

Developing Strategies to Address Members' Affordable Housing Needs

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NATIONAL ACADEMY
FOR STATE HEALTH POLICY



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About NASHP

For over 35 years, the **National Academy for State Health Policy** (NASHP) has been a nonpartisan organization committed to developing and advancing state health policy innovations and solutions.

NASHP provides a unique forum for the productive exchange of strategies across state government, including the executive and legislative branches.



State-Only Health and Housing Learning Community

State only – please drop off if you are not with state government

Presentations will be recorded, but recordings will be stopped for discussion portions which will be closed door and off the record

Feel free to drop your name and state agency in the chat

We encourage discussion - please bring your questions and challenges!

Please contact us echhean@nashp.org and eroth@nashp.org for questions, feedback, etc.



Understanding the Gap

Priced Out

- **Supplemental Security Income (SSI) is \$985** per month.
- **The average rent for a basic one-bedroom apartment is \$1,399** per month, or **142%** of a disabled person's income, leaving no money for food, transportation, clothing, or other necessities.
- **This is not affordable.**



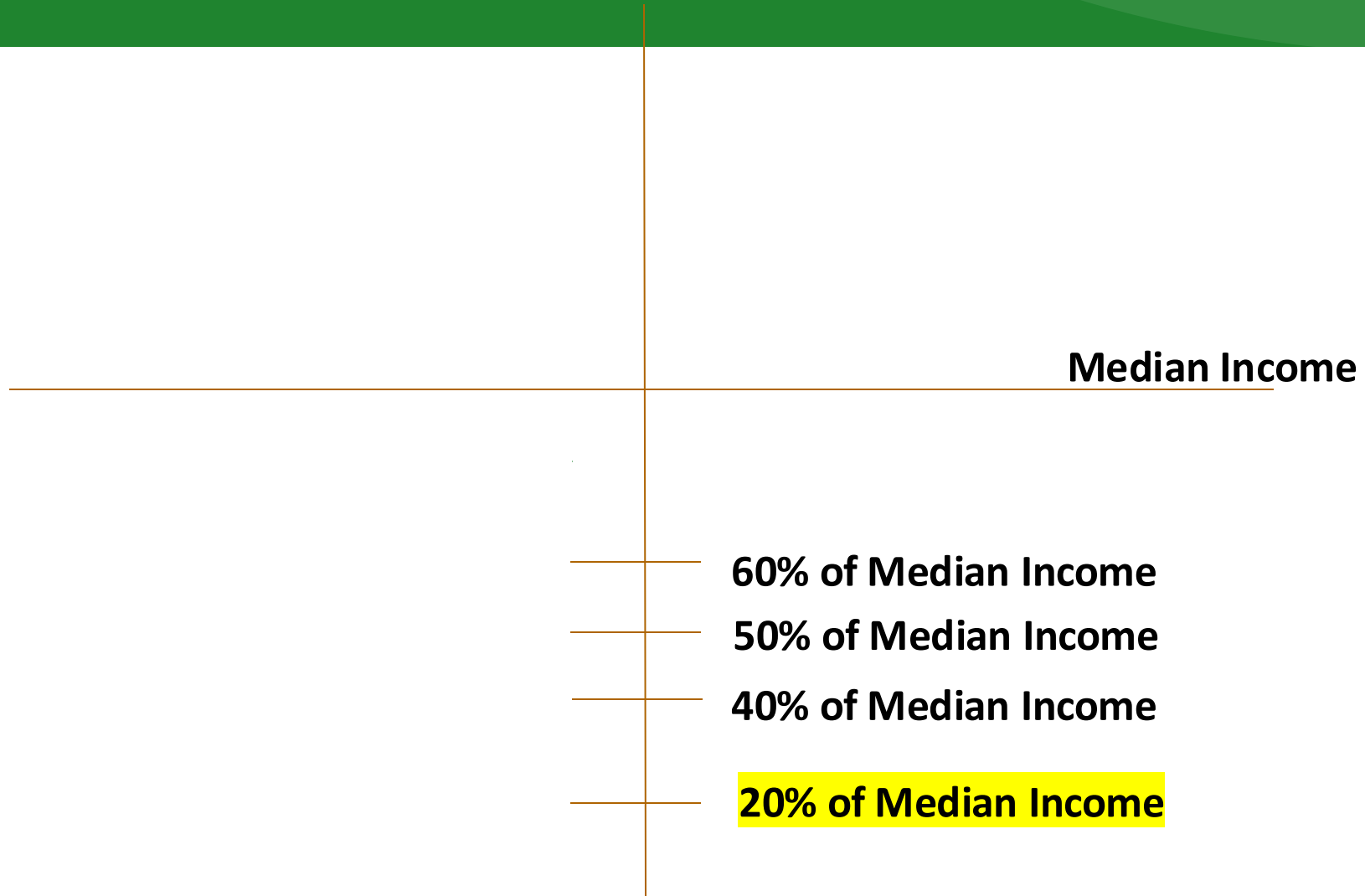
Subsidies Create Affordability

	Rental Assistance	With Capital Investment and Rental/Operating Assistance
Tenant's income is	\$985	\$985
30% of tenant's income is	\$296	\$296
Apartment rent is	\$1,300	\$700
Tenant share of rent is	<u>-\$296</u>	<u>-\$296</u>
Subsidy amount needed is	\$1,103	\$404

