

Pennsylvania Health and Housing Initiatives

A presentation for the Housing
Alliance of Pennsylvania's
2023 Homes Within Reach
Conference

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Department of Human Services

Introductions

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Agenda/Objectives

Overview of National Housing and Health Initiatives and Best Practices - CSH

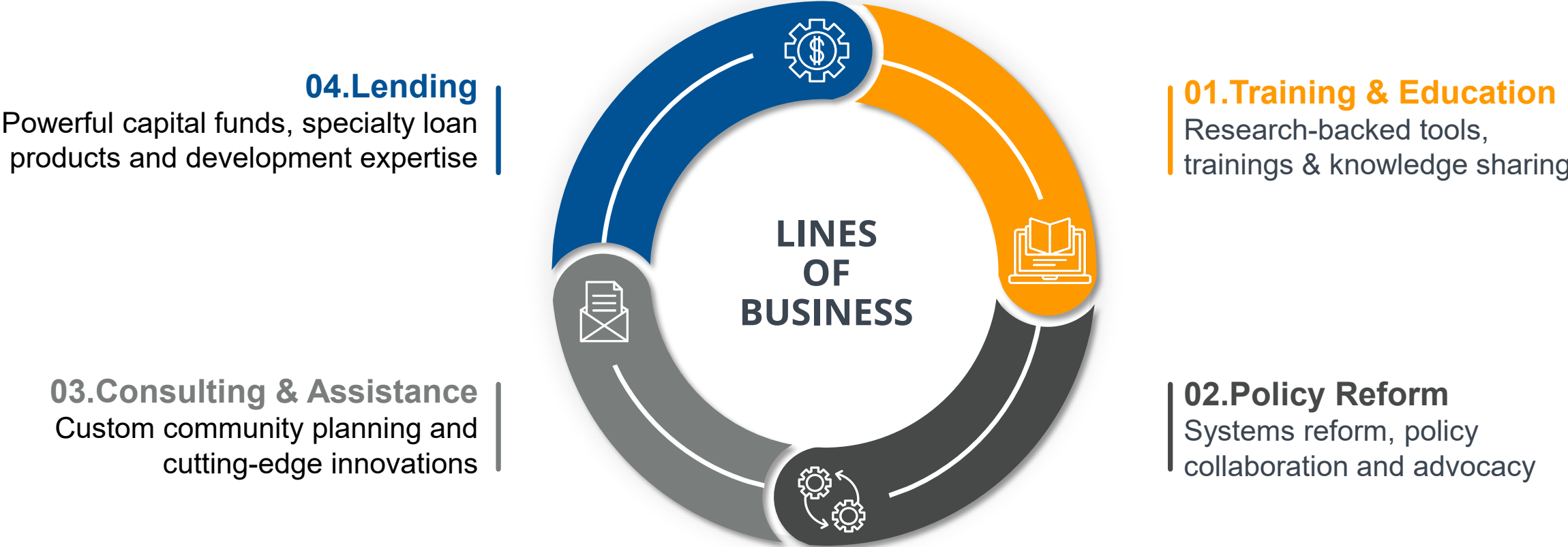
PA Health For Housing Investment Update – PHFA

Health and Housing Updates from Department of Human Services - DHS

Questions and Answers

What We Do

CSH is a touchstone for new ideas and best practices, a collaborative and pragmatic community partner, and an influential advocate for supportive housing.

