

SUPPORTING PENNSYLVANIANS THROUGH HOUSING



pennsylvania
DEPARTMENT OF HUMAN SERVICES



www.dhs.pa.gov

2016-2020

Supporting Pennsylvanians through housing

The Department of Human Services' (DHS) five-year housing strategy is a comprehensive plan to connect Pennsylvanians to affordable, integrated and supportive housing. DHS will leverage internal and external resources and collaborate with all levels of government and private agencies to make housing resources and services more accessible and available to a wide range of individuals served by DHS.

The housing strategy concentrates on:

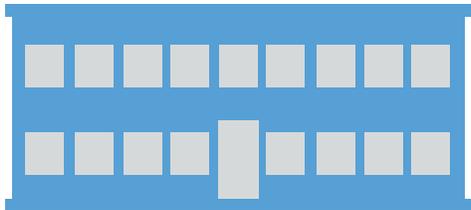
- **Individuals who live in institutions but could live in the community with housing services and supports**
- **Individuals and families who experience homelessness or are at-risk of homelessness**
- **Individuals who have extremely low incomes and are rent-burdened**

The DHS housing strategy describes the challenges faced by these populations and identifies the action steps to address them.



THE PROBLEM

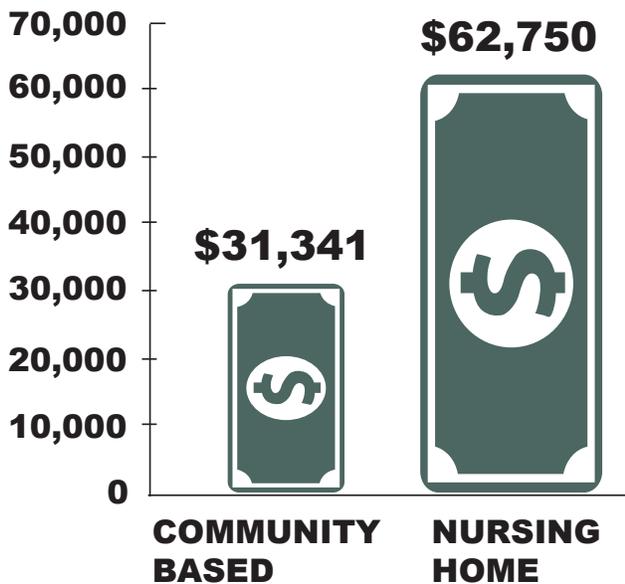
TOO MANY PENNSYLVANIANS IN INSTITUTIONS COULD LIVE IN THE COMMUNITY WITH ASSISTANCE.



53,574¹

people live in a government-assisted nursing home, state hospital, or state center

National average cost of care² (per person, per year)



