ENVISION FLORIDA...HEALTHY & THRIVING

Community Innovations to Promote Supportive Housing

FSHC Summit Workshop

September 12, 2023

Our Southeast & Eastern Region Teams

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CSH 2023-2027 Strategic Plan | Meeting the Moment

Today's Discussion

- Aligning Resources and Goals at the State Level
- Examples of Braided Funding
- Opportunity for Florida to Lead Nationally

Working together to address Florida's critical housing needs for key populations.

State Leadership
Building a Supportive Housing Pipeline

- Create & Allocate State Resources:
  Rental Assistance & Support Services
- Community Collaborators: engage those to benefit from PSH & their Lived Experience
- Service Providers – Increase Capacity
- Housing Providers – Vital Role & Partner
- Develop Framework for Outcomes & Data Reporting

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The INVESTMENT...

Florida's Unique Opportunity

LIVE LOCAL

Impactful Housing Legislation **Senate Bill 102**

$711 MILLION

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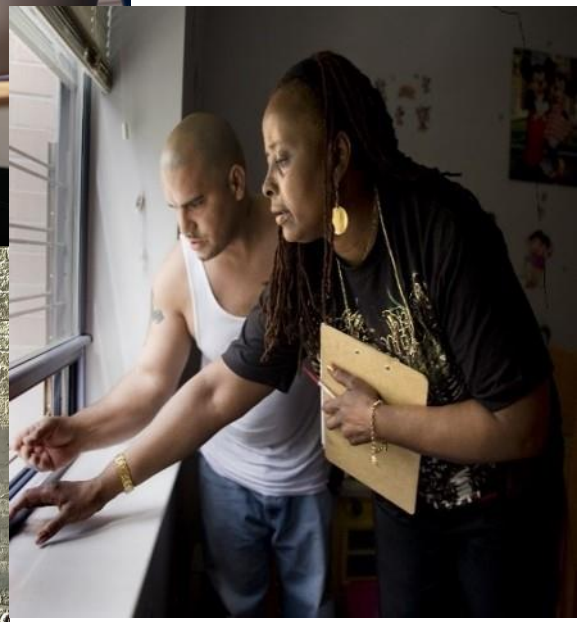
The NEED...



Our Data Paints the Picture

FL's SUPPORTIVE HOUSING NEED BY POPULATION

Individuals experiencing Chronic Homelessness	36% | 4,664
Family Households	30% | 3,822
I/DD, SUD, BH	14% | 1,721
Youth Aging Out of Foster Care	5% | 625

Source: FL Housing Needs Assessment for Special Needs Populations (FHFC and CSH)

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Supportive Housing is the Solution

80% of supportive housing tenants are able to maintain housing for at least a year.

- Use of the costliest (and restrictive) services in homeless, health care and criminal justice systems declines when living in supportive housing
- Supportive housing tenants choose to participate in services even when they are not a requirement for tenancy

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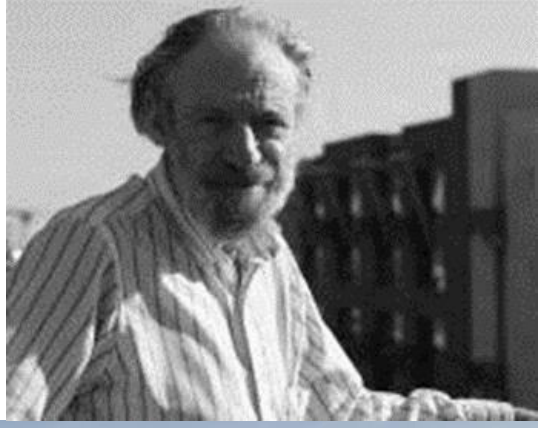

Our Communities All Need Quality Supportive Housing

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12,811
SH UNITS
for FL

The GOAL...