Resources

Element	Source	Resource Examples
Capital	<ul style="list-style-type: none"> • Housing Finance Agency • State or local Community Dev. • Private foundations 	<ul style="list-style-type: none"> • Low Income Housing Tax Credit • HOME, HOME-ARP • Foundation funds • Housing Trust Fund
Rent/Operating Subsidy	<ul style="list-style-type: none"> • HUD • State • Local 	<ul style="list-style-type: none"> • HOME, HOME-ARP • Section 8 HCV or PBV • Continuum of Care – Rental Asst. • Section 811 Project Rental Assist. • Housing Trust Fund
Support Services	<ul style="list-style-type: none"> • State Medicaid Agency • State Human Services Agency 	<ul style="list-style-type: none"> • Medicaid <ul style="list-style-type: none"> • Money Follows Person (MFP) • Home and Community-Based Service (HCBS) waivers • Section 1115 demonstrations • 1915(i) or other state plan benefits • Managed care in lieu of services • State-funded services

Affordability is the Issue





Developing Your Housing Strategy

Developing a Housing/Services Strategy

- What is your goal?
- Timeframe?
- Who is your target population?
- What is your capacity?
 - Agency staffing
 - Partnerships
- What are existing opportunities?
 - New resources
 - Underutilization/best use of existing resources
 - Political opportunities
- Conduct an environmental scan
 - <https://www.medicaid.gov/state-resource-center/innovation-accelerator-program/iap-downloads/functional-areas/mhap-toolkit.pdf>

Example: Target Older Adults

Goal = keeping older adults in their homes through home modification and repairs

- e.g. Medicaid as a source for home modifications and HOME or CDBG for homeowner repairs; reasonable accommodation training, incentives for renters

Goal = housing homeless older adults

- e.g. Homeless preferences in elderly housing such as Public Housing or Multifamily Housing, e.g. HUD Section 202 program

Example: Expand Permanent Supportive Housing for Adults Experiencing or At Risk of Homelessness or Institutionalization

- HUD's Section 811 Project Rental Assistance (PRA) program
 - Requires partnership between state housing agency and Medicaid agency
 - Age limitations (18-62),
 - Example populations targeted currently by states
 - Competitive funding, **anticipated late Fall/early winter**
- Low Income Housing Tax Credit (LIHTC) program incentives
 - Available in every state, developers compete for funds
 - Qualified Allocation Plan (QAP) outlines competition

Example: Target People with Criminal Records

- Lessons Learned from the Emergency Housing Voucher (EHV) program
- Effective policy changes
 - Housing agency reduces “look-back” period for convictions
 - Individualized review of each applicant
 - Housing agencies provide reasonable accommodations
- PHA provides a limited preference linked with services in the Housing Choice Voucher program

Current Public Housing Authority Opportunities

- Mainstream Voucher Notice [PIH 2024-30](#)
- Mandatory waivers:
 - PHA must provide a minimum initial search term of 120 days
 - PHA must approve initial extension
- Voluntary waivers
 - PHAs may establish a waiting list separate from their HCV waiting list
 - PHAs may establish separate preferences for Mainstream Voucher applicants

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard

The HCV Data Dashboard

The date of the current dashboard data may be found on the dashboard pages.

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PHA Name	PHA Code	MS Total Effective Awards	MS Total Leased	MS % Leasing
Alaska Housing Finance Corporation	AK901	95	52	54.74%
Housing Authority of the Birmingham District	AL001	103	93	90.29%
Mobile Housing Board	AL002	198	170	85.86%
The Housing Authority of the City of Huntsville	AL047	65	41	63.08%
HA Auburn	AL050	20	8	40.00%
Sheffield Housing Authority	AL068	79	74	93.67%
Jefferson County Housing Authority	AL086	50	29	58.00%
Walker County Housing Authority	AL129	205	154	75.12%
The Housing Authority of the City of Fort Smi	AR003	110	101	91.82%
Housing Authority of the City of Little Rock	AR004	156	99	63.46%
Housing Authority of the City of Conway	AR006	39	38	97.44%
Housing Authority of the City of Benton, Ar	AR175	75	74	98.67%
Fayetteville Housing Authority	AR181	40	25	62.50%
Harrison Housing Agency	AR200	40	32	80.00%
Johnson County Public Housing Agency	AR215	40	38	95.00%
City of Phoenix Housing Department	AZ001	241	226	93.78%
City of Mesa Housing Authority	AZ005	137	104	75.91%
Flagstaff Housing Authority	AZ006	40	22	55.00%
Housing Authority of Maricopa County	AZ009	59	51	86.44%
Tempe Housing Authority	AZ031	64	59	92.19%
Pima County Housing Authority	AZ033	50	42	84.00%
Mohave County Housing Authority	AZ043	115	96	83.48%
Arizona Behavioral Health Corporation	AZ880	194	159	81.96%
Total		71217	58,045	81.50%

Microsoft Power BI | 7 of 14 | 100%



Pitching to Your (Potential) Housing Partners

What do you - the Medicaid agency - bring to the table?

- Funds for pre-tenancy, tenancy, behavioral health, and other supports
- A network of trained local agencies, case managers, or other staff
- One-time funds for move-in costs such as security deposit
- Potential administrative funds and staffing resources that could be shared with housing partners
- What else?

What are Your Potential Strategies?

Who is your target population? What is your goal?

What is “doable”? What opportunities exist?

What is one challenge to achieving your goal?

What is one resource that is a good fit for your goal?