Stephen's story³

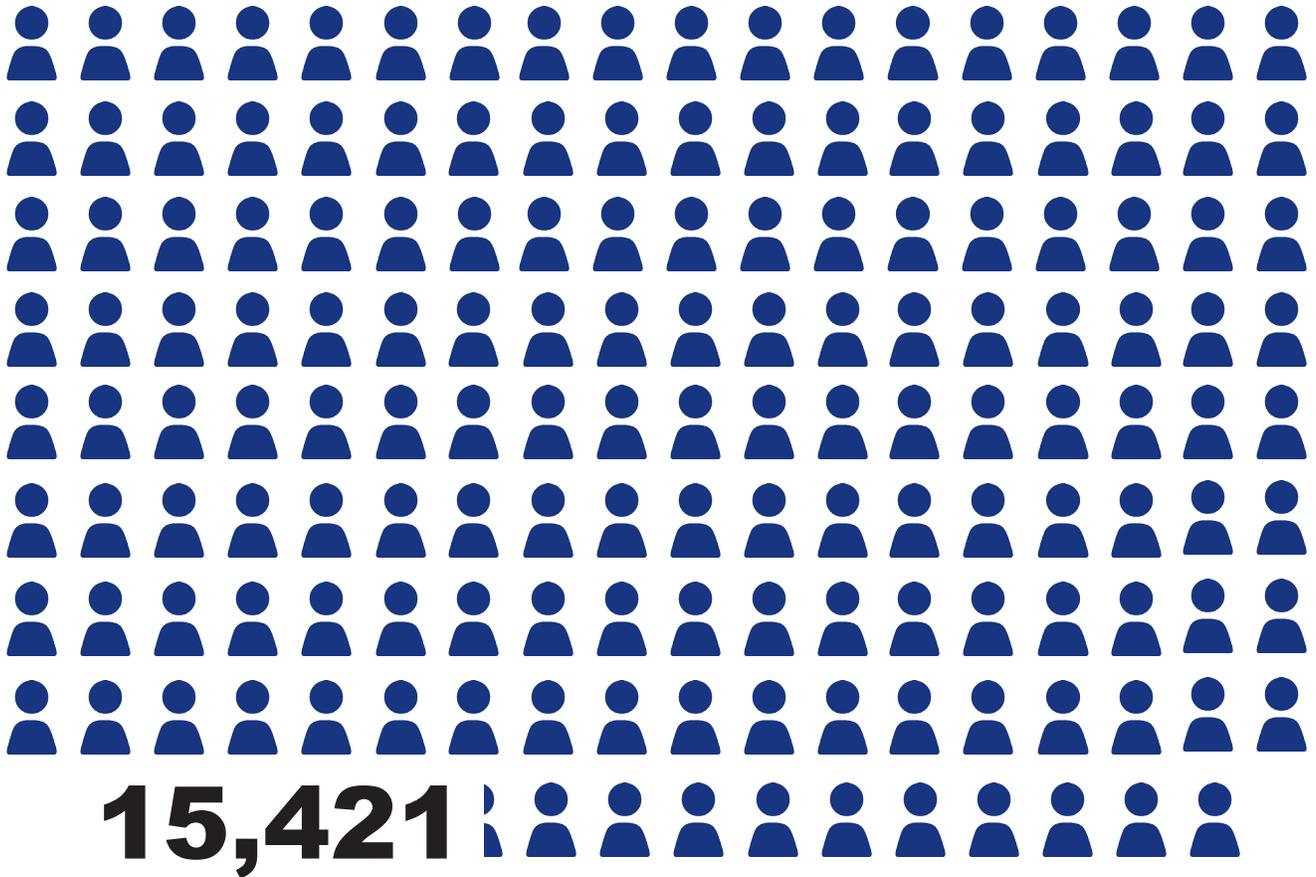
Stephen has significant mobility impairment from Encephalitis, contracted from a mosquito bite when he was a child. Until young adulthood, Stephen was able to function in the community. Over the years, walking became increasingly difficult and he was no longer able to work and live on his own. He moved in with his sister and her family, and eventually to a nursing home. With the assistance of a case manager from the Center for Independent Living and a public housing subsidy, Stephen now has his own apartment in the community. He says the best part about living in the community is “the freedom to come and go.”



Transitioning just **500** individuals who are living in nursing homes to independent living could save **\$15.7 MILLION** per year.

**TOO MANY PENNSYLVANIANS EXPERIENCE HOMELESSNESS
OR ARE AT RISK OF HOMELESSNESS.**

 = 100 people



PENNSYLVANIANS EXPERIENCED HOMELESSNESS IN JANUARY 2015⁴, INCLUDING:



VETERANS



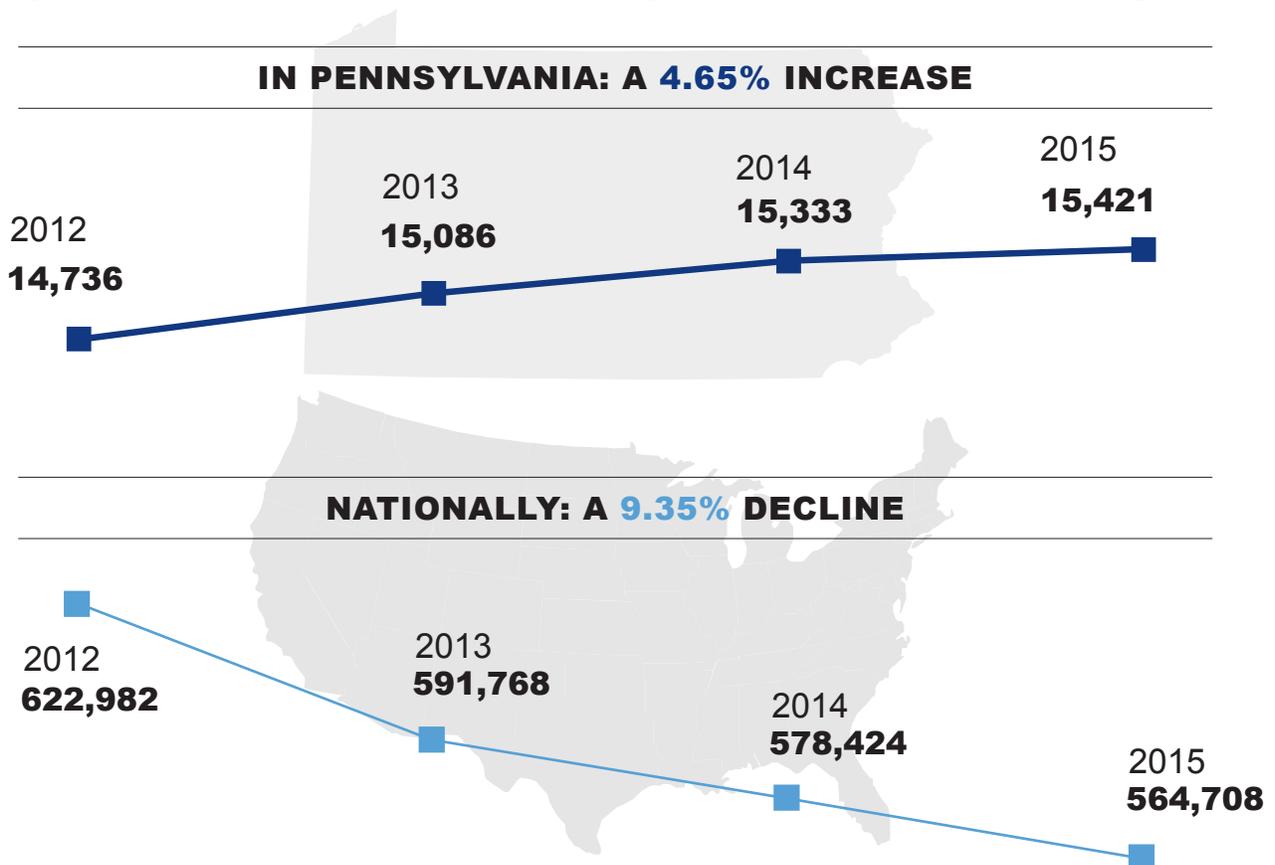
SCHOOL-AGED CHILDREN



FAMILIES

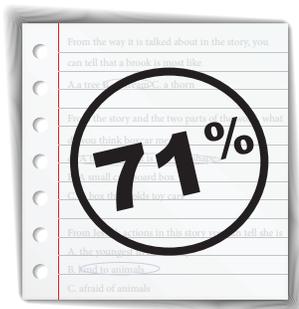
State vs. national numbers⁴

The number of people who experience homelessness in Pennsylvania has been increasing, even though the national number of those experiencing homelessness has been declining.



Homelessness and education

Children with a home perform much better on PSSA, PASA, and Keystone tests than their peers who are homeless. The **4,272 children who are homeless in Pennsylvania** need a chance to succeed in school⁴.

