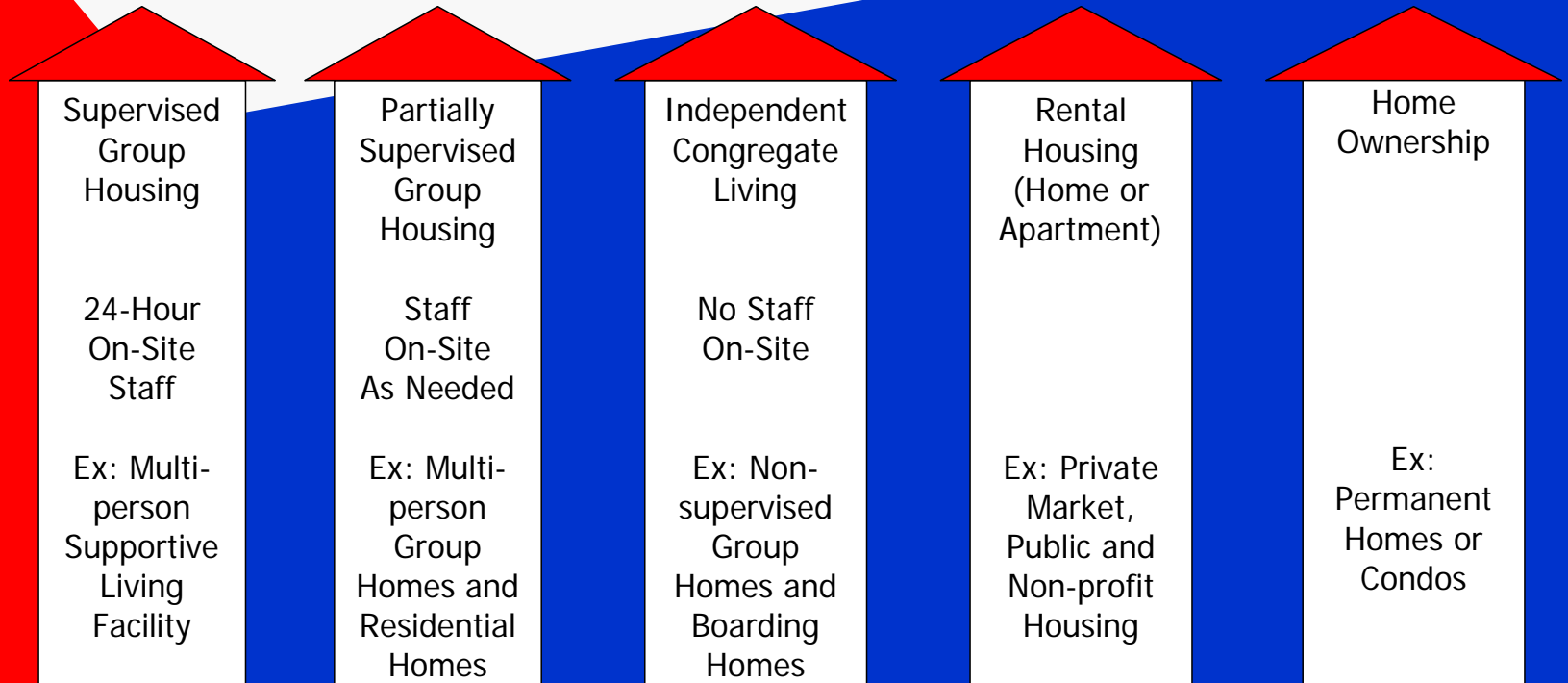
- **October 2002 - Successes**
 - Surpasses goal of 2005
 - Announces new goal of 4010 by 2005
- **December 2002 - Receives funding awards**
 - \$8 million from Federal Home Loan Bank Affordable Housing Program
 - \$5 million from HUD Continuum of Care
 - Continues to work on HUD Collaborative Initiative to End Homelessness

Creating Homes Initiative

The Milestones

- **July 2004 - DMHDD Reorganization**
 - Commissioner Virginia Trotter Betts forms the Division of Recovery Services to coordinate provision of services in areas of Support, Employment/Education, Transportation, and Housing/Homelessness (SETH).
 - Regional Housing Facilitators become Regional SETH Facilitators
 - Regional SETH Facilitators continue CHI activities
 - Initiative doesn't skip a beat!

Total CHI Units Created



(Flexible Housing Options Array Based on Consumers' Needs)

299

468

70

3,334

103

Total Units Created = 4,274

Total Amount Leveraged = \$93,010,086

Creating Homes Initiative

The Funding Partners

- FHLBank Affordable Housing Program - \$15,168,258
- FHLBank American Dream Home Ownership Challenge - \$215,000
- FHLBank Welcome Home - \$433,500
- HUD Supportive Housing Program - \$5,477,299
- HUD Continuum of Care - \$1,481,353
- HUD Section 811 - \$9,986,600
- HUD Shelter Plus Care - \$6,419,112
- HUD Mainstream Vouchers - \$2,160,467
- HUD Section 8 Vouchers - \$6,635,253
- HUD Fair Share Vouchers - \$446,172
- HUD Designated Vouchers - \$1,152,249
- HUD Rural Housing and Economic Development - \$400,000
- HUD Section 202 - \$2,700,000

Creating Homes Initiative

The Funding Partners

- HUD / VA / HHS - \$2,200,000
- HUD / Metropolitan Development Housing Authority HOME - \$185,000
- HUD American Dream Down-payment Initiative - \$8,310
- TN Housing Development Authority (THDA) HOME - \$11,604,023
- THDA Low Income Housing Tax Credits - \$4,250,000
- THDA Section 8 Vouchers - \$10,000
- CHI Leverage - \$13,476,919
- City of Memphis - \$2,465,000
- Metro Nashville - \$100,000
- Plough Foundation - \$245,000
- Buffalo Valley Development Corporation - \$1,174,000
- Community / Private / Other - \$4,616,571

Creating Homes Initiative The Funding Partners

Approximate total dollars
leveraged for housing -
\$93,010,086

Creating Homes Initiative

Current Outcomes

- More than \$93 million has been leveraged
- More than 4,200 new or improved units have been developed
- More than 1,155 individuals from local, regional and statewide organizations have participated in making CHI success
- 95% statewide decrease in re-hospitalization

Creating Homes Initiative

We can change the current housing situation for people with mental illness and co-occurring disorders through intention, strategy, collaboration and community.

We created more than 4,000.

We will still create many more. . .

and YOU can too!

Contact Information



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In Closing . . .

“Never doubt that a small group of thoughtful, committed citizens can change the world; indeed it’s the only thing that ever does.”

—Margaret Mead