

**Pennsylvania**  
**Department of Human Services**

# **2024-2029** ***Keystone Connected*** **Housing and** **Supports Strategy**

**Medical Assistance Advisory  
Committee (MAAC) Meeting**  
**April 25, 2024**





# Agenda

1. **Welcome**
2. **DHS and Housing Strategy Overview**
3. **Housing Strategy Development Preview**
4. **Questions and Discussion**

**DRAFT MATERIAL**

# Pennsylvanians Served by DHS

## DHS MISSION AND VISION

Our **mission** is to assist Pennsylvanians in leading safe, healthy, and productive lives through equitable, trauma-informed, and outcome-focused services while being an accountable steward of Commonwealth resources.

Our **vision** is that all Pennsylvanians live safe, healthy, and independent lives, free of discrimination and inequity.



3.5 Million Directly Served Through Public Assistance Programs



9+ Million People Reached Through Provider Licensing, Protective Services, and Other Supports

# Keystone Connected Project Leads



**Rebekah Orlando, LSW**  
William and Hannah Penn Fellow



**Stephanie Meyer, LSW**  
Special Assistant to the Secretary

## Housing Strategy Priority Areas

-  Supportive Housing
-  Homelessness & Housing Stability
-  Housing Services & Supports
-  Housing Affordability
-  Housing Supply & Accessibility

## Aligning with the Secretary's Vision

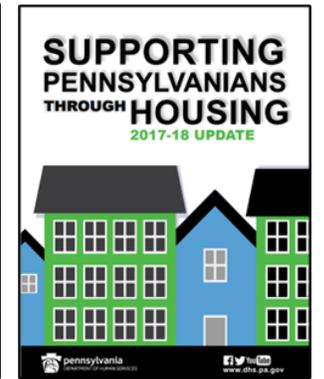
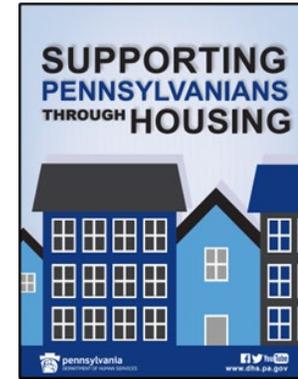
“Together, we can develop a 5-year DHS Housing Strategy that centers the needs of our Pennsylvania neighbors and communities through aligning our services and partnerships to **address housing as both a human right and an essential social driver of health and wellbeing**. We will work to increase access to affordable and workforce housing and to ensure access to supports – in times of crisis to weather unexpected challenges and to provide trauma-informed, high-quality services that meet Pennsylvanians’ needs now and for our future.”

**Dr. Val Arkoosh**

*Secretary of the Pennsylvania Department of Human Services*



## Building on Foundational DHS Housing Strategies



# DHS Housing Services and Programs

The following are highlighted samples of DHS housing services and programming.

<p><b>Department of Human Services-Wide</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Bridges to Success: Keystones of Health for Pennsylvania</a></li> <li>• <a href="#">Human Services Block Grants</a></li> <li>• Support of the <a href="#">Regional Housing Coordinator program</a></li> </ul>	<p><b>Office of Administration</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Mass Care and Emergency Assistance</a></li> <li>• Support for communities after disaster</li> </ul>	<p><b>Office of Child Development and Early Learning</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Child Care Works</a></li> <li>• <a href="#">Early Learning Resource Centers</a></li> <li>• <a href="#">Pennsylvania Head Start State Collaboration Office, Early Childhood Homeless Stakeholders</a></li> <li>• <a href="#">Continuums of Care and Head Start Working Together</a></li> </ul>
<p><b>Office of Children, Youth and Families</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Independent Living and Chafee Foster Care Programs</a></li> <li>• Stable Housing Interventions in Facilitated Teams (SHIFT)</li> <li>• Needs Based Budget</li> </ul>	<p><b>Office of Developmental Program</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Everyday Lives</a></li> <li>• <a href="#">Lifesharing</a></li> <li>• Housing Transition and Tenancy Sustaining Services</li> </ul>	<p><b>Office of Income Maintenance</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Homeless Assistance Program</a></li> <li>• <a href="#">Low-Income Home Energy Assistance Program</a></li> <li>• <a href="#">Emergency Rental Assistance Program</a></li> <li>• <a href="#">Emergency Shelter Allowance</a></li> <li>• <a href="#">Temporary Assistance for Needy Families Diversion</a></li> <li>• <a href="#">Refugee Resettlement Program</a></li> </ul>
<p><b>Office of Long-Term Living</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Community HealthChoices</a></li> <li>• <a href="#">Nursing Home Transitions Program</a></li> </ul>	<p><b>Office of Medical Assistance Programs</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Physical HealthChoices</a></li> <li>• Community-Based Care Management</li> </ul>	<p><b>Office of Mental Health and Substance Abuse Services</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Reinvestment and Housing Strategies</a></li> <li>• <a href="#">Behavioral HealthChoices</a></li> <li>• <a href="#">SSI/SSDI Outreach, Access, and Recovery</a></li> <li>• <a href="#">Projects for Assistance in Transition from Homelessness</a></li> </ul>