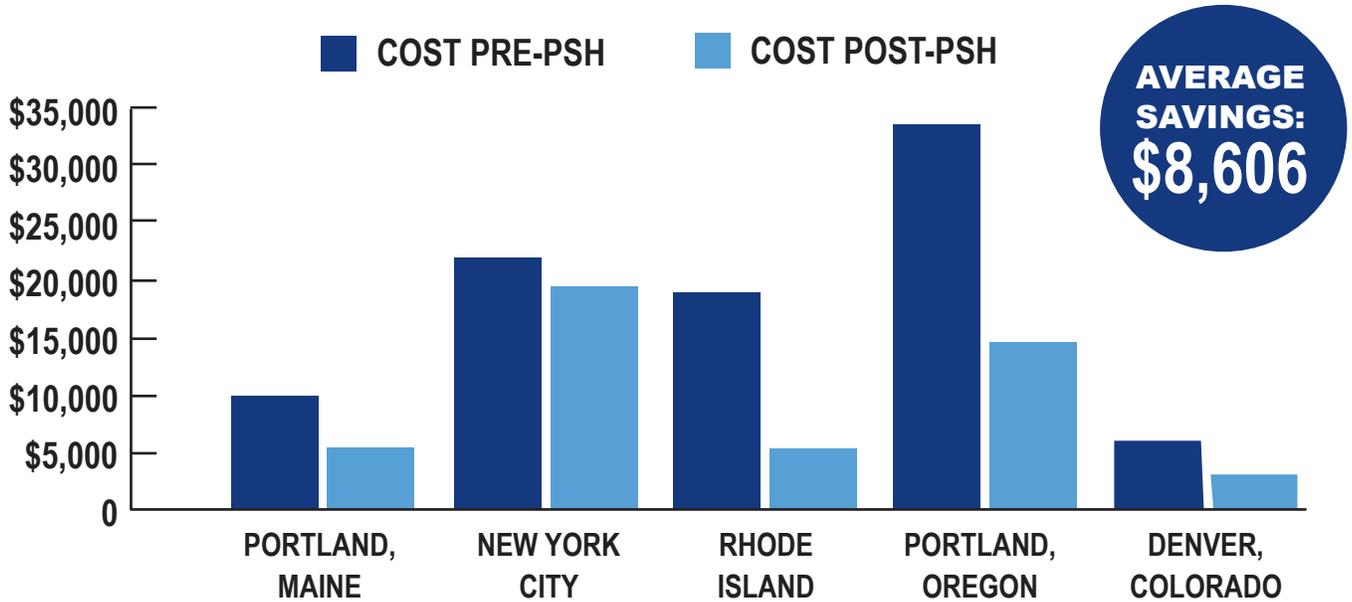


AVG. TEST SCORE OF CHILDREN WITH HOMES⁵



AVG. TEST SCORE OF CHILDREN WITHOUT HOMES⁵

When people experience chronic homelessness, securing Permanent Supportive Housing (PSH) saves money⁶

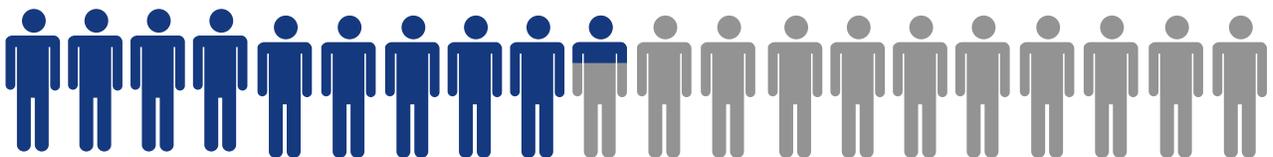


Based on these savings, securing supportive housing for just **500 Pennsylvanians** experiencing chronic homelessness could save **\$4.3 million** per year in health care costs.

TOO MANY PENNSYLVANIANS WHO HAVE EXTREMELY LOW INCOMES ARE RENT-BURDENED.

HOUSING IS 'AFFORDABLE' IF
NO MORE THAN 30%
 OF A HOUSEHOLD'S INCOME GOES TOWARD HOUSING

STILL



46.6% OF PENNSYLVANIANS PAY MORE THAN THAT ON RENT AND UTILITIES⁷

Average fair market rent
in Pennsylvania⁸

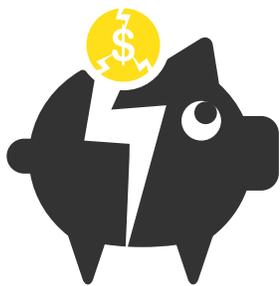
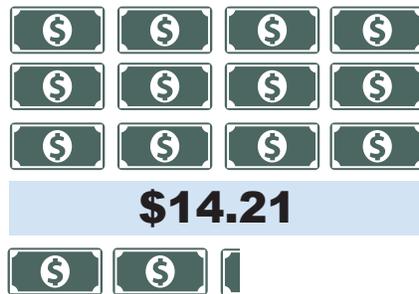


RENTING
AT \$739/MONTH

HOURLY MINIMUM WAGE
IN PENNSYLVANIA



HOURLY EARNINGS
NEEDED TO AFFORD RENT



HOUSEHOLDS WITH EXTREMELY
LOW INCOMES MAKE LESS THAN

\$21,106
PER YEAR

MEANING

THE MAXIMUM
RENT THEY
CAN AFFORD =



Supplemental
Security Income

How an average
Pennsylvanian
on Supplemental
Security Income
spends their social
security check⁹:

RENT: **98%**



LEFTOVER
FUNDS: **2%**



THE SOLUTION

GOVERNMENT THAT WORKS



Remove barriers unique to each individual



Connect people with housing opportunities



Expand affordable housing

CONNECTING PEOPLE TO AFFORDABLE, INTEGRATED AND SUPPORTIVE HOUSING BY LEVERAGING RESOURCES AND COLLABORATING WITH ALL LEVELS OF GOVERNMENT AND PRIVATE AGENCIES.