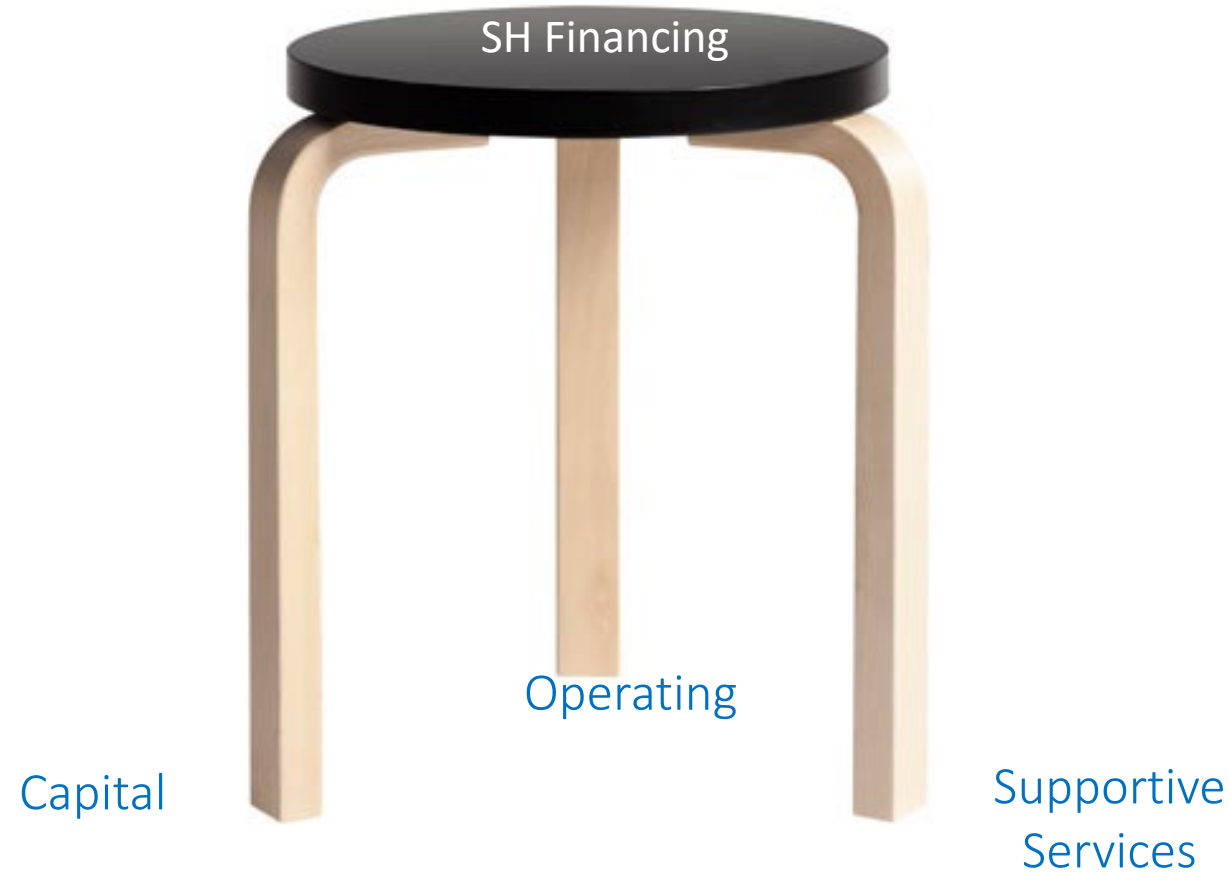


Health Care Investment In Housing: The How not the Why

- While there are many examples of healthcare and housing partnerships, we will focus today on:
 - Hospital and Health System Investments
 - Managed Care Organization Investments
 - The role Medicaid can play in creating and sustaining housing opportunities.
 - Government's role in Health and Housing



SH Financing as a Three-Legged Stool



Supportive Housing Funding Categories

Capital

- Development
- Construction
- Renovation

Operating

- Staffing
- Programming operations
- Maintenance
- Compliance regulation

Services

- Behavioral health services
- Substance use services
- Aging services
- Case management
- Tenant services

Typical Funding Sources

Capital

- Low Income Housing Tax Credits
- National and Local Housing Trust Fund
- HOME
- Community Development Block Grants
- State and Local Housing Finance Agencies
- Local Community Development Agencies
- FHLB (Gap Funding)
- Capital Campaign (private donations)
- Donated Land and Extended Use Leases
- Conventional Debt

