

Housing *is* Health Care:

*Leveraging Medicaid to strengthen
Housing First programs*



National HCH Conference & Policy Symposium

Wednesday, May 15, 2024



A little about us...



Lawanda Williams, MPH, LCSW-C
Chief Behavioral Health Officer



Kevin Lindamood, MSW
President & CEO



A little about us...

Mission: *We work to end homelessness through racially equitable health care, housing and advocacy in partnership with those of us who have experienced it.*

- 39-year-old FQHC
- Integrated health care for 11,000+ people
- 650+ households in permanent housing
- HCH Real Estate Co. (subsidiary)



A little about you...

- Health Care Providers...
- Administrators...
- Supportive housing providers/developers...
- Lived experience of homelessness...

- In state with Medicaid supportive housing waiver...
- Don't know...



Our work in supportive housing...

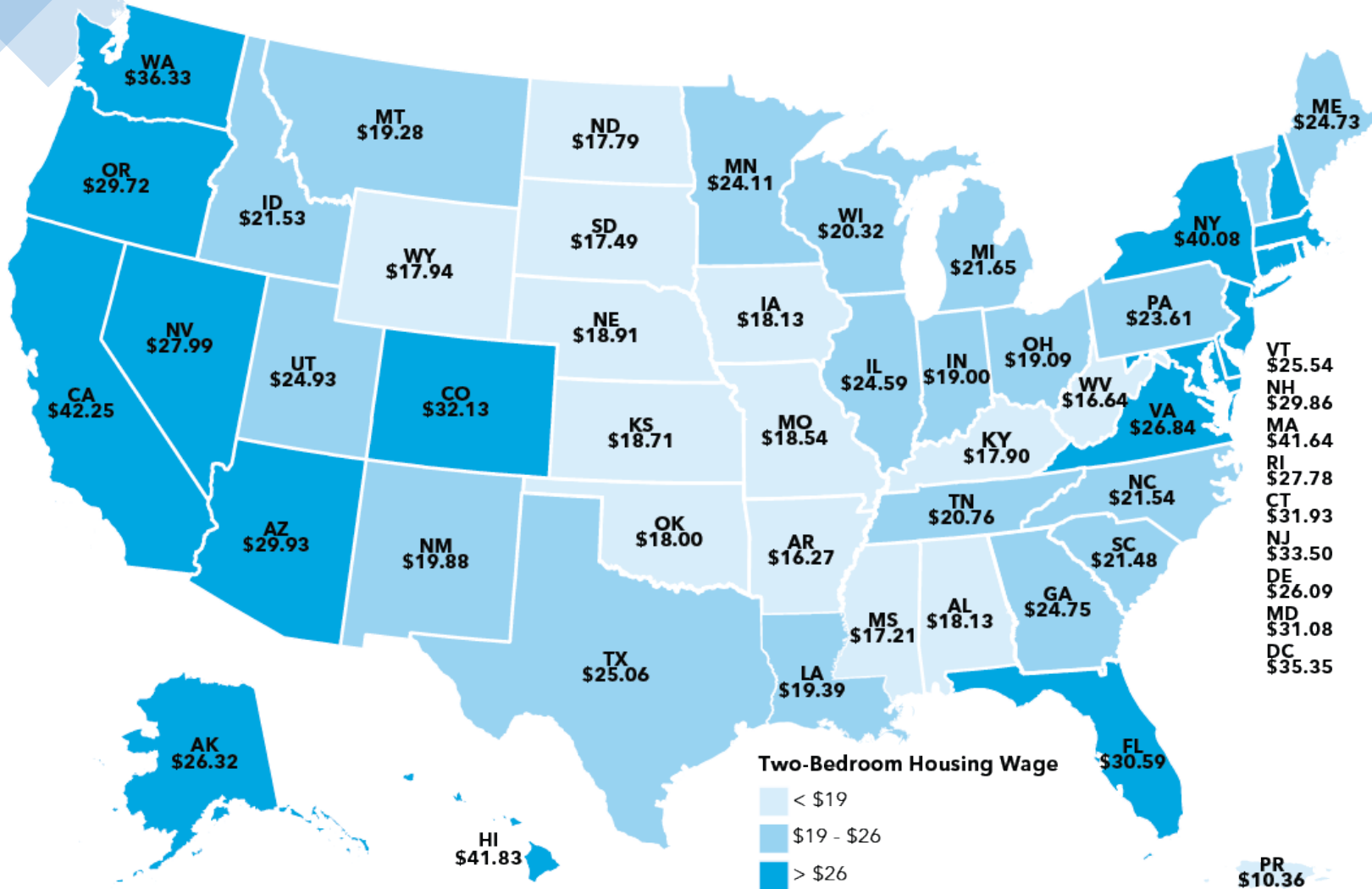


- 2001: Connect Project
- 2005: “Housing First” Pilot
- 2007 – now: HUD Projects
- 2018 – now: ACIS
- 2019 – now: Housing development