# Collaborating on Commonwealth Priorities

[Governor Shapiro's proposed 2024-2025 budget](#) includes the following investments in housing and related supports, including public transportation, economic development, neighborhood revitalization, access to employment opportunities, and food security.

- Increases funding by \$10 million for the Homeless Assistance Program, where rental assistance, bridge housing, emergency shelter, eviction prevention, and other innovative supportive housing services can be provided.
- Providing \$5 million in matching funds to ensure tenants have access to legal representation in eviction proceedings and keep more Pennsylvanians in their homes.
- Increasing the cap on funding to address critical housing needs under the Pennsylvania Housing Affordability and Rehabilitation Enhancement program to \$100 million by 2027-28.
- Proposing \$5 million in flexible grant funding for communities to address immediate housing needs in times of emergency and disaster.
- Proposing \$50 million for the Whole Home Repairs program, to continue to provide direct assistance to homeowners and keep more families in their homes.
- Cutting costs for older adults and working families through expanding the Property Tax and Rent Rebate Program and the Child and Dependent Care Enhancement Tax Credit.

## WHAT IS **AFFORDABLE** HOUSING?

According to the U.S. Department of Housing and Urban Development (HUD), an affordable home is one where rent/mortgage costs inclusive of utility payments are **30% or less of occupants' monthly household income**, regardless of income level. People who pay more are considered cost burdened.

To afford a **1 - BEDROOM** rental home at Fair Market Rent in Pennsylvania, you must have a yearly take home salary of ~\$40,000.

**\$23.61/hour**  
REQUIRED TO  
AFFORD A  
**2 - BEDROOM**  
RENTAL HOME

**\$1,228/month**  
**2 - BEDROOM**  
FAIR MARKET  
RENT

PENNSYLVANIA  
MEDIAN WAGE

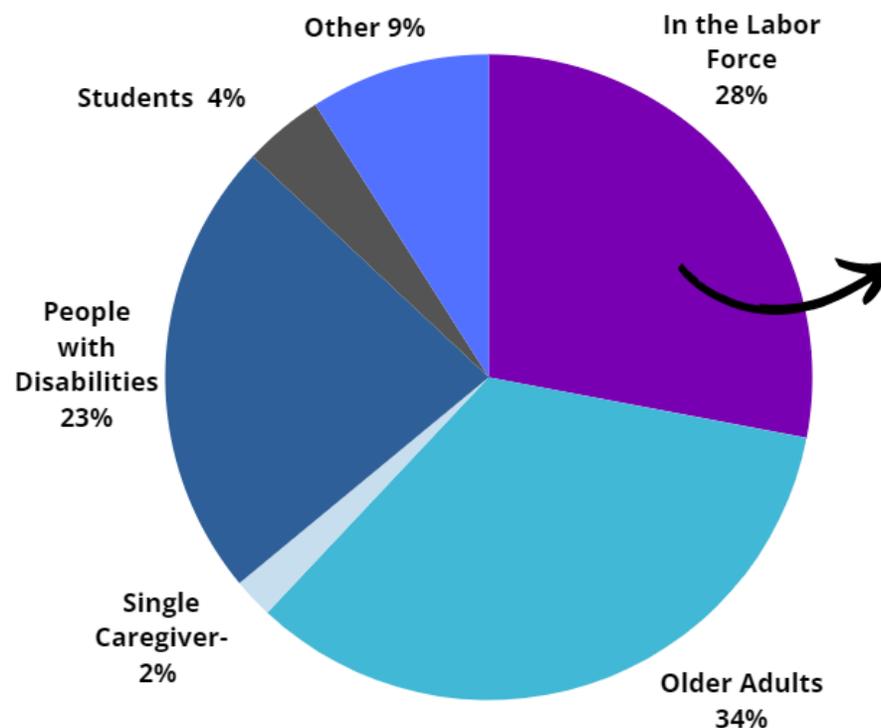
**\$22.98/HOUR**

THE MEDIAN WAGE ACROSS ALL PENNSYLVANIA OCCUPATIONS IS **NOT ENOUGH** TO AFFORD A MODEST 2-BEDROOM RENTAL HOME WITHOUT EXPERIENCING COST BURDEN.