Operating

- HUD McKinney Vento Rental Assistance
- Public Housing Authorities and Vouchering Entities
- Housing Choice Vouchers
- State and Local Rental Assistance Programs
- HOME (configured as rental assistance)
- Capitalized Developers Fee
- Tenant Rent Contribution

Services

- CoC Services Grants (limited)
- Medicaid Waiver Services
- Medicaid Billed Services
- Community Service Block Grants
- State and Local Service Programs
- SAMHSA services: Assertive Community Treatment, Intensive Case Management, Health and Behavioral Health Services
- HRSA services: FQHCs, HCH and Full Service
- Justice Reinvestment

When developers and health institutions get together...



Developers can offer...

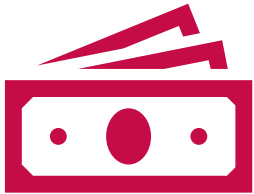
- ✓ Ability to execute important projects in disinvested or rapidly gentrifying neighborhoods
- ✓ Understanding of market forces and what is feasible
- ✓ Stabilization of neighborhoods around the medical campus
- ✓ Community ties
- ✓ Low-risk, high-impact mission investment opportunities
- ✓ Platform for improving health outcomes and reducing spending on unneeded health care services such as emergency room visits
- ✓ Development of workforce housing



Health institutions can offer...

- ✓ Land at below-market price
- ✓ Support (financial or in-kind) for resident services, including telemedicine, transport to health care providers, nutrition programs, etc.
- ✓ Influential support on policy and regulatory issues
- ✓ Anonymized data about local needs
- ✓ Financing—predevelopment, equity, guarantee, patient loan capital
- ✓ Anchor tenants or master leases for ground-floor spaces in new mixed-use developments

How can a Hospital Invest in Housing?



Financial
Investment/Donation



Donating Underutilized
Hospital Assets



Hospital Community
Benefit

How can an MCO Invest in Housing in PA NOW?



Capital Investment of
Low-Income Tax
Credits



Pilot projects with
housing and homeless
sector partners.



Staffing Requirements



Value Based Payment
Arrangements



Profit Sharing
Investments in SDOH

How are MCOs in other States Investing in Housing?

In Lieu of Services Flexibility and coverage of Health Related Social Needs (HRSN)

State SDOH or Homeless sector priorities for MCO Performance Improvement Projects

Data sharing with Homeless Sector for priority development

Covering Tenancy Support Services via different Medicaid authorities

Financial Investments in Affordable Housing Development/Preservation

Financial Instruments

Loans

- **EXAMPLE:** The Boston Medical Center committed a \$600,000 zero-percent loan to support the development of a 60-unit affordable housing development in Roxbury

Equity

- **EXAMPLE:** The health plan UPMC for You made an equity investment of \$20 million of its reserves in a minority-owned real estate fund that invests in gentrifying neighborhoods

Guarantee

- **EXAMPLE:** Leveraging its balance sheet, Nationwide Children's Hospital provided a \$1.5 million guarantee to create a loan loss reserve

CASH DEPOSITS

- **EXAMPLE:** More than \$500,000 of Common Spirit's community investment allocation is invested in community credit unions.

Eastside Campus – Blackburn Center

Central City Concern (CCC) Portland Oregon

Organization Type: Private Not-for Profit FQHC, housing and service provider

Role: Owner, Developer, Housing Provider, Service Provider

Uses:

- Health: Primary Health, SUD, MH, Pharmacy
- Housing: 51 Respite, 124 Affordable, PSH and Recovery Units

Primary Financing: New Market Tax Credits, Low Income Housing Tax Credits, \$21.5M Hospital and Health System Investment*



St. Joseph's Health System (dba MercyCare) Decatur Street Clinic Expansion – Atlanta GA

Organization Type/ Role:

MercyCare: Private non-profit FQHC and service provider; QALICB Owner of clinic

Pennrose Partners: Private for-profit housing developer; General Partner Owner in housing joint venture