VIDEO: <https://www.youtube.com/watch?v=VXS3S2hEaLU&t=331s>



2023 TWO-BEDROOM RENTAL HOUSING WAGES

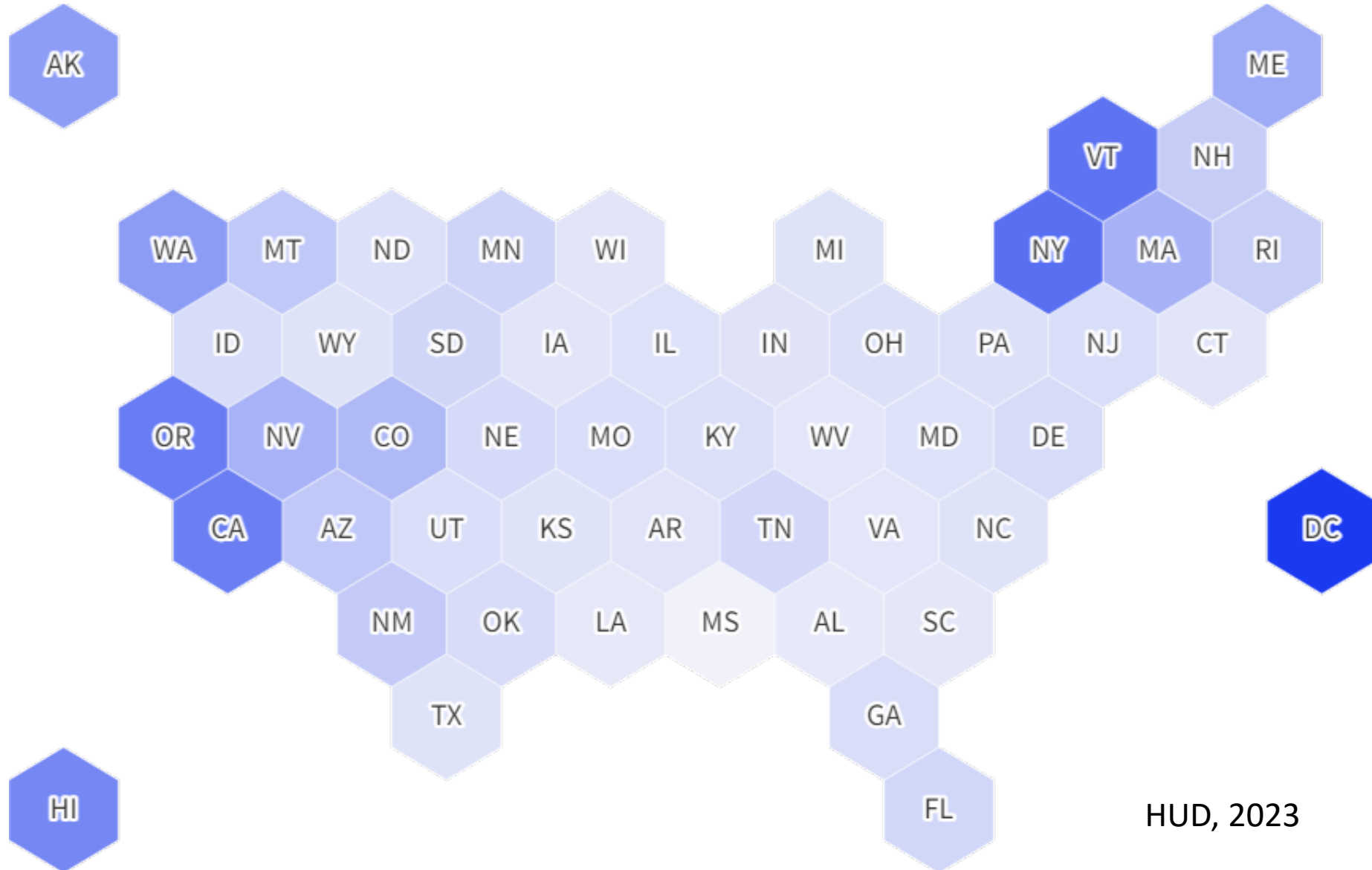


Homelessness is a housing problem

OUT of
REACH
THE HIGH COST OF HOUSING

This map displays the hourly wages that a full-time worker must earn (working 40 hours per week, 52 weeks per year) in every state, the District of Columbia, and Puerto Rico in order to afford Fair Market Rent for a **TWO-BEDROOM RENTAL HOME**, without paying more than 30% of income.