# Pennsylvania Housing Context

In Pennsylvania, there is a **significant shortage of rental homes affordable and accessible to extremely low-income households**, whose incomes fall at or below the poverty guideline or 30% of their area's median income.

## WHO ARE EXTREMELY LOW-INCOME RENTER HOUSEHOLDS?



## ALICE HOUSEHOLDS

ALICE, a United Way acronym which stands for **Asset Limited, Income Constrained, Employed**, represents the increasing number of individuals and families who work, but are unable to meet their basic needs, including food, childcare, housing, health care and transportation.

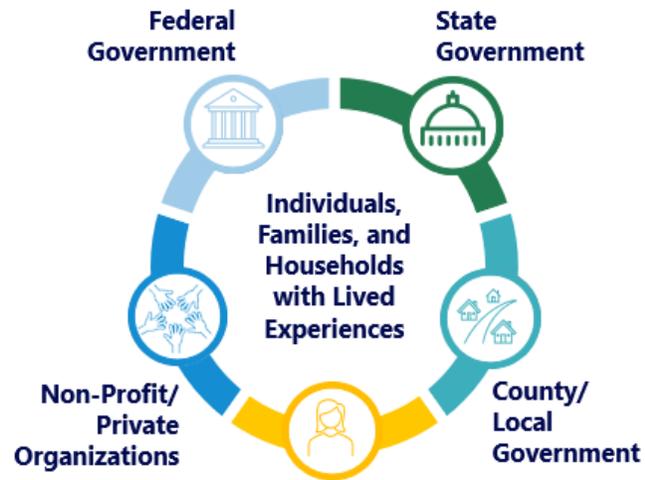
- Many extremely low-income households are severely housing cost-burdened, spending more than half of their income on housing.
- Severely cost-burdened households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay their rent, and to experience unstable housing situations like evictions.

# Housing Strategy Timeline Review

Oct. '23    Nov. '23    Dec. '23    Jan. '24    Feb. '24    March '24    April '24    May '24    June '24    July '24

**Environmental Scan**

**Stakeholder Engagement**



**Strategy Development**

We are here! 