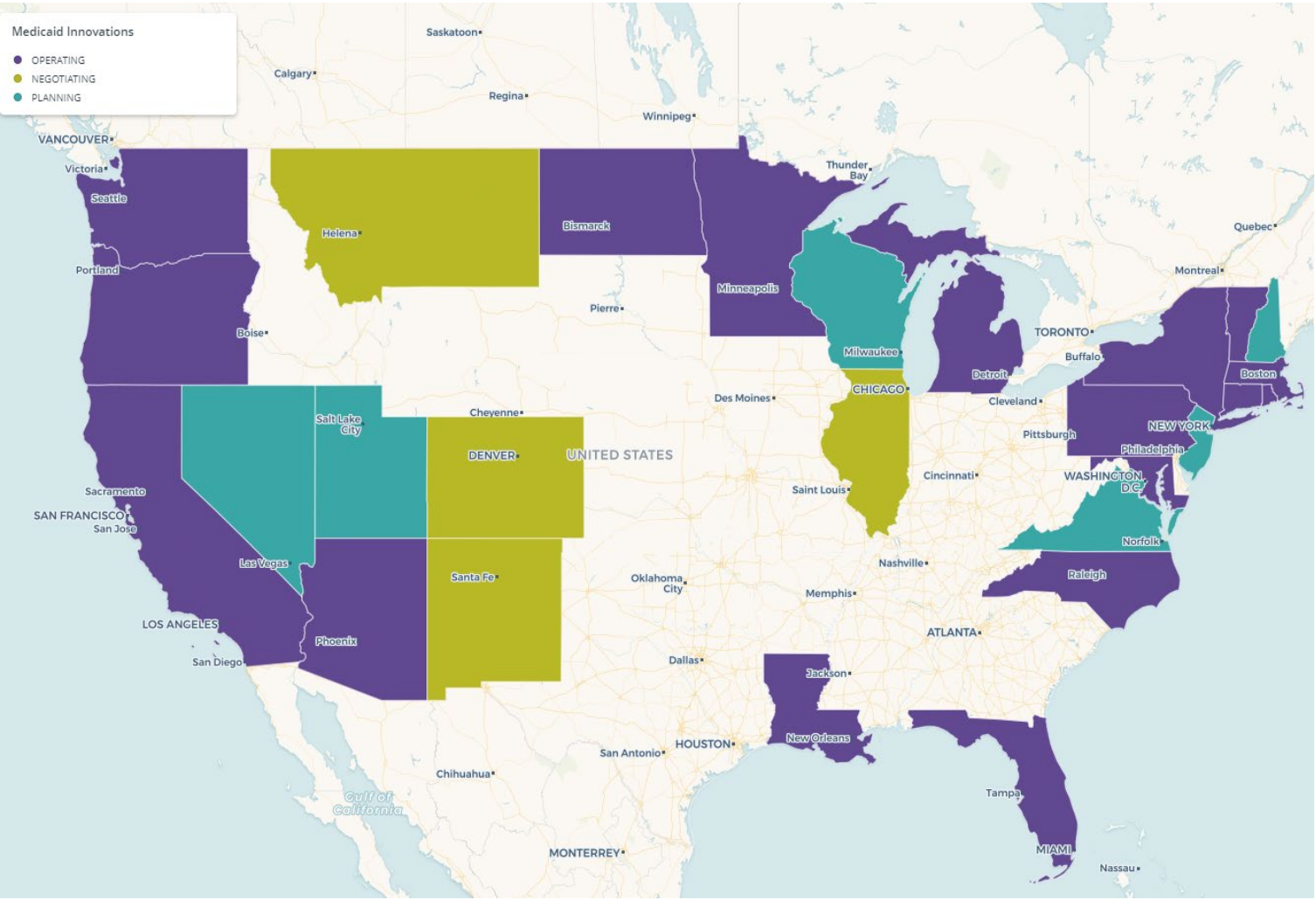
Uses:

- **Health:** Primary, BH, SDOH Resource Center
- **Housing(2 phases):** 270 Affordable, PSH & elderly housing & 10 medical respite units

Primary Financing: New Market Tax Credits, Low Income Housing Tax Credits, City neighborhood development funds, PSH HomeFirst Grant Program (capital, operating vouchers & county services)



Medicaid Expansion and Housing



States can choose to offer *Housing Support Services* through a variety of Medicaid authorities.

