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Housing with Support Marketing Study Tool

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Housing with Support Market Study Tool

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Introduction

Housing for persons with serious mental illness (SMI) that is permanent, affordable, and supportive is very limited because the availability of these resources is inadequate and subject to significant demand by persons that are disabled or on a limited income. The limited access to housing for persons with SMI is contributing to homelessness and Minnesota has seen a steady rise since 1994 in the rate and number of people that are homeless and coping with mental illness (Wilder Research, 2010a). While some of the impact of disability, homelessness, and limited affordable housing access is known, what remains uncertain is a full understanding of the housing and support need of persons with SMI in Minnesota. Detailed regional and statewide information is necessary in order to accurately assess the housing need for persons with SMI.

To assess the affordable housing and supportive housing needs of Minnesotans with SMI the Housing with Support Market Study Tool was developed to collect housing resource data, housing need data, supportive service data, and consumer need data utilizing common definitions of these elements. By using common definitions the data can be collected regionally and compiled at the state level to provide an understanding of local and state housing need. Once collected the identified housing need information can be used for regional and state planning and the development of affordable and supportive housing resources for persons with psychiatric disabilities.

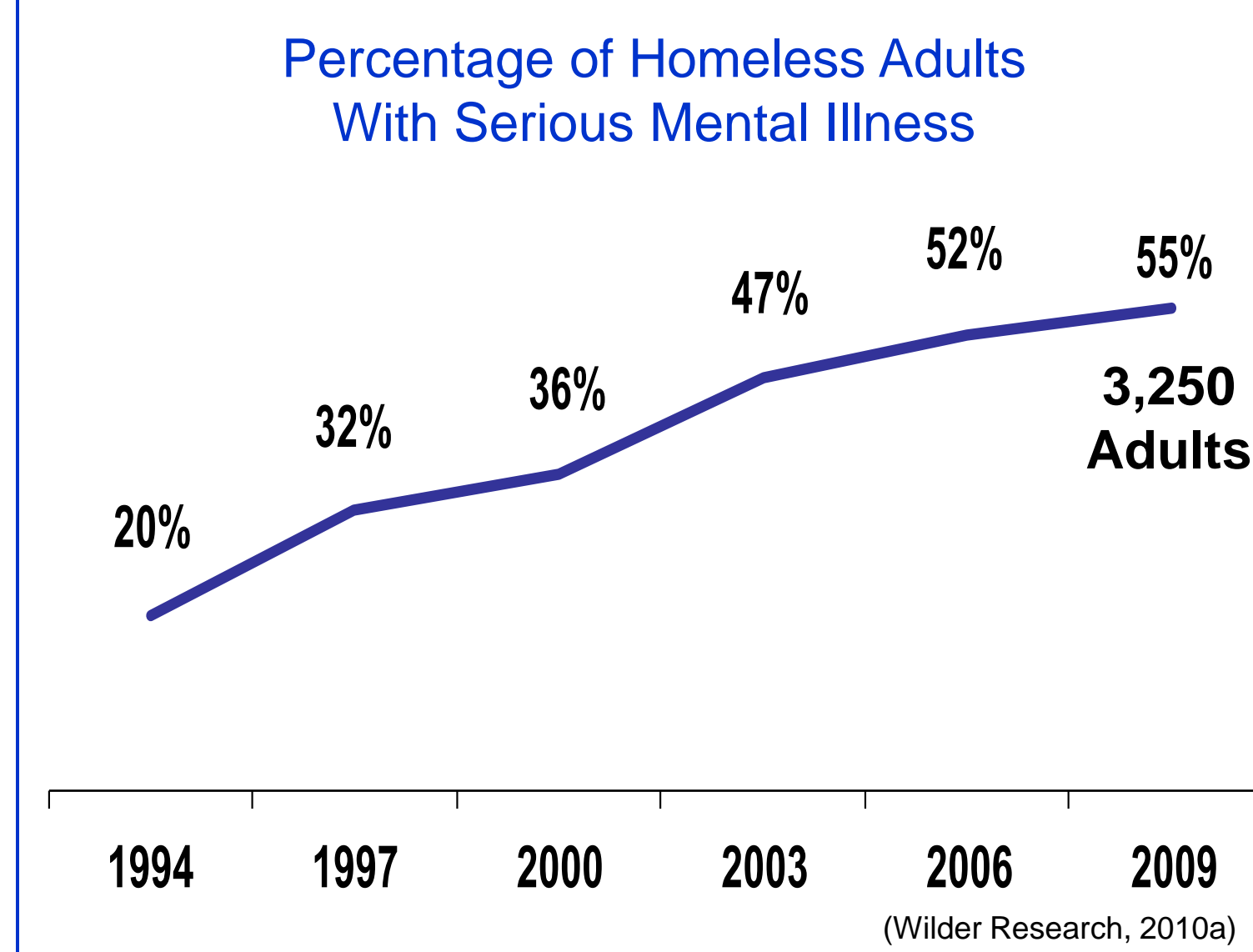
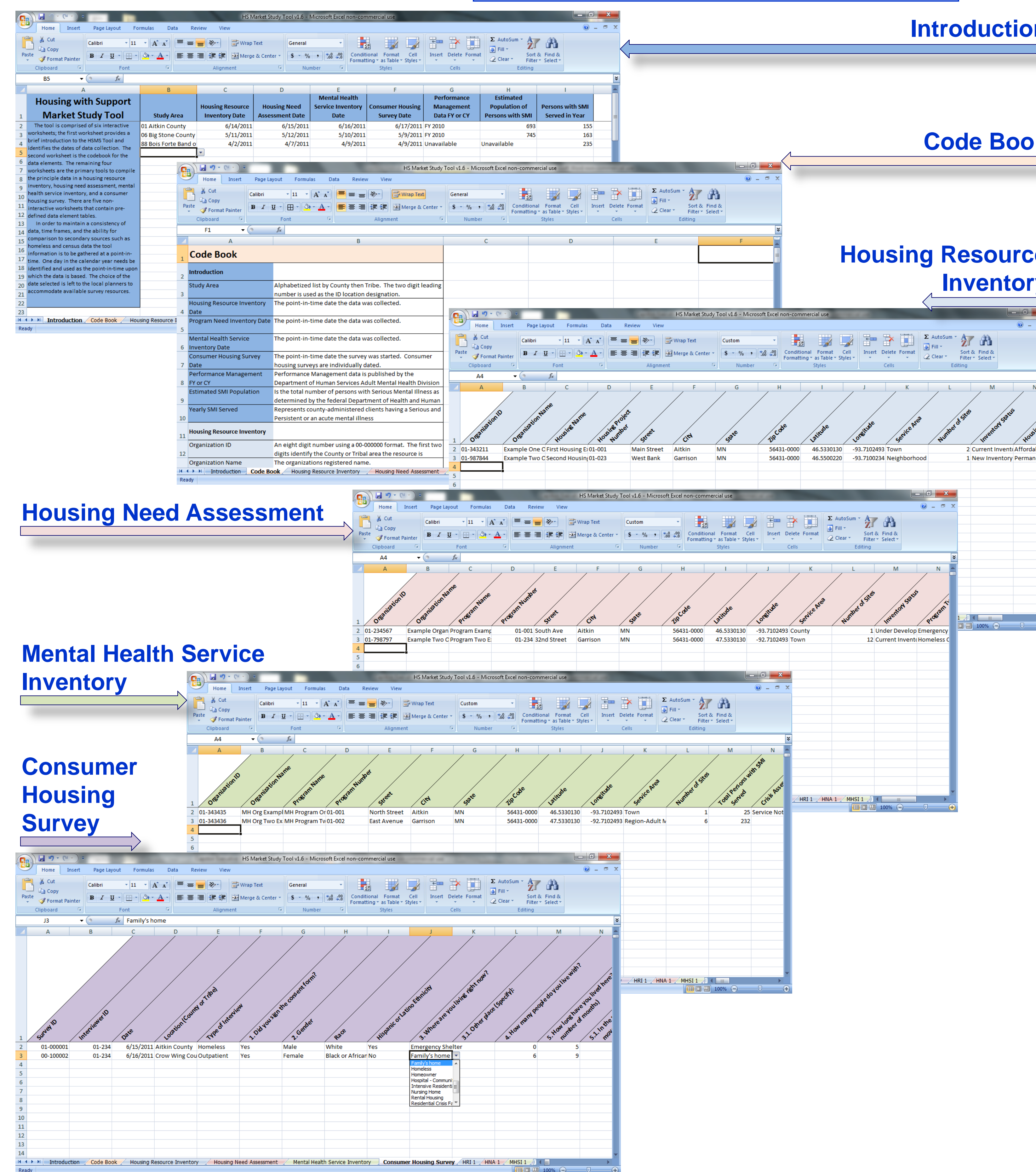
Methodology