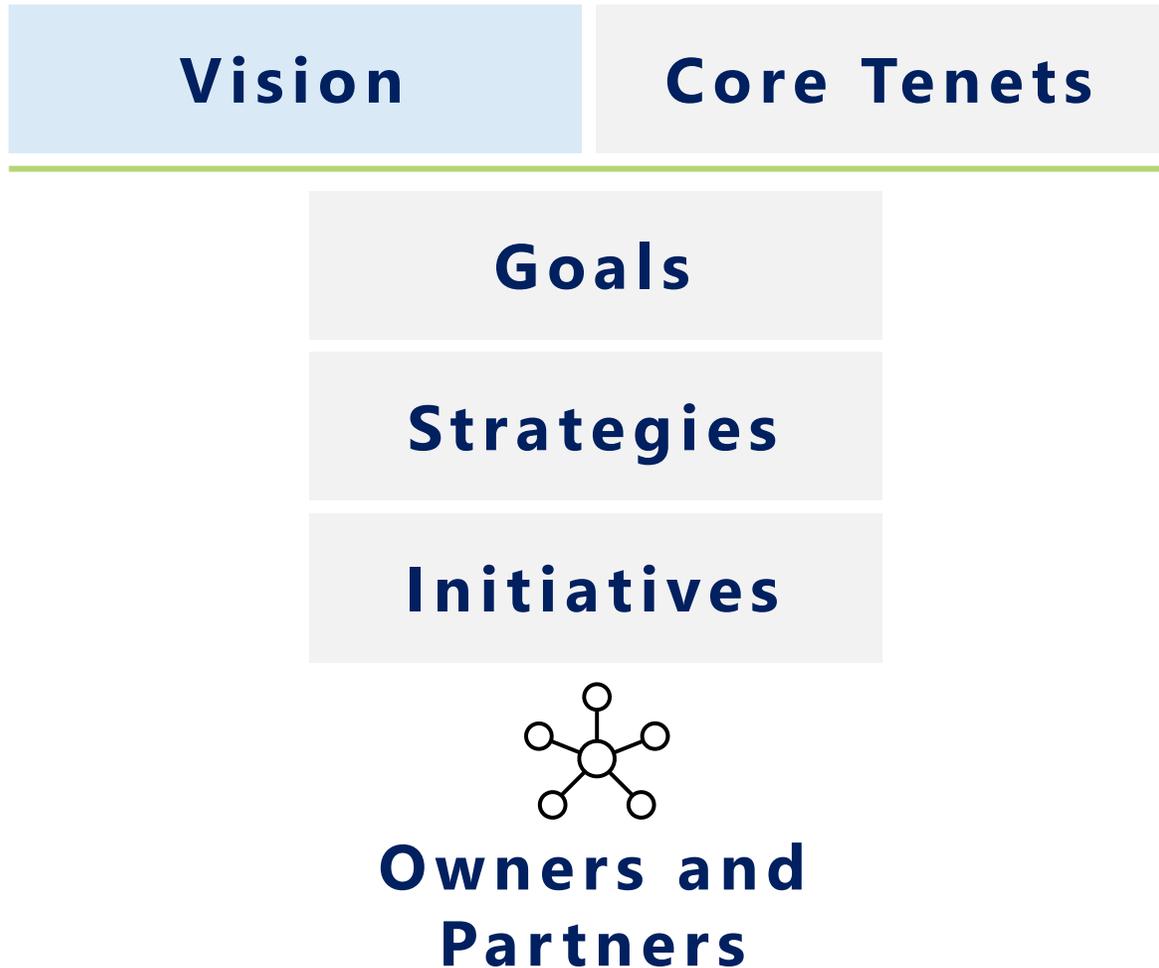
**Public Comment**

**Target Strategy Release** 

- 300+ responses to Housing Survey
- 10 Focus Groups with 266 participants
- 3 Public Forums with 386 participants
- 1,100+ stakeholders on outreach list

**48-member  
Cross-Sector Steering Committee  
Engagement  
+  
22-member  
DHS-Internal Steering Team  
Collaboration**

# Keystone Connected Vision



DHS strives to work with our partners toward our vision and our desired future state where every Pennsylvanian has a safe home as a foundation to stabilize their health, independence, and wellbeing.

# Keystone Connected Core Tenets

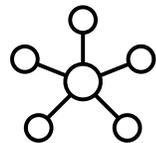
**Vision**

**Core Tenets**

**Goals**

**Strategies**

**Initiatives**



**Owners and  
Partners**

Embedded in DHS' vision that every Pennsylvanian has a home is a commitment to **promoting diversity, equity, and inclusion** – meeting the needs of people with all backgrounds, life experiences, and identities – through Commonwealth housing endeavors. The **core tenets** below are embedded throughout the goals, strategies, and initiatives of Keystone Connected.

- **Engage Diverse Perspectives**
- **Emphasize the Pursuit of an Equitable Housing Landscape**
- **Embrace the Needs of Each Pennsylvania Community**

# Keystone Connected Goals

## Goal 1: Build Abundant Housing Opportunities

Encompasses an array of initiatives used throughout the country and in specific Pennsylvania localities to create abundant, affordable, accessible housing in high opportunity locations, and preserve existing affordable housing.

## Goal 2: Open Doors to Housing Stability

Promotes proactive housing supports, easier access to housing and homeownership opportunities, boosting crisis response systems, increasing supportive housing options, and encouraging shared and creative housing solutions.

## Goal 3: Align Education and Navigation

Focuses on education and navigation of the housing resources that exist in Pennsylvania and aligning efforts across various agencies and platforms to better serve Pennsylvanians.

## Goal 4: Achieve Collective Housing Goals

Identifies opportunities for cross-agency and cross-sector coordination, tracking progress toward shared goals, investing in the services and supports workforce, and building capacity at the local level.

**Keystone Connected** includes **goals** (high-level themes), **strategies** (mid-level approaches), and **initiatives** (specific tactics with owners and partners) to address Commonwealth-wide housing challenges and opportunities.

# Goal 1 Sample Strategies and Initiatives

## Goal 1: Build Abundant Housing Opportunities

Encompasses an array of initiatives used throughout the country and in specific PA localities to create abundant, affordable, accessible housing in high opportunity locations, and preserve existing affordable housing.

### Strategies

### Initiatives



**Owners and  
Partners**

**Sample Strategy:** Support the creation of opportunity-enhancing housing options

**Sample Initiative:** Promote adoption of Visitability and Universal Design principles, which look beyond Americans with Disabilities Act (ADA) compliance in a housing unit to ensure property and neighborhood amenities and services are accessible to people of all abilities.