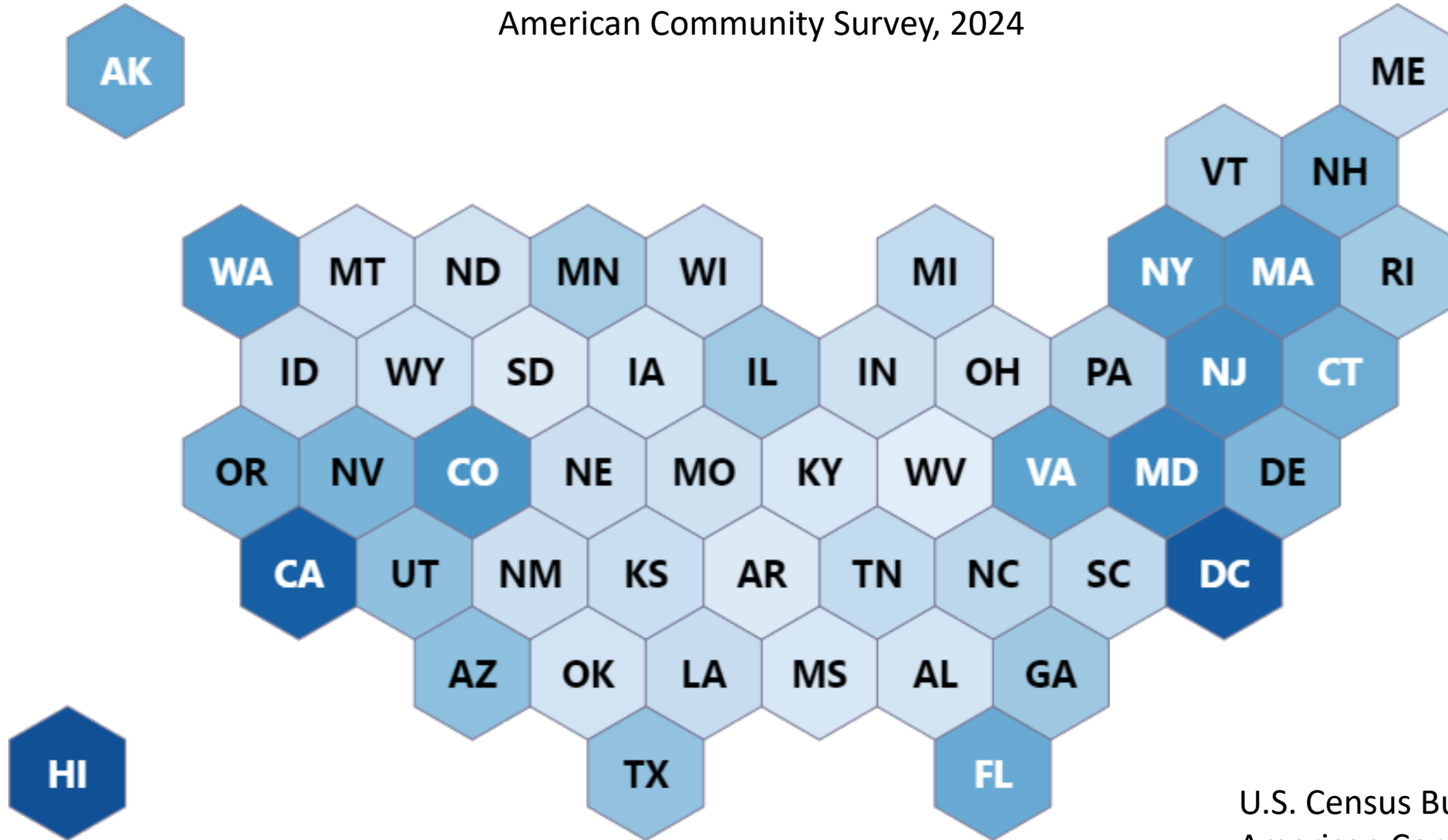
Mapping increases in homelessness



HUD, 2023

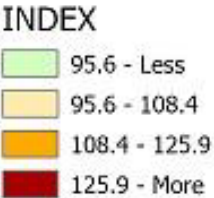
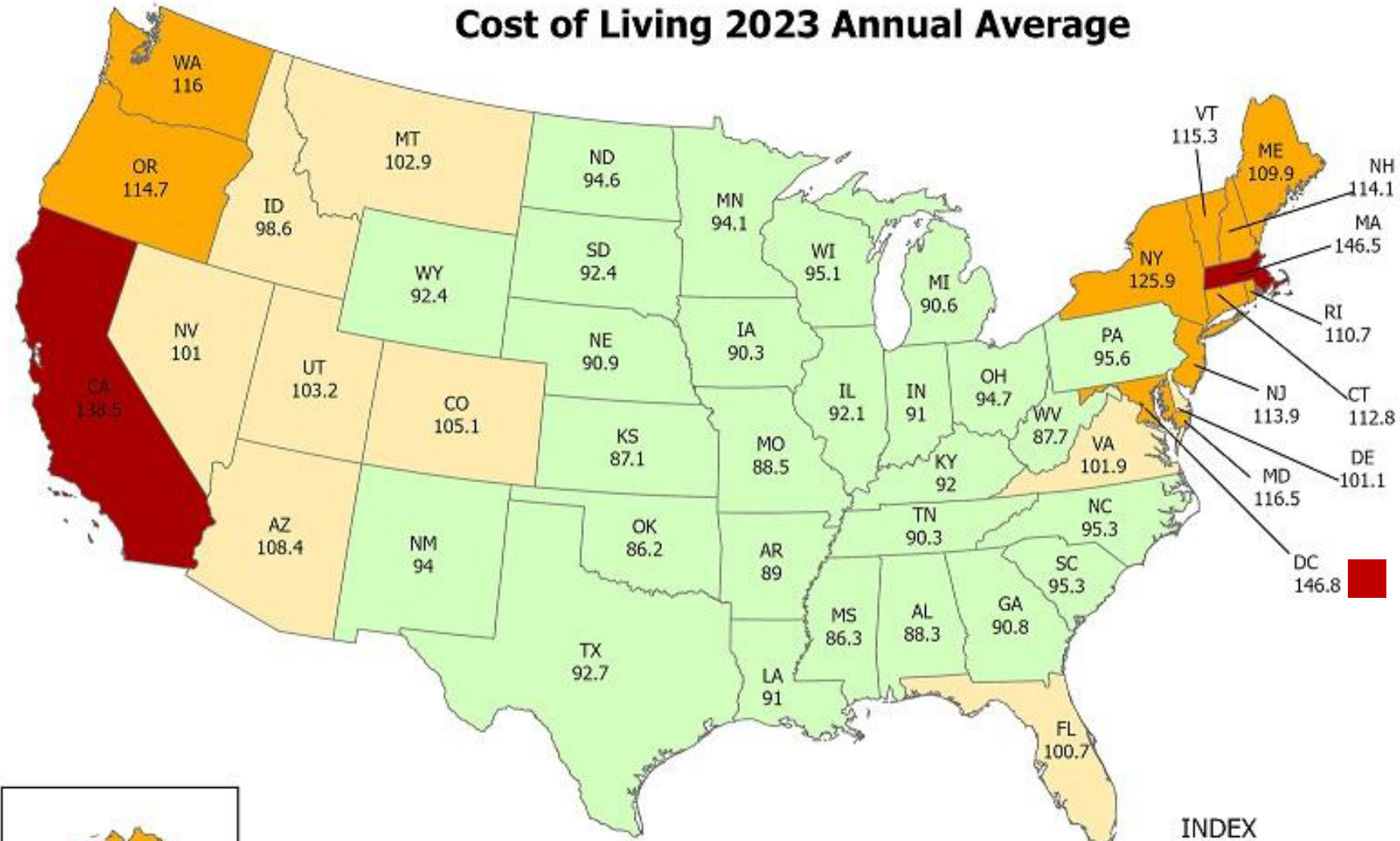
Average Median Rent by State