EXAMPLE: NC Section 1115 waiver to start the Healthy Opportunities Pilots, which will use Medicaid dollars to provide specified SDoH services, reimbursed on a set fee schedule. NCCARE360 for bidirectional referrals between CBOs/social services and health service organizations

Medicaid & Supportive Housing

- [2015 CMCS Informational Bulletin](#) instructing states that Medicaid can be used to pay for housing-related activities
 - **Individual Housing Transition Services** – services that support an individual’s ability to prepare for and transition to housing
 - **Individual Housing & Tenancy Sustaining Services** – services that support the individual in being a successful tenant in his/her housing arrangement and thus able to sustain tenancy
 - **State-level Housing Related Collaborative Activities** – services that support collaborative efforts across public agencies and the private sector that assist a state in identifying and securing housing options for individuals with disabilities, older adults needing LTSS, and those experiencing chronic homelessness



**Innovations in Medicaid Waivers:
Health Related Social Needs (HRSN)**

Policy Analysis: Housing Related Services (HRS) as a part of state’s Health Related Social Needs (HRSN) 1115 Waivers					
	Oregon	Arizona	Washington	New Jersey	California
<u>Medicaid Authority</u>	1115 waiver- 2022-2027 Demonstration Waiver	1115 waiver- Program called AHCCCS Housing and Health Opportunities (H2O) Demonstration (azahcccs.gov)	1115 waiver- Program called the Medicaid Transformation Project (MTP) Washington State Health Care Authority	1115 waiver- NJ FamilyCare Comprehensive Demonstration	1115 waiver- CalAIM - California Advancing and Innovating Medi-Cal
<u>Current documents can be found at:</u>	Waiver approved 9/28/22. Waiver ends 9/30/2027	Waiver approved 10/14/22. Waiver ends 9/30/2027	Wavier Approved 6/30/2023, Waiver ends 6/30/2028.	Waiver Approved 3/30/2023. Waiver Ends 6/30/2028.	Waiver Approved 12/29/2021. Ends 12/31/2026.

[Click Here for access to the summary of state actions](#)



Medicaid Reimbursed Housing Supports

Can

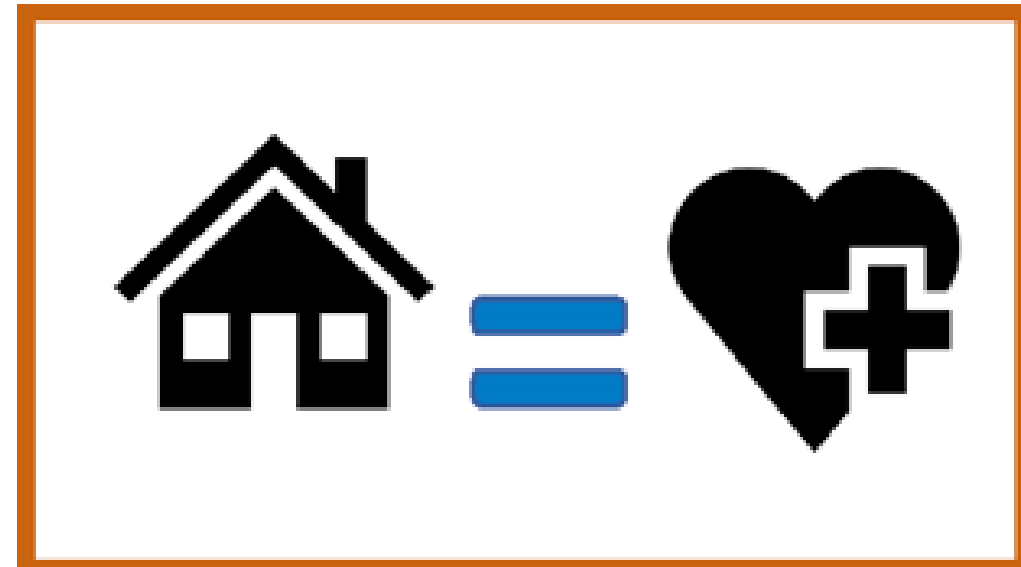
- Cover Tenancy Support Services
- Be applied to short-term rental assistance
- Be utilized to enhance other related SDOH like supported employment
- Enhance services to targeted populations (i.e. families, re-entry, SMI, SUD, ect.)