Partner with local agencies



Pool resources and share ideas



Utilize data to measure progress

THE PLAN

STRATEGY NO. 1: EXPAND ACCESS AND CREATE NEW, AFFORDABLE, INTEGRATED, AND SUPPORTIVE HOUSING OPPORTUNITIES.



GOAL NO. 1

Partner with the Pennsylvania Housing Finance Agency (PHFA) to implement the US Department of Housing and Urban Development (HUD) Section 811 Project Rental Assistance for individuals who are low-income with disabilities, age 18 to 61.

2015-2016

- Partner with designated lead county-based agencies in counties where apartments become available.
- Work with PHFA to secure up to 100 apartments and begin incorporating additional counties into the 811 grant program.
- Work with Public Housing Authorities (PHAs) to secure an additional 150 supportive housing opportunities.

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2017-2020

- Work with PHFA to secure the remaining 300 apartments under the 811 grant program incorporating additional counties to refer tenants to those apartments.
- Continue working with PHAs to secure the remaining 150 supportive housing opportunities for select populations.

GOAL NO. 2

Maximize housing opportunities for extremely low-income populations.

2016

- Collaborate with PHFA to develop systems and procedures to connect families and individuals with extremely low-incomes (20% Area Median Income) to affordable housing opportunities.
- Collaborate with designated lead county-based agencies to refer families and individuals to available apartments that are affordable to households at, or below 20% Area Median Income.

GOAL NO. 3

Provide tools to designated lead county-based agencies through IT enhancements.

2016

- Provide, in partnership with PHFA, an online software tool to assist the designated lead county-based agencies with client referrals, screening, and wait list management.
- Provide training to designated lead county-based agencies on the use of the online software tool.
- Develop and expand the use of the online software tool to include other housing programs.

GOAL NO. 4

Explore new and expanded funding opportunities to increase the supply of affordable, integrated, and supportive housing.

2016-2020

- Partner with PHFA and the Pennsylvania Department of Community and Economic Development (DCED) to maximize future housing resources including the National Housing Trust Fund, Low-Income Housing Tax Credit Program, the Pennsylvania State Housing Trust Fund, and HUD's Continuum of Care Program.

- Collaborate with designated lead county-based agencies to engage and partner with local housing agencies and PHAs to expand affordable housing opportunities.
- Work with the PHFA and DCED to develop and expand rapid re-housing and emergency and short-term transitional assistance for recipients of TANF who also are experiencing homelessness.
- Continue strengthening the successful eight-year OMHSAS Health Choices Reinvestment Program for permanent supportive housing.
- Create, in collaboration with PHFA and DCED, a framework for community organizations and families to develop housing options through public/private partnerships and/or philanthropic organizations for individuals with physical, developmental and intellectual disabilities, as well as those with a behavioral health diagnosis.

STRATEGY NO. 2: STRENGTHEN AND EXPAND HOUSING AND HOUSING-RELATED SERVICES AND SUPPORTS.



GOAL NO. 1

Expand access to housing-related services and supports through Community HealthChoices (CHC).

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2016-2020

- Require managed care organizations to identify the individualized housing needs of CHC recipients.
- Develop incentives for managed care organizations to enhance opportunities for community-based living for CHC recipients.
- Work with managed care organizations to expand housing services and supports offered through CHC.
- Further develop the OLTL re-balancing efforts to facilitate the transition of nursing home residents to community-based housing.

GOAL NO. 2

Increase housing opportunities and services for individuals in the criminal justice system with serious mental illness and/or substance use disorder.

2016-2020

- Partner with criminal justice agencies to identify housing and services resources necessary to expand housing opportunities in targeted areas.
- Develop and assess appropriate housing and best practice service strategies to serve individuals leaving jails, prisons, and forensic hospital units.
- Refer individuals leaving jail, prison, and forensic hospital units to appropriate community-based housing.
- Expand county-based HealthChoices (HC) programs and target HC reinvestment resources to develop sustainable housing and services options.

GOAL NO. 3

Maximize Medicaid funding for housing-related services and supports.

2015-2016

- Convene the DHS Medicaid (also known as Medical Assistance or “MA”) Supportive Services Work Group.
- Participate in the CMS Innovation Accelerator Program (IAP) supporting housing tenancy.
- Complete a Medicaid crosswalk exercise to identify options for improving and expanding Medicaid coverage of housing-related services and supports.