The Housing with Support Market Study (HSMS) Tool is a database instrument using a Microsoft Excel workbook. There are five non-interactive worksheets that contain pre-defined data element tables. The primary functions of the tool are contained in six interactive worksheets which are defined as:

- **Introduction:** The first worksheet provides a brief introduction to the HSMS Tool and identifies the County or Tribal study areas, the dates for each of the four assessments, the estimated number of persons with SMI in the study area, and the actual number served during the year are identified.
- **Code Book:** Provides a listing by worksheet and definition of each of the data elements.
- **Housing Resource Inventory:** This resource listing provides data on each housing organization and the affordable or supportive housing resource provided in the study area. Detailed information is collected on housing location by street address and latitude and longitude for geographic mapping, housing inventory and type, the current usage and targeted population, along with rental assistance and service staff resources available.
- **Housing Need Assessment:** This assessment collects information on the number of persons with SMI that are homeless, in transitional or temporary residences, institutional settings pending discharge, or in other circumstances of housing instability. The data will provide information on the need for affordable or permanent supportive housing.
- **Mental Health Service Inventory:** Will identify the available community based mental health services including evidence-based practices and the number of persons served. Program services are identified by location, service area, and the number of sites the service is provided at which can be mapped for comparative analysis.
- **Consumer housing survey:** The Consumer Housing Preference Survey developed by Tanzman (1990,1993) provides a research based instrument for measuring the housing preferences of persons with SMI. The instrument has been adapted to reflect Minnesota housing and service resource terminology.

To maintain a consistency of data, time frames, and the ability for comparison to secondary sources such as homeless and census data the HSMS Tool information is to be gathered utilizing a point-in-time method on one day in the calendar year.

2009 Wilder Statewide Homeless Survey

Recognition and Thank You

Julie Pearson, MSW, LISW - Field Instructor
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Literature Review

The broad demand for housing is identified by the Department of Housing and Urban Development, "Nationally, only 61 affordable units exist for every 100 extremely low-income renters" (HUD, 2011a, p. 9). Demand for affordable housing resources, in which a tenant pays 30% of their income for rent and basic utilities, is seen at the State level where rental subsidies are unavailable or have long waiting lists (HousingLink, 2011, Minnesota Housing, 2010). The impact on persons with SMI is identified in the Minnesota Statewide Homeless Survey during which on a single night in 2009 Wilder Research identified 3,250 homeless persons with SMI (Wilder Research, 2010a). Additionally during the course of the year in 2010 the Project for Assistance in Transition from Homelessness outreach program served 1,940 individuals with SMI across ten Minnesota counties (Travis, 2011). While there is significant demand and need for housing, the evidence-base for affordable permanent supportive housing where a person with SMI has access to the housing they prefer combined with supportive services demonstrates a range of positive outcomes including, housing stability, reduced hospitalization, reduced emergency and justice system services, and an improved quality of life (Nelson, 2010; Gilmer, Stefancic, Etnner, Manning & Tsemberis, 2010; SAMHSA, 2010). A person's housing preference, choice, and control of housing are critical factors in determining positive housing outcomes, so direct input from persons with SMI is a vital component of effective supportive housing (Nelson, Sylvestre, Aubry, George & Trainor, 2007; SAMHSA, 2010).

Results

The HSMS Tool will provide a consistent measure of housing need that can be collected and utilized at the regional level and then compiled by the State to create a picture of statewide need. The Department of Human Services can use the data along with state and regional mental health and housing partners to guide planning efforts and develop policy to effectively serve and house persons with SMI.

Conclusions and Recommendations

The Department of Human Services Chemical and Mental Health Services Administration has identified the need for a market study tool in order to assess the housing needs of persons with SMI (Minnesota DHS, 2010). The HSMS Tool can address this need and help to guide future mental health policy. There are three recommendations to be addressed before the tool can be broadly implemented. The first is to collect an additional round of key informant feedback to fine tune the tool, specifically to assess its use for diverse populations. The second is to develop a form to collect the data needed for the tool in a more user friendly format. The third is to pilot the use of the HSMS Tool in order to assure its effective use.

Implications for Practice

The HSMS Tool is a practical instrument for macro social work practice to collect the data needed for effective policy development. Using current and historical research the tool incorporates the evidence-based practice of Permanent Supportive Housing approaches and theory to identify client need and guide the creation of the tool (SAMHSA, 2010). The utilization of the existing Consumer Housing Preference Survey draws on past research and contributes to the research base for the survey instrument.

References

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 Other references available upon request.