Permanent, affordable, tenant-centered, flexible, independent, voluntary

Examples of System Integration & Braided Funding

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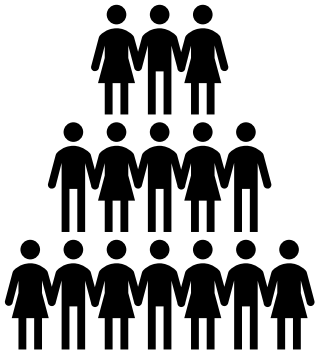
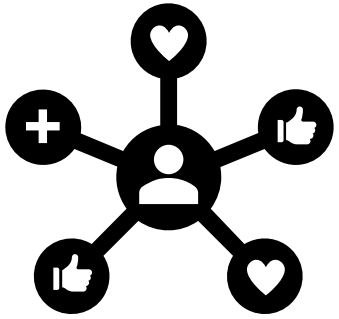
Approaches to funding supportive services

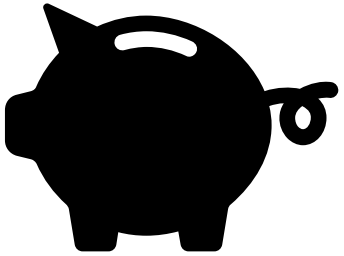
Medicaid
Housing
Related
Services



Capacity
Building



Housing and
services
integration



Flexible
Services
Funding

What are we learning from different states? What Medicaid best practices are evolving?

Agencies need start up/ capacity building funds and technical assistance

(MN and ND)

Medicaid covers most but not all costs/Braided funding guidance needed

How are these Services aligned with Housing? Systemic approach needed

(WA, DC and NH)

Third Party Administrator

(WA)

Per Member/ Per Month Payment Mechanism

(DC and RI)

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What about when Medicaid is not working?

Flexible Services Funding

Supportive Services Transformation Funds

2022
$6M
Services Pilot passed in Michigan

2023
$32M
Supportive Housing Development Fund in Nevada

Services, Capacity building, evaluation

2023
Additional
$13M
for Services passed Michigan Senate

Flexible Housing Pools

Mix of state, local, private, philanthropic funding to seed work including services, landlord engagement, housing coordination, rental subsidy

Chicago, LA, OR

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Michigan

Quick review of last 3 years

Michigan

- Request for $26M for SH services sent to Governor's office from Michigan ICH
- (Minimal) advocacy with state legislature
- $6M appropriated in current year's state budget
- RFP released by MDHHS w/ TA from CSH (for MDHHS & SH providers)

Near & Long-term Strategies

- Advocating for more funding through state legislature & working to create recurring fund
- Convening SH providers to refine the ask and build coalition
- Working to maximize Medicaid reimbursement (SH providers; state Medicaid office)

Key Takeaways

- Capitalize on opportunity & don't let lack of specific strategy get in the way
- Learning curve on details of state budget process
- Lobbyist and coalition would be incredibly helpful, but we have made progress anyway

SSTF Budget Request

Appropriate $28M starting in FY24 to the Michigan Supportive Services Transformation Fund (SSTF)

through MDHHS Bureau of Community Services, stepping down the total investment to $3M by 2033.

- **Target funding to existing SH tenants** needing additional services to maintain stability and currently **homeless households moving into SH** with rental support through HCVs, LIHTC programs, and/or CoC rental assistance.
- **Allocate $1M per year for first 3 YRS - Capacity building & TA** (SH providers - develop & sustain high quality service delivery systems - build administrative capacity to leverage Medicaid)
- **Require MDHHS to enhance the Medicaid Housing Assistance benefit to maximize coverage of the pre-tenancy and tenancy supports** needed for SH tenants, reimburse SH providers at a sustainable rate, and minimize eligibility criteria to the greatest extent possible.
- **Require MDHHS to report to the Senate Housing & Human Services Committee in 2025 including outcomes from the initial investment of funds and changes being made to the Medicaid Housing Assistance code** to maximize utilization of Medicaid for SH services.