American Community Survey, 2024



U.S. Census Bureau
American Community Survey

Cost of Living 2023 Annual Average

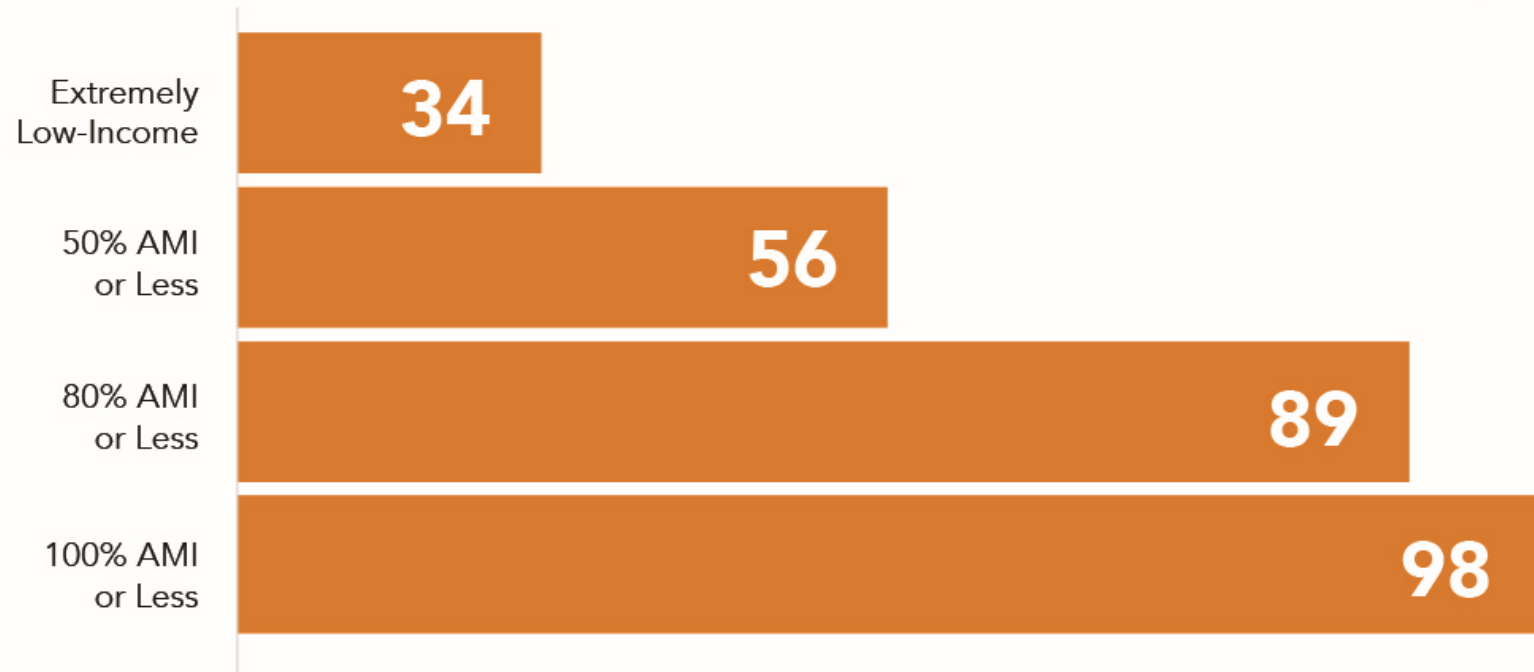


Missouri Economic
 Research & Information
 Center, 2024

THE GAP

THE RELATIVE SUPPLY OF AFFORDABLE AND AVAILABLE RENTAL HOMES INCREASES WITH INCOME

AFFORDABLE AND AVAILABLE RENTER HOMES PER 100 RENTER HOUSEHOLDS, 2022



SOURCE: 2022 ACS PUMS.
AMI = AREA MEDIAN INCOME



National Low Income Housing Coalition

Homelessness is rooted in injustice

Maryland housing policies disproportionately impact Black people:

29%  of Marylanders are Black

57%  of Marylanders without homes are Black



“People experiencing homelessness face socially engineered trauma based on a history of racism and policies that create inequity.”

- Wendy Shaia, EdD, MSW, University of Maryland School of Social Work and Convening on Homelessness Panelist in October 2019



Place Matters

“Where you live too often determines if you live.”

Having a home means you’ll live much longer.

82 years

Wealthiest
Maryland
counties

68 years

Segregated
Baltimore City
neighborhoods

48 years

Homeless



*“For the first time in 51 years, my name is on the lease.
This is my castle. It’s small, but it’s mine.”*

- Charles Himple passed away in 2021, having recovered loving bonds with his family and a home of his own.