Cannot

- Cover permanent brick and mortar housing costs (i.e. subsidies)
- Meet the needs of everyone who needs affordable housing
- Cover all costs related to housing and other SDOH
- Eliminate the need for alignment with housing systems and partners

Government's Role in Health and Housing

- Incentivize investments in SDOH like housing
- Create a mechanism to structure those investments
- Act as a convener to facilitate partnerships, data sharing, and education for health and housing stakeholders
- Leverage Federal resources like LIHTC and Medicaid to enhance housing resources and supportive services
- Coordinate health and housing efforts across agencies to ensure optimal braiding of resources



HEALTH FOR HOUSING INVESTMENT

PHFA's innovations in housing and healthcare partnerships

Health for Housing Investment Overview

PHFA's Health for Housing Investment Program aims to support the development of partnerships between the healthcare and housing development sectors.

Program Goal: Increase investment in affordable housing development and preservation, driving comprehensive health and housing projects that consolidate health and housing resources to maximize benefits to residents and promote positive health outcomes.

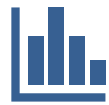
PHFA Health for Housing Investment Planning Work



Held 5 Targeted Listening Sessions



Convened Leaders from Statewide Advocacy Groups



Completed Needs Assessment (publicly available dashboard)



Coordinated Interagency Meetings



Research and Collected Best Practices

Background: Affordable Housing Financing in PA

- ❑ **LIHTC – The Low-Income Housing Tax Credit** program finances the construction, rehabilitation, and preservation of housing affordable to lower-income households across PA and the country. PHFA allocates and administers PA's share of federal housing tax credits.
- ❑ **PHARE - The Pennsylvania Housing Affordability and Rehabilitation Fund** is the mechanism by which certain state, federal, and other outside funds are distributed to support the creation, rehabilitation and accessibility of affordable housing throughout the Commonwealth.

PHFA Health for Housing Investment Program - LIHTC

- Minimum one tax credit reserved - project must include **a capital investment** from a **health care entity**

Capital Contribution
<ul style="list-style-type: none">• Grant• Loan• Debt• Contributions of land and/or existing structure

Health Care Entity
<ul style="list-style-type: none">• Health care payers such as Medicaid managed care organizations and other insurers• Health providers such as hospital systems, and health conversion foundations

- The Agency may match the amount of the health care capital contribution up to a **maximum of \$2M for 9% LIHTC** developments and **\$1.5M for 4% LIHTC** developments.
- Minimum capital contribution: \$100k
- The Agency will match Land Donation of an amount up to 50% of the “as is” appraised value.

Program Key Dates

Oct 31, 2023: Intent to Submit Deadline

Nov 17, 2023: PHARE Application Deadline

Jan 11, 2024: 9% LIHTC Application Deadline

Feb 29, 2024: 4% LIHTC Application Deadline

Ongoing: Continued engagement with healthcare and housing partners

Next Steps

For Housing and Community Developers

- Secure partnership agreement with Hospital/Health System for a project in your community
- Reach out to PHFA for dialogue on your planned project including an TA needs.
- Incorporation of health care and/or targeting new projects to tenants with high health and housing needs.