Nevada

Nevada Commits $500 Million Investment in Affordable Housing

Multi-Family Development / New & Preservation:
$450 million

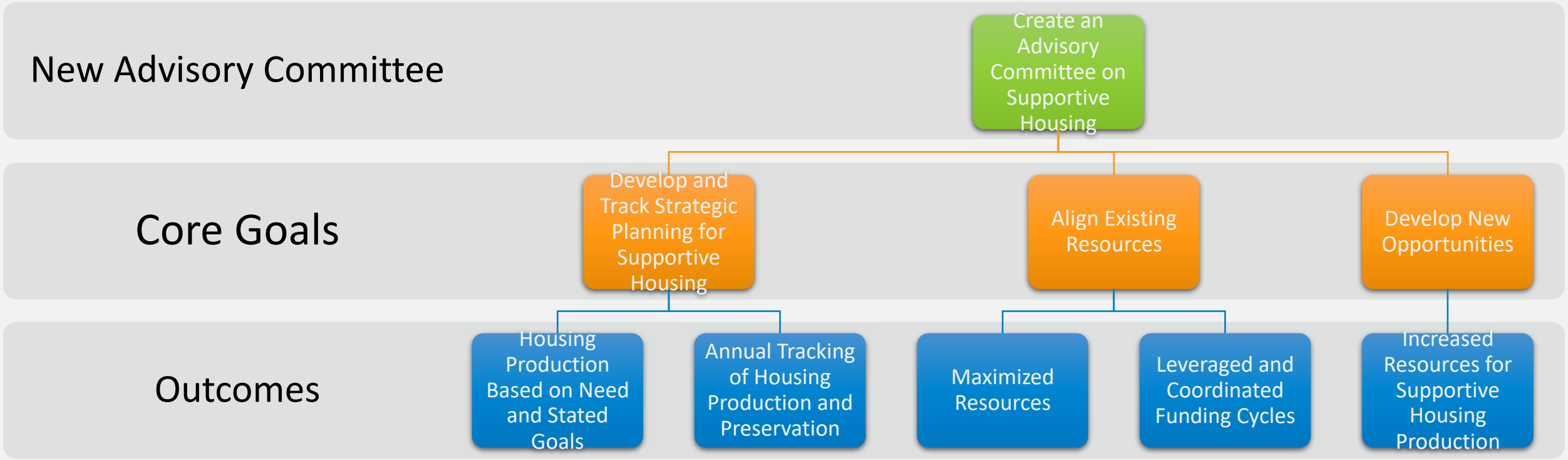
- 2,800 units created
- 1,077 units preserved