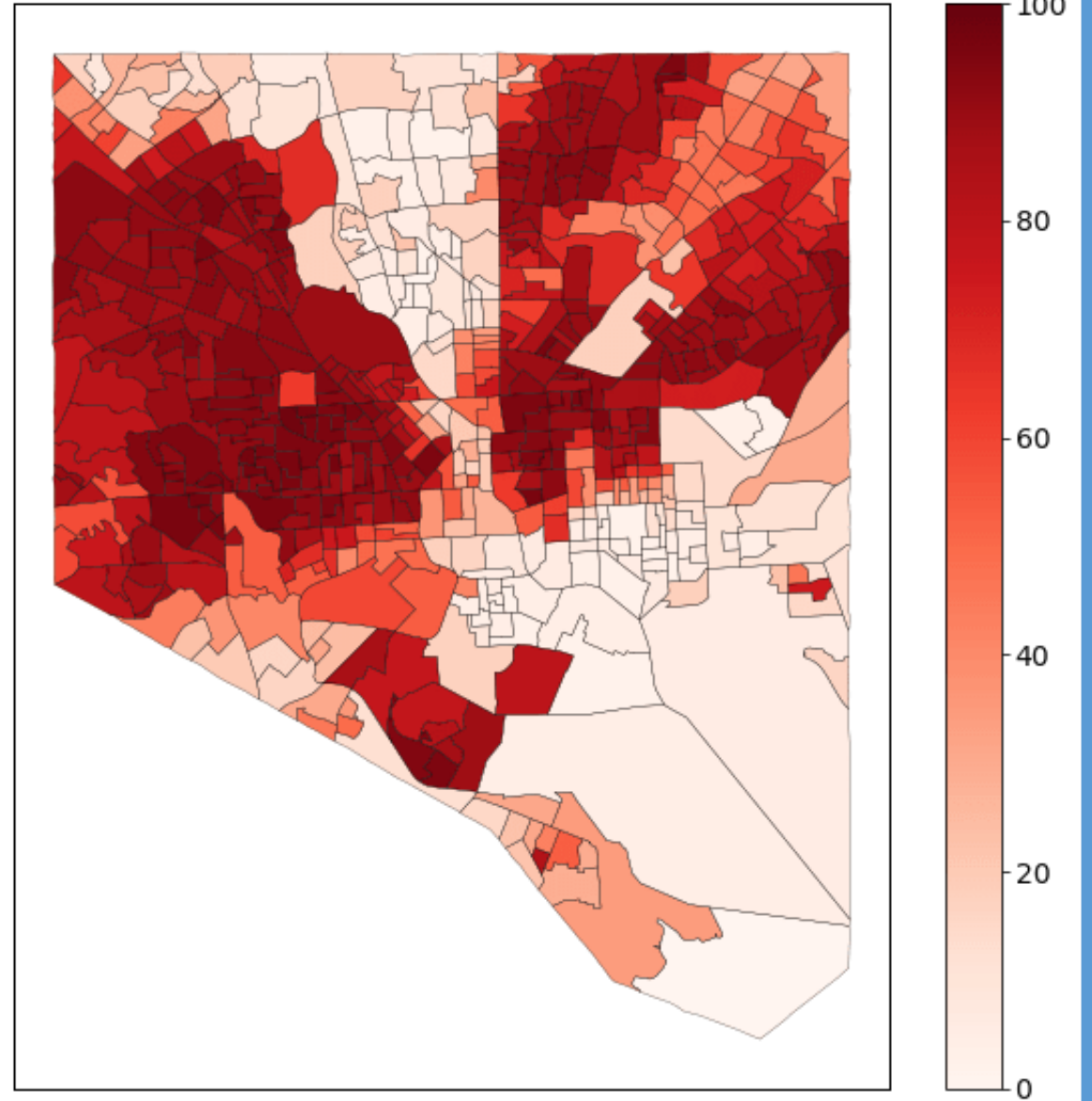


Mapping Racial Inequity

Lasting effects of discriminatory real estate practices...



% Black Population in Baltimore Block Groups



Source: 2020 US Census, Note: Non-Hispanic black population
Peter Horton | peter-horton.com

Homeless Services Paradigms

Housing Readiness

- Dominant 1980s—2000s
- Prerequisites for housing
- Stability in treatment
- Enshrined in policy
- “Creaming”
 - Most stable secured (limited) housing
 - Most vulnerable stayed on the streets

Housing First

- Dominant 2005—2024
- Residential stability as first priority – no prerequisites
- Supportive services essential
- Enshrined in policy
- Bipartisan agreement*