For Healthcare Institutions

- Define priorities and needs internally to identify ways to target investments
- Enhance data collection on SDOH and equitable outcomes including data sharing agreements with CoC's PHAs etc.
- Consider proposals from CDCs to participate in HHI projects
- Considering a range of investment options/mechanisms

Publicly Available Data Dashboard on Tableau

tableau public Create Learn Sign In

Want to take your data skills to the next level? Connect with the Tableau Community to accelerate your learning. [Show me](#) →

PHFA_Demos_DRAFT by [Ian Costello](#) He/Him

Facilities by Patient Count | Total Patient Summary | Total Patient Demographics | Map Dashboard | Affordability

Select City: (All)

Facilities by Patient Count

Facname	City	2019		2020		2021		2022	
		Homelessness Z-Codes	Non-homelessn..	Homelessness Z-Codes	Non-homelessn..	Homelessness Z-Codes	Non-homelessn..	Homelessness Z-Codes	Non-homelessn..
Abington Memorial Hospital	Abington	83	10,855	170	19,285	161	19,352	101	10,128
ACMH Hospital	Kittanning	32	1,564	36	2,455	31	2,492	15	1,202
Advanced Surgical Hospital, LLC	Washington		344		596		463		145
AHN Emerus Westmoreland, LLC	Greensburg				168	2	707		192
Albert Einstein Medical Center	Philadelphia	300	7,958	596	13,836	665	13,398	397	7,055
Allegheny General Hospital	Pittsburgh	99	8,267	142	14,098	151	13,709	87	6,692
Allegheny Valley Hospital	Natrona Heights	52	1,606	92	2,724	87	2,656	31	1,331
Allied Services Institute of Rehabilitation ..	Scranton		403		679	2	617		297
Barnes-Kasson Countv Hospital	Susquehanna		188		276	1	289		119

[Click Here to Access Tableau Data Dashboard for PA](#)

Post Grant Activity – a need for partnership



Meeting with potential applicants for Health for Housing initiatives like LIHTC and PHARE set asides



Connect Developers with Health System Partners in their community



Ongoing community engagement similar to H3C events, listening sessions, webinars, etc.



Incorporating feedback into new initiatives and collaborations



Strengthening the focus on race equity in all health for housing endeavors.



Join us for Future Conversations

[Please Click Here to Receive
HHI Updates and Invitations to
Future Events](#)

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Aligning Health and Housing: Services and Financing in Managed Care

Stephanie Meyer, LSW
Special Assistant to the Secretary



HealthChoices

- Physical HealthChoices – Office of Medical Assistance Programs
 - Contracts with seven Managed Care Organizations (MCOs) in five regions
- Behavioral HealthChoices – Office of Mental Health and Substance Abuse Services (OMHSAS)
 - County-based contracts in partnership with five Behavioral Health MCOs (BH-MCOs)
- Community HealthChoices (CHC) – Office of Long-Term Living
 - Managed Long-Term Services and Supports for individuals with disabilities 21 and older and elder Pennsylvanians who are eligible for Medicare and Medicaid, or receiving long term supports through Medicaid needing assistance with everyday tasks.

Physical HealthChoices

- Medicaid managed care contract requirements to address social determinants of health and health related social needs.
 - Community Based Care Management (CBCM)
 - Value Based Purchasing & Partnerships with Community Benefit Organizations
 - Revenue Sharing
 - CBCM Examples:
 - Licensed social workers and Community Health Workers (CHWs) working with county housing authorities or coalitions to address participant housing insecurity.
 - Eviction prevention, housing search and application assistance, mediation
- Value-Added Services to pay for commodities (such as rent subsidy) must be paid for out of excess revenue, unused capitation revenue or other non-capitation sources
- Activities leveraged with other funding streams – health conversion foundations, philanthropy, community investment

Community HealthChoices

- Nursing Home Transitions (NHT)
- Community Transition Services – essential furnishings, moving expenses, utility and security deposits
- Service Coordination
- Home Adaptations
- Home Delivered Meals
- Landlord Risk Mitigation Fund
- Value Based Purchasing