Home Ownership: $28 million

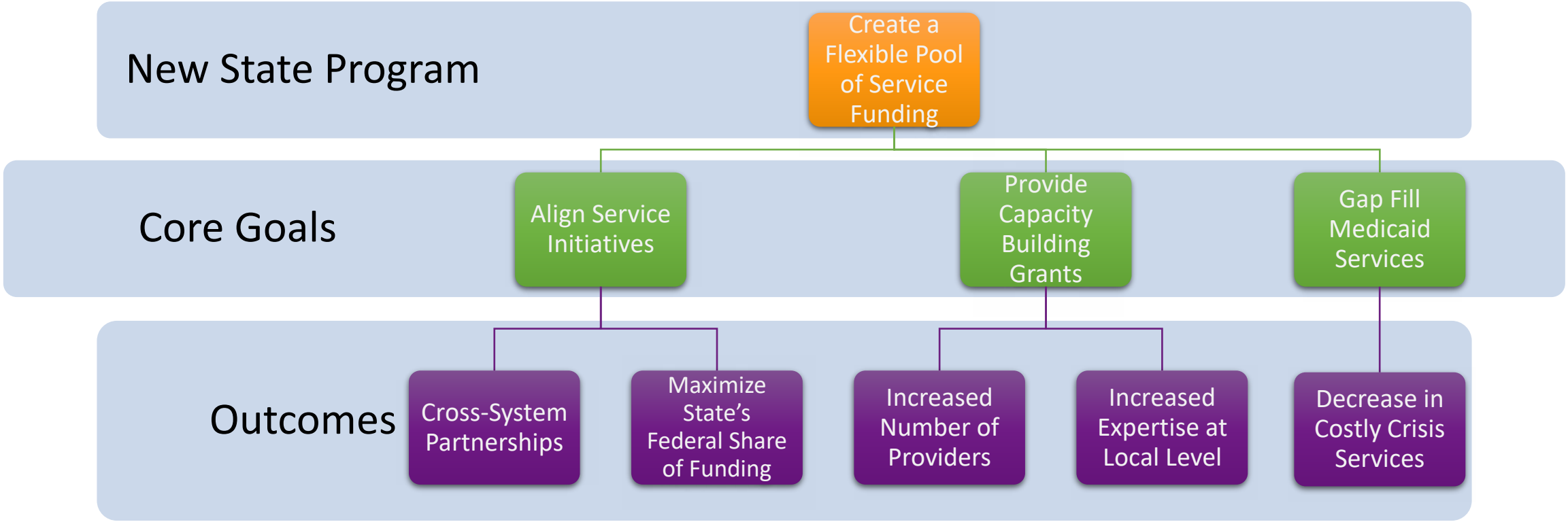
- 1,554 families/households assisted

Land Acquisition: $22 million

Infrastructure for Supportive Housing Accountability



Nevada Supportive Services Transformation Fund



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BDR 25-1032 → AB310 → NRS Chapter 481
NV Supportive Housing Development Fund

- Creates a **Supportive Housing Development Fund** administered by the Nevada Housing Division
- **Assesses and measures the outcomes** to demonstrate the cost avoidance of providing supportive housing
- Works with **Interagency Council on Homelessness to Housing (ICHH) to Award Grants**
- **Defines Supportive Housing** and aligns definition with ICHH definition
- **Accountability** to the Governor and Chair of ICHH
- Funds can be **accepted from Multiple Sources**
- **Provides $32.2 million** to carryout the grant program

Nevada Revised Stature (NRS) Chapter 481

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NEVADA Housing Coalition

Key Features of AB310

Creates the infrastructure to fund supportive housing development projects by bringing service resources to the funding table.

Establishes a Grant Program

- ❏ Administered by the Housing Division
- ❏ Develops and implements a supportive housing program at the state level

Requires Cross-Sector Partnerships

- ❏ Works with the Interagency Council on Homelessness to Housing to Award Grants
- ❏ Accountability to the Governor and Chair of ICHH

Aligns Resources

- ❏ Can accept funds from multiple sources
- ❏ Requests $32.2 million to initially fund the grant program.

The Political Strategy

Governor's Priority

- Behavioral Health
- Addressing Homelessness in the Resorts Corridor
- Pilot Programs to Demonstrate Effectiveness

Connections to the Governor's Office

- Lobbyist Former Republican Governor Staffers
- Relationship with Chief of Staff

No New Taxes

- Governor ran campaign promising no new taxes
- Fiscal conservative

Cost Effective

- Needed to Convince Fiscal Conservatives
- Relied on Denver SIB

Key Champions

- Legislative Assembly Representative
- Nevada Housing Coalition

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Mini-Break (5 mins)

What's on Your Mind?

Apple Health and Homes

Washington State Department of Commerce

Apple Health and Home (WA State)

Apple Health & Homes (AHAH) is a multi-agency effort that pairs healthcare services with housing resources for some of the state's most vulnerable residents. The initiative aligns housing resources (capital financing and rental/operations assistance) with supportive services through the Health Care Authority's (HCA) Foundational Community Supports (FCS) program.

Highlights:

- Capital and operating investments for housing
- Housing and services eligibility criteria matched
- Philanthropy supported capacity building investment

Link to Legislation

CSH WEBINAR: Aligning Eligibility Criteria for Housing and Housing Related Services – Lessons Learned from Washington State's Apple Health and Home Program

Friday, October 6 | 1:00PM - 2:30PM ET - Register Now

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MASH Pay for Success

Service & Operating

EXPANDED ELIGIBILITY

Participants were selected based on criteria like past use of acute care services and medical diagnoses. Expanded eligibility allowed providers to house the individuals who would most benefit from PFS housing and supportive services. *This data-driven approach can increase cost savings and is different from the use of strict definitions like "chronically homeless."*

MEDICAID TENANCY SUPPORTS

Individuals experiencing homelessness often turn to acute and emergency care, which raises Medicaid (MassHealth) costs. Using Medicaid dollars to support "high utilizers" in housing reduces overall health-care costs. *MASH PFS has led to the expansion of Medicaid-funded tenancy supports for eligible individuals.*

