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OMHSAS Housing Plan OBJECTIVES

Objective 1: Capital Investment

Definition: Funds for predevelopment and development

Purpose: To create a fund to be used to subsidize the development of affordable housing for people with mental illness – used for bricks and mortar or predevelopment soft costs

- To reduce the overall cost of development so that the project doesn't need a loan – if loan, need to charge more rent
- For site acquisition
- For predevelopment soft costs
- To leverage other sources

Some Potential Funding Sources:

- Reinvestment Funds (MH)
- CHIPP (MH)
- HOME (Mainstream)
- Housing Trust Fund (Mainstream)

Objective 2: Project Based Operating Subsidies

Definition: Rental subsidy tied to site-based units.

Purpose: To allow PHFA funded units (typically affordable to households at 50% or 60% of area median income) to be affordable to SSI recipients (approximately 20% of AMI).

- Term of at least 5 Years
- Property owner sets-aside a specified number of units for individuals referred by County MH/MR Program or its designee
- Target projects in the “*existing development pipeline*” (i.e. projects that have received initial approval for funding and are proceeding toward construction and occupancy) or projects that are seeking funding in the current LIHTC funding round
- Can also look at:
 - Vacancies in existing PHFA funded projects
 - Projects planned for the future

Some Potential Funding Sources:

- Reinvestment Funds (MH)
- CHIPP (MH)
- PHA – Project Based Section 8 (Mainstream)

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Objective 3: Master Leasing

Definition: MH/MR Program selects an entity to execute a long-term master lease (at least 5 years) with property owners of high quality *existing* rental housing and sublease units to consumers.

Purpose: To gain access to housing units for which target population may not be eligible (criminal record, poor credit).

- Target high-priority consumers less likely to be able to take advantage of tenant-based subsidies
- Avoids restrictions of federal housing programs
- Makes use of *existing* housing market
- Enables consumers to build a positive rental history

Some Potential Funding Sources:

- Reinvestment Funds (MH)
- CHIPP (MH)
- CRRS Conversion (MH)
- County Housing Trust Fund (Mainstream)

Objective 4: Tenant Based Rental Subsidies (i.e. Bridge Subsidy Program)

Definition: Rental subsidies that are associated with the individual – in this case they are being designated as short-term or bridge subsidies that are temporary until a more permanent source like Section 8 becomes available.

Purpose: To provide immediate access to housing for priority consumers while creating a link to Section 8 or other subsidized housing.

- Temporary tenant-based rental assistance until person receives Section 8 or other rental subsidy or access to a subsidized unit
- Will help structure potentially valuable relationships with PHA
- Requires assertive outreach to PHA to:
 - Facilitate PHA application process for consumers
 - Request the PHA to adopt Section 8 preference or set-aside for people with Bridge Subsidies
 - Apply for new Mainstream Section 8 vouchers if they become available
- Benefits to PHA:
 - Can help PHAs use vouchers quickly and help occupancy rate since people are already housed
 - Can help bring new landlords into PHA's Section 8 Program
- Program Policies:

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- Participants are required to apply for Section 8 ASAP and maintain position on the waiting list
- Landlords that accept Bridge Tenant need to agree to accept Section 8
- Units need to meet Housing Quality Standards so can be used when convert to Section 8

Some Potential Funding Sources:

- Reinvestment Funds (MH)
- CHIPP (MH)
- CRRS Conversion (MH)
- County Housing Trust Fund (Mainstream)
- HOME (Mainstream)

Important to identify what entity/agency will administer the rental subsidies: Potential resources:

PHA

CAP

OMH- designate individual

Include in Clearinghouse below

Objective 5: Program Management/Housing Clearinghouse

Definition: Identify an entity to be responsible for management of housing programs and Clearinghouse function (as described below in purpose):

Purpose: To provide coordination among housing programs and expedite access to available housing resources.

- Assist consumers in making housing choices
- Priority access to PSH Waiting Lists across housing programs for high priority MH/MR consumers
- Refer high priority MH/MR consumers to PSH resources
- Referral to services
- Manage Bridge Subsidy program, Master Leasing, and Project-Based Subsidy for the county
- Maintain information for stakeholders such as a database of housing resources including, permanent supportive housing.

Some Potential Funding Sources:

- Reinvestment Funds (MH)
- CHIPP (MH)
- County Housing Trust Fund (Mainstream)
- County CDBG (Mainstream)

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Objective 6: Housing Contingency Fund

Definition: Funding to enable an individual to move into housing or avoid eviction.

Purpose: To support the material needs of consumers in accessing housing.

- One-time funds to help consumers overcome barriers to obtaining housing:
- One-time move-in expenses (security deposit, utility deposit, household set-up)
- Tenant damage in excess of amount covered by security deposit.
- *Not* for rent-arrearage – emphasize tenant’s responsibility for timely payment of rent.
- Identify partnerships for resources – furniture banks, utility waiver programs, etc.

Some Potential Funding Sources:

- Reinvestment Funds (MH)
- County Housing Trust Fund (Mainstream)
- HOME (Mainstream)

Objective 7: Fairweather Lodge or Other Evidence Based Supportive Housing Strategy

Definition: Funding to create Fairweather Lodges or an evidenced based supportive housing strategy.

Purpose: To support the creation of evidence-based supportive housing.

Potential Funding Sources:

- Reinvestment Funds (MH)
- CHIPP (MH)
- HOME (Mainstream)
- Housing Trust Fund (Mainstream)