- Value-Added Services – Welcome Home Benefits
- NHT One Time Assistance (State funding)

Behavioral HealthChoices

- Services: Targeted Case Management, Assertive Community Treatment, Mobile Psychiatric Rehabilitation, and Peer Support Services
- Value Based Purchasing
- Permanent Supportive Housing (PSH) – Affordable housing *plus* individualized supportive services
- Braided funding across county mental health and human services
- OMHSAS prioritizes the development and preservation of Permanent Supportive Housing, and County partnerships with Housing Specialists and Pennsylvania's 16 Continuums of Care (regional homeless response systems), as well as administering Projects for Assistance in Transition from Homelessness (PATH) and SAMHSA's SSI/SSDI Outreach, Access, and Recovery (SOAR) program

Reinvestment – Housing Options

- Counties submit Reinvestment Plans for review and approval – Appendix N:
 - Capital Housing Development
 - Project Based Operating Assistance
 - Master Leasing
 - Bridge Rental Subsidy Program
 - Housing Contingency Funds
 - Housing Clearinghouse (Coordinated Entry tie-ins)
 - Housing Support Services

Capital Housing Development

- New construction, acquisition and/or rehabilitation to create integrated permanent supportive housing targeted to serve Medical Assistance (MA) eligible, high priority participants.
 - Small-scale permanent supportive housing projects (in scattered sites or a percentage of units in a building) serving individuals with mental health and/or drug and alcohol services needs.
 - Set-asides of permanent supportive housing units within larger, multi-family affordable rental projects.
 - Leverages other affordable housing development funding

Bridge Rental Subsidy Program

- Provides tenant-based supportive housing for priority consumers while creating a structured link to a permanent rent subsidy through the Housing Choice Voucher program.
- Opportunity to build relationship with the local Public Housing Authority, may lead to other partnering opportunities around mainstream vouchers and PSH development.

Reinvestment

- Project Based Operating Assistance - Dedicated upfront commitment toward a development in exchange for targeted set aside units or Landlord vouchers administrator monthly for the subsidized amount
- Master Leasing – at least five-year terms, can pay for the costs associated with subsidy amount (difference between 30% of income from contract rent) and admin costs
- Housing Contingency Funds – One Time costs to overcome barriers or retain
- Housing Clearinghouse – Assessment, prioritization and referrals
- Housing Support Services Transition Coordination and Tenancy Sustaining Services

Programs, Services, and Partnerships

- Housing Transition and Tenancy Sustaining Services – Office of Developmental Programs 1915c
- Money Follows the Person
- Fairweather Lodges
- Regional Housing Coordinator program – training and capacity building
- Section 811 Supportive Housing for Persons with Disabilities
- Shared Housing and Resource Exchange (Department of Aging)

1115 Public Comment and PA Navigate



PA NAVIGATE
linking patients to community resources

- [Keystones of Health \(pa.gov\)](https://www.pa.gov) - 1115 draft waiver application open for public comment.
- Join us at our Friday 6/8 session on Bridges to Success: Keystones of Health for Pennsylvania
- PA Navigate: Four health information organizations (HIOs ClinicalConnect, Central PA Connect, HSX and KeyHIE) were awarded \$15.5 million to collectively procure a single, statewide, resource and referral tool with the desired functionality to do closed-loop referrals for Health-Related Social Needs.
- HIOs will integrate the tool into the PA Patient and Provider Network (P3N) and health information exchange.
- Agencies and health providers can access the tool through working with the vendor or the HIOs.
- The selected vendor Findhelp will onboard community-based organizations at no cost to non-profit CBOs.

Resources

- [Center for Medicare and Medicaid Services \(CMS\) – Health Related Social Needs Framework and Informational Bulletin \(11-16-2023\)](#)
- [From Silos to Collaborations: Building a Health Partner Investment Strategy](#) (NeighborWorks America and Center for Community Investment)
- Email: stmeyer@pa.gov

Questions/Comments