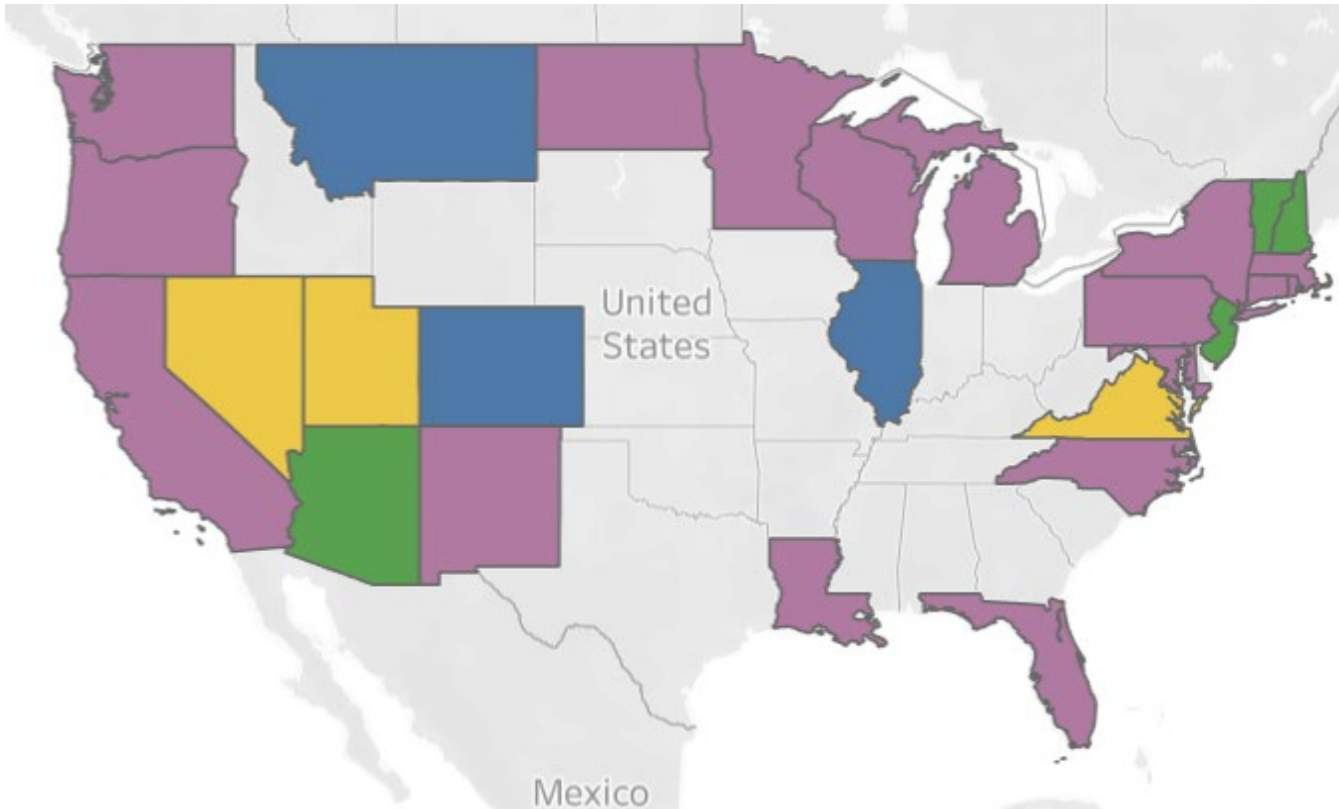
Taking Housing First to Scale...

1. Public-sector reinvestment in affordable housing; housing not just as “market commodity” but “fundamental human right”
2. Leveraging existing tools to develop housing below 50% AMI
3. Sustainable supportive services funding