LOW-THRESHOLD RENTAL ASSISTANCE

Rental assistance is often necessary to keep people stabilized in housing, but many vouchers and other forms of assistance require individuals to meet strict eligibility requirements. *Low-threshold rental assistance removes compliance-based barriers and helps to house people who might not be able to access other sources of assistance.*

MASSACHUSETTS HOUSING & SHELTER ALLIANCE

United Way

United Way of Massachusetts Bay and Merrimack Valley

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NYS Empire State Supportive Housing Initiative (ESSHI)

- Supportive Housing **service and operating funding** across the State.
- **Multiple target populations** with disabling condition(s).
- Funding designated for **nonprofit organizations** with experience in providing housing services to individuals, families and/or youth experiencing or at risk of homelessness.
- **Up to $25,000 in services and operating funding** is available annually for each qualifying individual.
- Contracts are renewable for **five-year terms**

(subject to the availability of State funding, once awarded.)

HomeFirst Atlanta (GA)

560+ PSH Units

- Partnership between Invest Atlanta, acting for the City of Atlanta, and the United Way of Greater Atlanta's Regional Commission on Homelessness (RCOH).
- In 2016, RCOH secured $15 million in initial private commitments and challenged the City to match dollar for dollar with public funds.
- $50 million public and private partnership, with the City of Atlanta committing $25 million to match private contributions to the initiative.

>4,000 Affordable Units

Yielded Numerous Integrated, Mixed-Income Developments
Collaborative Calibration Committee | CoC Governance Oversight

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HomeFirst Atlanta (GA)
Community Spotlight: THRIVE Sweet Auburn

Integrated, Comprehensive Mixed-Use Development Model

- New Construction
  - ✓ 117 total units (23 PSH)
- Onsite health & wellness clinic
  - ✓ CAPN
  - ✓ Open Hand ATL
- Workforce development
  - ✓ First Step Staffing
- Community Engagement Center
  - ✓ Rapid Rehousing
  - ✓ Support services

Partnership between Project Community Connections, Inc. & Mercy Housing Southeast.

CCBHC & Supportive Housing

Certified Community Behavioral Health Clinics

- Receive flexible funding to expand the scope of mental health and substance use services in their community and serve anyone who walks through the door, regardless of their diagnosis or insurance status.
- Provide access to mental health & substance use care much faster than the national average wait time of 49 days, with the vast majority offering access within a week or less.
- They are funded either through a demonstration program or through SAMHSA grants that help clinics in dozens more states take on the activities and services of a CCBHC

2022 CCBHC Impact Report

Expanding Access to Comprehensive, Integrated Mental Health & Substance Use Care
National Council for Mental Wellbeing

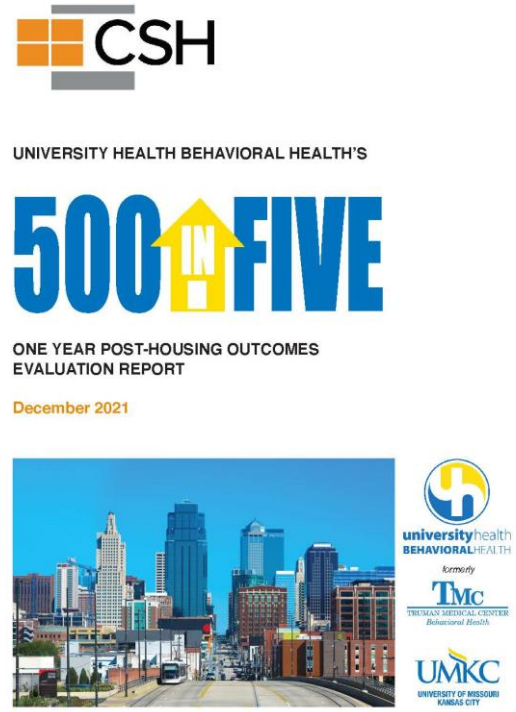
500-in-Five-Report

CSH & University Health One-Year Post-housing Outcomes Evaluation
CCBHC in Kansas City's Supportive Housing Initiative

