

Appendix 1 OMHSAS Housing Plan Template

Utilizing HealthChoices Reinvestment and other Mental Health Funds to Develop Permanent Supportive Housing

SUMMARY

1. **Capital Funding:** (Site-Based Development)

A third-party, probably PHFA, administers a single housing fund to be used to subsidize the development of affordable housing for people with mental illness.

- Funds would be segregated by county
- Provides the ability to diversify funding from multiple sources to increase development of permanent supportive housing
- Fosters integrated housing opportunities for people with mental illness

2. **PHFA Project Based Operating Subsidy:**

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). – *Discussions underway with PHFA*

- 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:
 - i. Vacancies in existing PHFA funded projects
 - ii. Projects planned for the future
- MOU between county and PHFA

3. **Master Leasing:** (Rental subsidy)

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.

- 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

4. Bridge Subsidies: (Tenant-based subsidy)

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:
 - 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

5. Program Management/Clearinghouse

Identify an entity to be responsible for management of housing programs and Clearinghouse function:

- 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.

6. Housing Contingency Funds:

- 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.

7. Housing Support/Support Services:

Assign staff to facilitate access of priority consumers to permanent supportive housing resources and help maintain successful tenancy through the following approaches:

- Housing Support Teams: separate staff with structured caseload
- Housing Support Capacity Building Model (integrated approach): ensures that housing support to help individuals get and keep housing is included as part of the service component within all or a number of existing services including ACT, CTT, Case Management Teams.

Activities:

- Establish Relationships with Housing Providers
- Pre-Tenancy Assistance
- Move-In
- Tenancy Stabilization

8. Fairweather Lodge or Other Evidence Based Supportive Housing Strategy:

Creation of a Fairweather Lodge that is in compliance with fidelity standards or an evidence-based Supportive Housing Strategy that is in compliance with the definition of Supportive Housing.