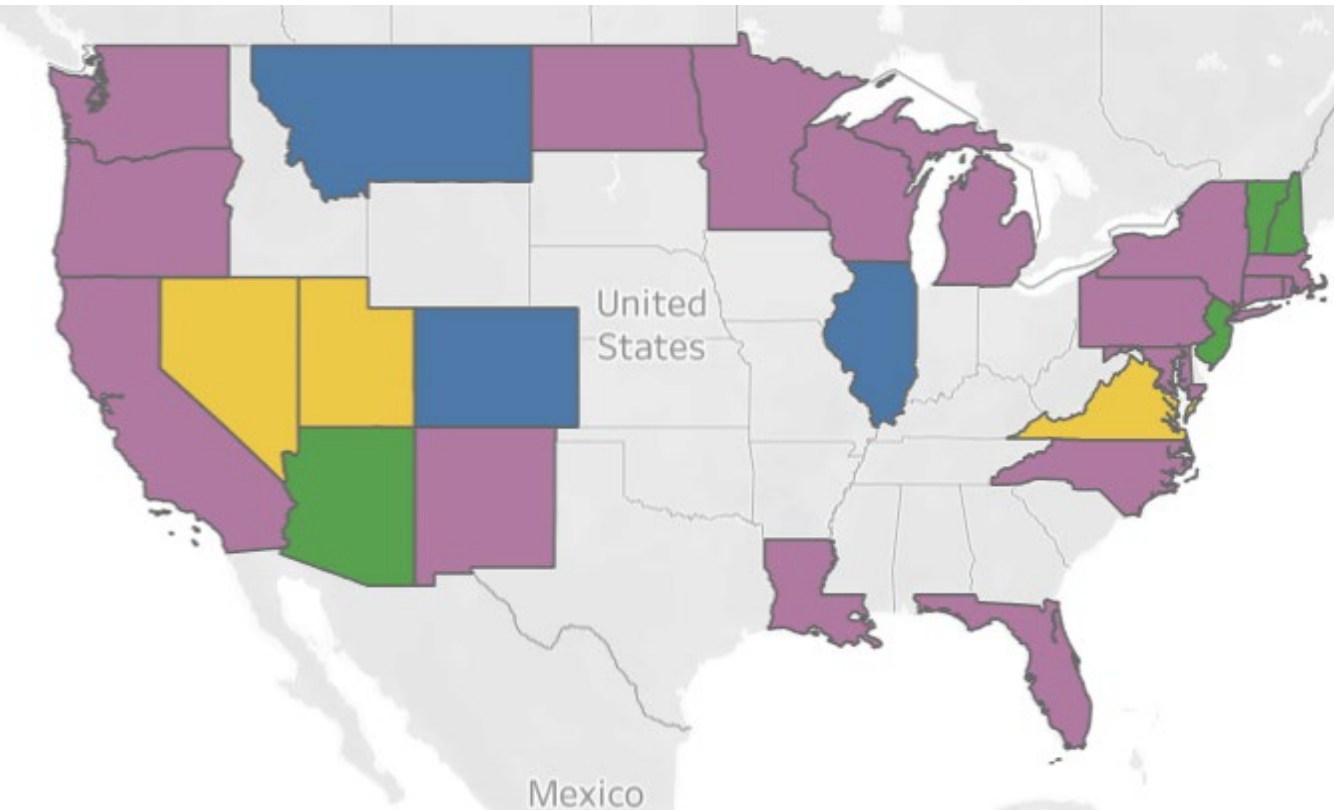
Tenancy Support Waivers



- 17 Active Programs/Pilots (10*)
- 3 Negotiating with CMS (3*)
- 3 Planning (1*)
- 4 Planning post-approval (3*)

Corporation for Supportive Housing, [Medicaid Waivers Map – CSH](#) www.csh.org

“Homeless” or “At Risk” Focused



- Active (10): CA, CT, FL, MA, MD, MN, ND, OR, WA, WI
- Negotiating (3): CO, IT, MT
- Planning (1): VA
- Post-approval (3): AZ, NH, NJ

Corporation for Supportive Housing, Tracking...



Medicaid Supportive Housing Waiver Assistance in Community Integration Services - ACIS

- Maryland Medicaid Pilot under 1115 Waiver (“Supportive Housing Waiver”) 2017
- 300 “slots” statewide; expanded to 600; expanded to 900
- Medicaid enrollees experiencing homelessness (chronic conditions/hospitalizations)
- City/County jurisdictions eligible to apply – supportive services only
- Must leverage local match to draw down federal funds
- 300 households in Baltimore – every hospital providing local match
- 5-Year Hilltop Institute Study



Baltimore ACIS Services Team Structure



- Design
- Financing/Billing
- Leveraging Broader Team Structure
- Challenges



Baltimore Outcomes

- 52% reduction in hospital visits
- 18% reduction in number of individuals with visits

- 60% decrease in emergency department visits
- 53% decrease in inpatient admissions
- 77% decrease in hospital readmissions
- 41% reduction in charges

Health Care for the Homeless, CRISP data, 2022
107 people – 12 months before & after housing placement



Reductions in Hospitalizations related to...

- Alcohol use disorders: 90%
- COPD: 78%
- COVID-19: 79%
- Depression: 69%

Health Care for the Homeless, CRISP data, 2022
107 people – 12 months before & after housing placement



Challenges/Opportunities of Multi-Year Pilot

- Leadership Turnover
- Hospital Engagement Over Time
- Sustainable Model
- Staffing
- Uncertainty of Sustainability
- Comfort with Risk





The Hilltop Institute

UMBC



Summary Report:
Assistance in Community
Integration Services (ACIS)
Program Assessment,
CY 2018 to CY 2021

port



September 15, 2023

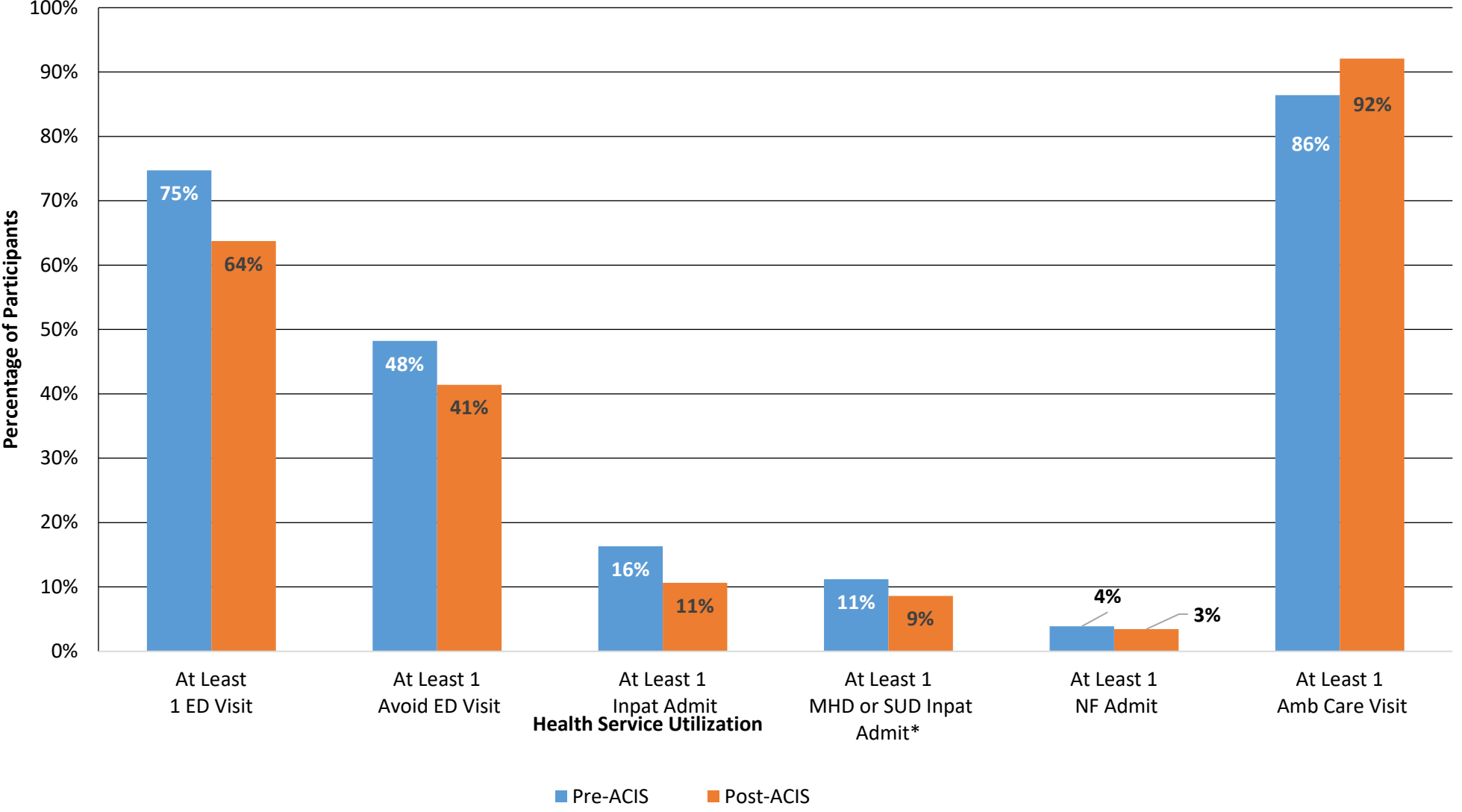
Assistance in Community Integration Services Program Assessment, CY 2018 to CY 2021