CCBHC + HOUSING VOUCHERS = PSH

EMERGING MODEL FOR PSH: CCBHCs

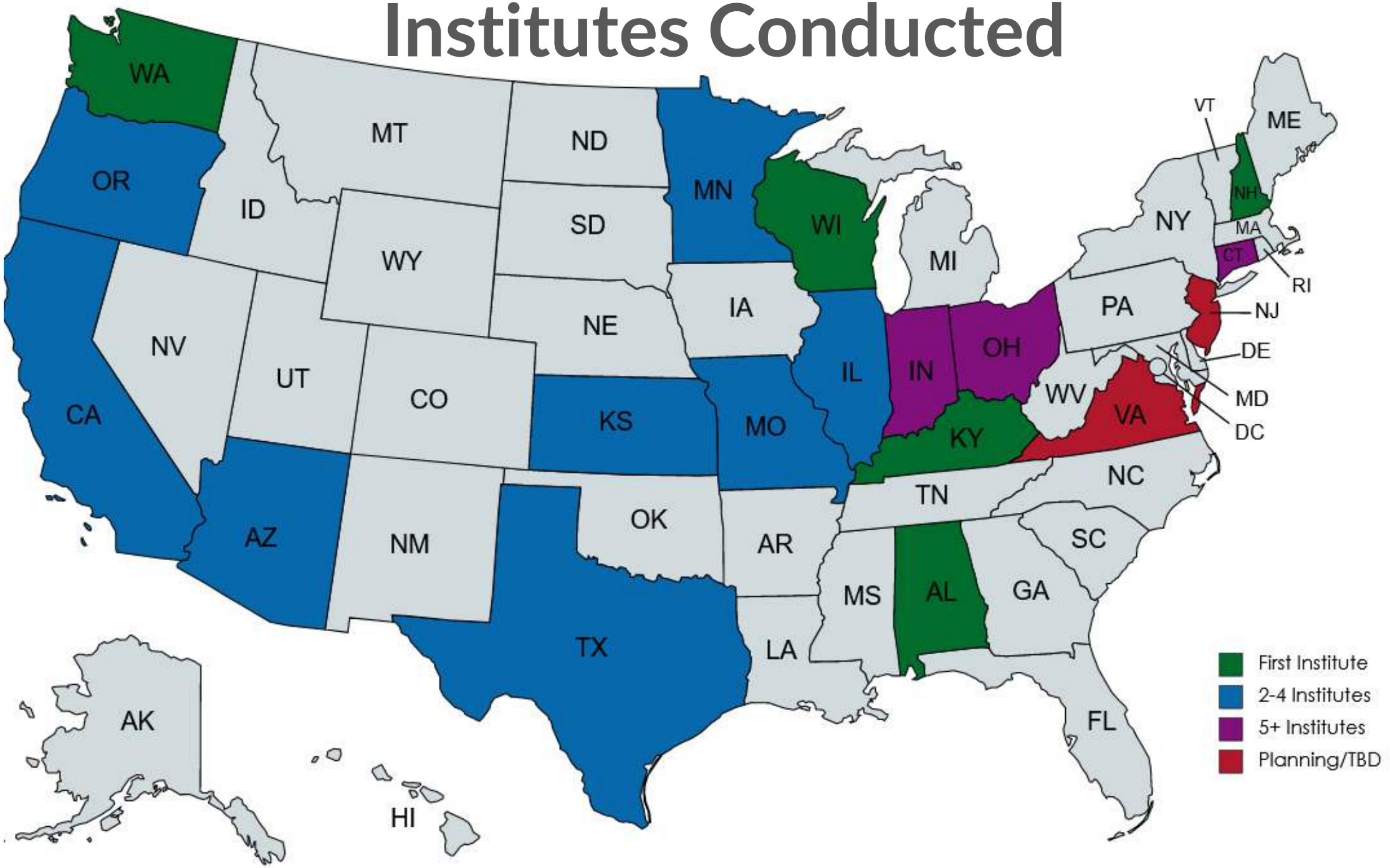
- Provide services to people in SH
- Bill the state BH agency in 15-minute increments for case management, counseling, group therapy, etc.



Oregon Supportive Housing Institute Graduation March 2021 – Cohort #1

What is a Supportive Housing Institute?