2017-2020

- Evaluate and update policy as documented in the Pennsylvania state plan, medical assistance waivers, and vendor agreements through the MA Supportive Services Work Group.
- Use a structured, outcomes measurement approach to evaluate policy reform.
- Work with managed care organization provider networks to expand housing-related services and supports across Pennsylvania's MA Program.
- Build a schedule to enact policy changes.

STRATEGY NO. 3: ASSESS NEW AND EXISTING PROGRAMS TO DETERMINE FUTURE NEEDS AND MEASURE OUTCOMES.**GOAL NO. 1**

Assess and improve existing DHS housing-related programs.

2016-2020

- Conduct a review to assess existing internal programs to identify opportunities to improve

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efforts and expand housing options. Some examples of the current programs to be assessed and strengthened are:

- ▶ Home Modification Brokerage
- ▶ Tenant-Based Rental Assistance
- ▶ Homeless Assistance Program
- ▶ Transitional Assistance from Long-Term Care Facilities
- ▶ Youth Transitioning Out of Foster Care

GOAL NO. 2

Complete a housing gap analysis.

2016-2020

- Determine where populations served by DHS need housing and to what extent it is already provided by existing housing programs. Sources of information for the analysis include environmental scans of housing opportunities available at the county-level, DHS, DCED, and PHFA internal documentation, and information from regional stakeholders.

GOAL NO. 3

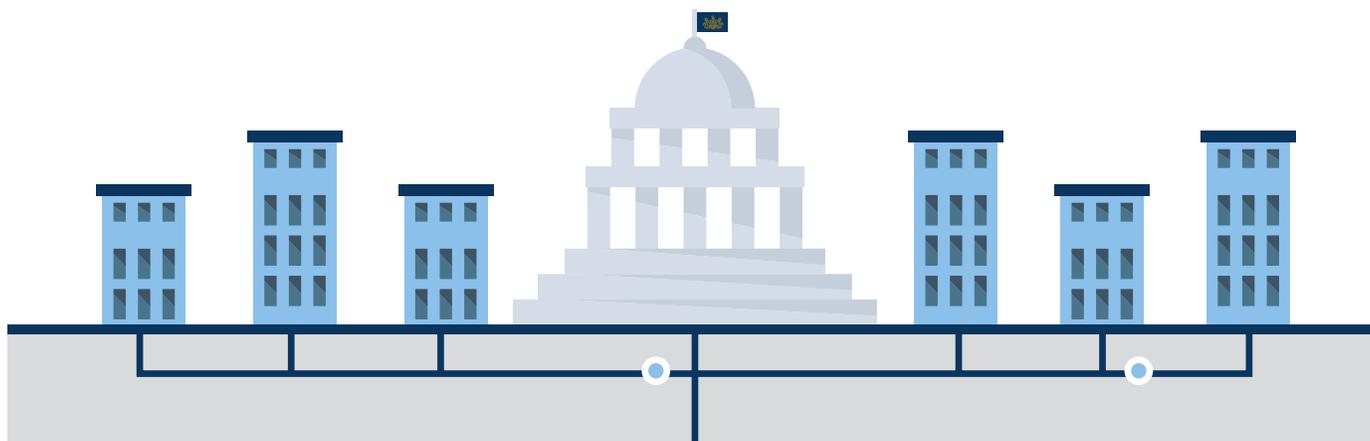
Establish and continually assess desired outcomes of the DHS Housing Strategy.

2016-2020

- Identify baselines and goals to guide the department's progress in securing affordable, integrated, and supportive housing for the populations DHS serves.
- Develop a series of benchmarks and metrics to assess progress in the following areas:
 - ▶ Access to affordable, integrated, and supportive housing opportunities through the Section 811 PRA Program and targeted extremely low-income units through PHFA (i.e. 20% Area Median Income units) which meet the needs of consumers served by DHS
 - ▶ Production of new affordable, integrated, and supportive housing opportunities for consumers served by DHS
 - ▶ Re-balancing institutional and community-based housing options for consumers served by DHS

- ▶ Reduction in homelessness among DHS consumers in coordination with DCED, PHFA, HUD, and Department of Corrections (DOC)
 - ▶ Long-term housing stability and retention of consumers served by DHS
 - ▶ Housing and health outcomes for the Rapid Re-housing demonstration for TANF recipients who experience homelessness
 - ▶ Reduction in the number of consumers served by DHS who are paying more than 30 percent of their income on housing
- Develop and issue annual progress reports.