- “Statistically significant decline in the average number of ED visits, avoidable ED visits, and inpatient admissions for ACIS participants in the year following enrollment in the program.”
- “Participants with four or more ED visits in the pre- versus post-ACIS year declined 36.8%.”

Hilltop Institute, September 15, 2023



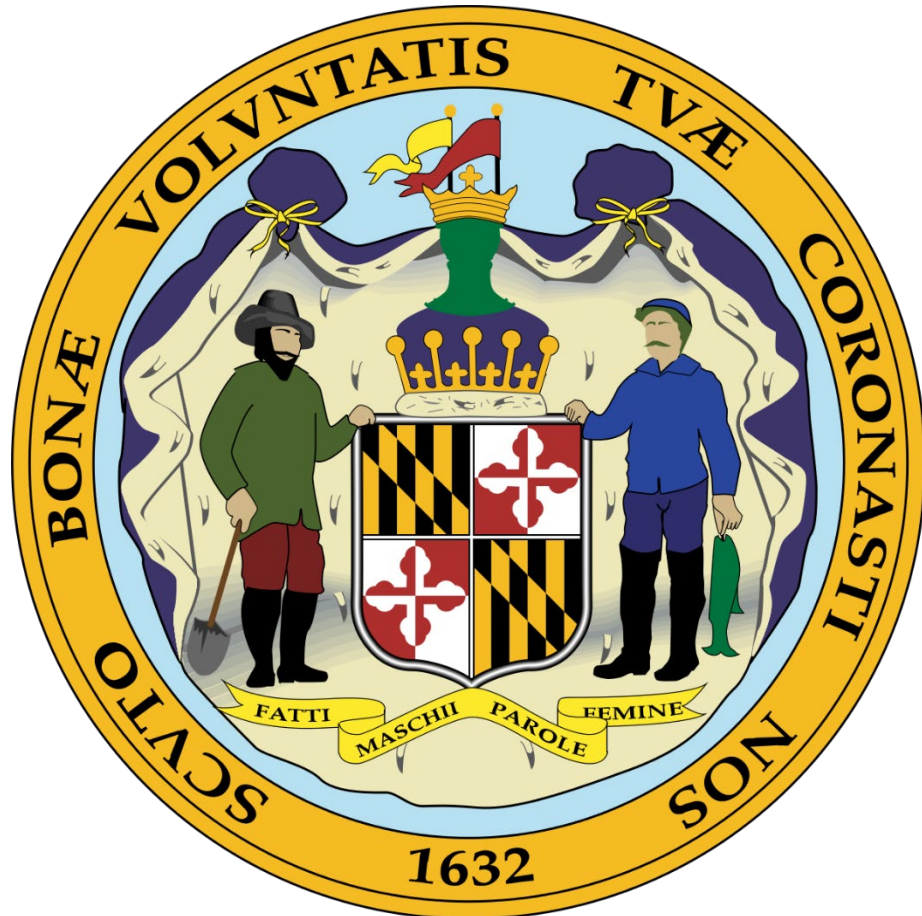
Pre- and Post-ACIS Health Service Utilization of ACIS Participants



* MDH, Hilltop Institute, 2023



2024 Maryland Legislative Session



- ACIS Pre-Session Challenge (Legislators, Advocates, State)
- Governor's Budget (\$5.4M)
- Increased by Legislature (\$6.4M)
- State Takes Over Local Match 7/1/2024
- Planning Statewide Expansion

A photograph of three people in a meeting. A woman with long dark hair is on the left, a man with glasses is in the center, and a man with glasses and a beard is on the right. They are all looking towards the man on the right. The background shows a window with blinds and some office equipment.

Challenges & Success Factors

- Relationships, relationships, relationships
- Build on housing services structure
- Housing!
- Engage leaders of each partner
- Maintain coalition (“Steering Committee”)
- Keep goal in sight: Statewide Expansion
- Build consensus for future goal

Questions?

**HOUSING
= DIGNITY**



Questions?

A few that we have...

- How much more data do we need?
- Are Medicaid supportive housing waivers the right policy move?
- Is focusing on “the most vulnerable” a counterproductive strategy?





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