Institutes Conducted



Training Schedule

Training Session: Part 1	*9am-10:25am PST*
Break from *10:25am-10:35am* PST	
Training Session: Part 2	*10:35am-12:30pm PST*
Lunch from *12:30pm-1:30pm* PST	
Team Work and Office Hours	*1:30pm-2:30pm PST*
Report Out and Evaluation	*2:30pm-3pm PST*

2022 SCHEDULE	TRAINING TOPICS
Day 1 **May 10**	**Introduction to the Institute, Housing First**
Day 2 **May 11**	**Quality Supportive Housing and Project Visioning**
Day 3 **June 14**	**Operations in the First Year; Building Community Support; Individual and Community Resilience**
Day 4 **June 15**	**Supportive Services and Coordination**
Day 5 **July 12**	**Trauma Informed Design and Tenant Voice**
Day 6 **July 13**	**Property Management and Services Coordination**
Day 7 **August 9**	**Finances Part 1: Service Budgets**
Day 8 **August 10**	**Finances Part 2: Capital & Operating Budgets**
Day 9 **September 13**	**Fair Housing, Coordinated Entry, Housing Retention**
Day 10 **September 14**	**Progress Check**
Day 11 **September 15**	**Project Reveal: Final Project Presentations to Local and Statewide Stakeholders**

Supportive Housing Development Institutes

	Northern VA	Indiana
Funder	VA Department of Behavioral Health and Development Services	Indiana Housing & Community Development Authority
Access to Funds	$200K Pre-Dev Grant and Service Funding	Non-competitive or set-aside IHCDA capital funding
History	1st Institute	14th Insitute
Goal	Enacting systems change and pipeline development	Capacity building and pipeline management
Results	5 Projects in Pipeline - ~100 units	50 projects with 1,279 units of supportive housing 10 funded developments in the pipeline with an additional 266 units 9 post-Institute teams in the process of applying for funding Over 90% housing stability

Discussion | Q&A

Aligning & Braiding Funding for Supportive Housing in Florida

CAPITAL

- SAIL, SHIP
- CDBG
- HOME | HOME-ARP
- LIHTC
- Bank CRAs
- Housing Bonds
- USDA Rural Rental Housing Loans
- Community Contribution Tax Credit Program (CCTCP)
- Neighborhood Stabilization Program (NSP)
- Multifamily Mortgage Revenue Bond (MMRB) Program

OPERATING

- HUD 811 & 202
- Local PHAs (PBVs, MS, VASH)

***** Key Consideration to Fill the Subsidy Gap: Create a State Rental Assistance Program (SRAP)***

SERVICES

- FL Managing Entities (ME's)
- CCBHCs
- FQHCs
- CBCs (Child Welfare)
- Local CoC Providers
- Hospitals (*community benefit $$*)

HCA Florida, Baptist Health, Cleveland Clinics

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How does this work in Florida?

Collective Community Readiness

Political leadership, Continuum of Care (CoC) leadership, Public Housing Authorities (PHAs), HUD multi-family owners and operators, mainstream affordable housing developers, and PSH providers understanding and committing to Supportive Housing/ Permanent Supportive Housing strategy

Envisioning & Scaling SH in Florida

OVERALL SH GOAL: Effectively stabilizes FL's Families & Disabled Residents through quality, resident-centric housing design and system coordination

WHERE ARE WE NOW…?

- Rising Rents
- Higher Rates of 1st-time homelessness
- Shrinking Field of Social Services Professionals
- People on Fixed Incomes (Seniors, Disabled) & Low-Income (Families) are being priced out.

Supportive Housing Can Produce Health Care & other System Savings

– combining affordable housing & wrap-around services can reduce/eliminate system-generated costs.

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What's on Your Mind?

- **From the Ground Up -- Florida's Top 3 Supportive Housing Priorities…**?
- Accelerate SH Collaboration & Investment: **what partnerships have created programs where funding for housing & services have been combined**?
- **Types of intensive services needed most** – Housing navigation, Landlord engagement, BH/Physical health services, Employment/training, Food security
- **Hiring/Retention/Capacity --** where & how would you like to see change?
- **What policy changes** must we consider to scale SH in Florida?

Questions?

Learn more at www.csh.org

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Thank You & Stay in Touch!

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