STRATEGY NO. 4: PROMOTE TEAMWORK AND COMMUNICATION IN BOTH STATE AND LOCAL GOVERNMENT TO DEVELOP HOUSING OPPORTUNITIES FOR ALL POPULATIONS SERVED BY DHS.



GOAL NO. 1

Strengthen designated lead county-based agencies.

2016-2020

- Develop ongoing working relationships with designated lead county-based agencies and county leaders to promote local state plans and strategies to assist counties to build infrastructure.
- Promote networking across counties to ensure a coordinated approach to creating greater access to housing opportunities at the local level.

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- Dedicate a DHS housing coordinator to work with the network of designated lead county-based agencies to match individuals in need of housing and provide timely referrals to available, affordable apartments.
- Develop and offer a range of technical assistance and support to the designated lead county-based agencies including quarterly webinars, regular conference calls, face-to-face meetings with agencies, and a bi-annual convening event on an on-going basis.
- Provide resources and tools to support local efforts to coordinate timely referrals to a range of affordable housing opportunities.
- Partner with PHFA to redefine and strengthen the role of the Regional Housing Coordinators (RHCs) to support the work of the designated lead county-based agencies.

GOAL NO. 2

Align policies and coordinate regularly with state and county agencies.

2016-2020

- Coordinate regularly with PHFA and state agencies (DCED, DOC, DMVA, and others) to align housing and services policies and prioritization of resources to expand housing opportunities.
- Support current efforts of the Pennsylvania's Interagency Council on Homelessness and the local Continua of Care on furthering their policies and priorities to end homelessness.
- Assist DMVA to address the needs of veterans who experience homelessness.

GOAL NO. 3

Develop public and private partnerships.

2016-2020

- Research and disseminate best-practice models to non-profit organizations, including housing service providers, and other stakeholders that serve individuals who are homeless and/or disabled.
- Develop potential partnerships with philanthropic organizations including hospital and community foundations to provide strategic investments furthering the DHS Housing Strategy.

GOAL NO. 4

Provide ongoing communication to stakeholders and advocates on the progress of the DHS Housing Strategy.

2016-2020

- Include key stakeholders and advocates in workgroups and planning associated with the implementation of the DHS Housing Strategy.
- Meet with stakeholders and advocates on a regular basis to keep them apprised of the department's work and seek their feedback and collaboration.
- Use DHS' website and social media to regularly inform stakeholders, partners, and advocates of DHS' progress.

GLOSSARY OF TERMS

Affordable Housing: In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

CMS: Federal Centers for Medicare and Medicaid Services

DCED: Pennsylvania Department of Community and Economic Development

Designated Lead County-Based Agencies: Local, governmental and non-governmental organizations participating in the Local Lead Agency Program (LLA). These organizations serve as a referral network to connect people with disabilities to permanent supportive housing vacancies across the commonwealth.

DHS: Pennsylvania Department of Human Services

DMVA: Department of Military and Veterans Affairs

DOC: Pennsylvania Department of Corrections

Extremely low-income: Households whose annual income does not exceed 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may also establish income ceilings higher or lower than 30 percent of the median income for the area if HUD finds that such variations are necessary because of unusually high or low incomes.

HHS: Federal Department of Health and Human Services

HUD: Federal Department of Housing and Urban Development

IAP: Medicaid Innovation Accelerator Program — a new federal program designed to build state capacity and support innovation in Medicaid

LTSS: Long-Term Services and Supports — an all-encompassing term for services and supports provided to individuals with long-term needs to aid in habilitation or daily living

MA: Medical Assistance — a health care program administered through Medicaid

OLTL: Office of Long-Term Living

OMHSAS: Office of Mental Health and Substance Abuse Services

PDA: Pennsylvania Department of Aging

PHFA: Pennsylvania Housing Finance Agency

Rent-burdened: Spending more than 30 percent of household income on housing

Section 811 Project Rental Assistance (811 PRA): 811 PRA is a federal grant that Pennsylvania was awarded to provide permanent supportive housing through a combination of rental assistance and long-term services and supports for people with disabilities.

TANF: Temporary Assistance for Needy Families — a cash assistance program designed to help low-income families become independent

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PARTNERS

Thank you to the Pennsylvania Housing Finance Agency and the Pennsylvania Department of Community and Economic Development for partnering with DHS to support Pennsylvanians through housing.





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