**Sample Strategy:** Expand the quantity and variety of housing types

**Sample Strategy:** Preserve existing affordable housing

# Goal 2 Sample Strategies and Initiatives

## Goal 2: Open Doors to Housing Stability

Promotes proactive housing supports, easier access to housing and homeownership opportunities, boosting crisis response systems, increasing supportive housing options, and encouraging shared and creative housing solutions.

### Strategies

### Initiatives



**Owners and  
Partners**

**Sample Strategy:** Enhance proactive supports to prevent housing instability

**Sample Initiative:** Increase available assistance for home modifications and assistive technologies through aligning and braiding funding opportunities to address repair and accessibility needs, including supports for aging in place, to mitigate challenges with Pennsylvania's aging housing stock and better support Pennsylvanians of all ages with disabilities.

**Sample Strategy:** Boost housing crisis response systems

**Sample Initiative:** Provide resources to increase housing supports for people with substance use disorders who are in recovery (e.g., OMHSAS, [DCED/DDAP Recovery Housing Program](#)).

**Sample Strategy:** Promote supportive housing and home and community-based services

## GOAL 2: OPEN DOORS TO HOUSING STABILITY

### Bridges to Success: Keystones of Health for Pennsylvania

- **DHS seeks to use its Medicaid program to offer targeted supports and services to certain Pennsylvanians through Keystones of Health.**
- **Proposed Housing and Tenancy Supports include:**
  1. Connect people to existing housing supports and services.
  2. Provide help during transitions with moving expenses and necessary household items such as pots and pans, furniture, and air conditioning units.
  3. Provide short-term help paying rent.
  4. Provide education and support to keep housing.

# Goal 3 Sample Strategies and Initiatives

## Goal 3: Align Education and Navigation

Focuses on education and navigation of the housing resources that exist in Pennsylvania and aligning efforts across various agencies and platforms to better serve Pennsylvanians.

### Strategies

### Initiatives



**Owners and  
Partners**

**Sample Strategy:** Encourage knowledge-sharing between housing and services providers

**Sample Strategy:** Develop and promote awareness of housing-related resources that serve DHS program focus populations

**Sample Initiative:** Promote the [SSI/SSDI Outreach, Access, and Recovery \(SOAR\)](#) program to increase access to SSI/SSDI for eligible adults who are experiencing or at risk of homelessness and have a mental illness, medical impairment, and/or a co-occurring substance use disorder.

**Sample Initiative:** Support [Community-Based Care Management \(CBCM\)](#) to coordinate community-based care that can help address social determinants of health, including housing instability.

**Sample Strategy:** Improve access to and inclusivity of information about housing support systems

**Sample Initiative:** Update state and DHS websites to coordinate and consolidate information about state-funded housing programs and resources.

# Goal 4 Sample Strategies and Initiatives

## Goal 4: Achieve Collective Housing Goals

Identifies opportunities for cross-agency and cross-sector coordination, tracking progress toward shared goals, investing in the services and supports workforce, and building capacity at the local level.

### Strategies

### Initiatives



**Owners and  
Partners**

**Sample Strategy:** Enhance cross-agency and cross-sector coordination to align housing efforts

**Sample Initiative:** Create a statewide coordinating council on homelessness, informed by the expertise of people with lived experience.

**Sample Initiative:** Braid funding to maximize resource flexibility for difficult-to-cover costs (e.g., program management, case management, shelter costs).

**Sample Strategy: Track progress toward shared goals**

**Sample Initiative:** Promote development and utilization of statewide housing and services data dashboards (e.g., [Pennsylvania Housing Explorer](#), [PA Health Equity Analysis Tool](#)).

# Next Steps

- Preview the Housing Strategy during a Session at the [Pennsylvania Housing Finance Agency \(PHFA\) Housing Forum \(5/1\)](#)
- Announce the Housing Strategy Public Comment Period
- Incorporate Feedback and Release the Housing Strategy (Target June/July)
- Identifying and prioritizing action steps for Year One initiatives.



# Questions and Discussion

Contact the Project Team at [PADHSHousingStrategy@deloitte.com](mailto:PADHSHousingStrategy@deloitte.com)

# Closing Remarks

# Thank you!

Contact the Housing Strategy Project Team at [PADHSHousingStrategy@deloitte.com](mailto:PADHSHousingStrategy@deloitte.com)

