



Supportive Housing Policy Platform for Pennsylvania

May 31, 2023



Acknowledgements

CSH would like to thank Regional Housing Legal Services (RHLS) for their partnership on this project. As an agency rooted in Pennsylvania housing advocacy and legal representation, the partnership RHLS provided throughout this process has been invaluable.

We would also like to thank our Core Review Coalition for providing their expertise, guidance, and feedback during the progress of this project and the creation of this platform.

Core Review Coalition Members

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We would also like to thank the 246 individuals who expressed interest in this project and to the 170 folks who dedicated their time to lend their voice and experience (listed on page 29). Without them, we could not have created a representative, collective, and collaborative platform.

Finally, we thank our future additional signatories for their ongoing support and dedication.

Definitions

Terms	Definitions
Platform	A collaborative policy paper with recommendations and examples of how to improve the creation and sustainability of supportive housing in Pennsylvania, authored by CSH and RHLS and contributed to by 170 partners throughout the state.
Project	Refers to the process of creating the policy platform during a one-year planning grant period.
Project Participants; or Participants	Individuals who participated in the creation of this platform, in the form of listening session attendees and Core Review Coalition members.
Listening Session; or Session	A facilitated discussion (mostly virtually, occasionally in person) with a group of supportive housing partners (i.e., “participants”), aimed at collecting information about their experience, opinions, and/or feelings on creating and maintaining supportive housing in PA. Sessions included a slide deck with uniform guiding questions.



Executive Summary

Corporation for Supportive Housing (CSH), in partnership with Regional Housing Legal Services (RHLS), conducted numerous listening sessions to engage partners during a year-long planning grant to develop a supportive housing policy platform for Pennsylvania. This platform seeks to raise awareness of key policy issues that prevent communities throughout Pennsylvania from creating the supportive housing needed for marginalized members of their communities. Through several listening sessions, CSH and RHLS identified more than a dozen recommendations for policy changes in Pennsylvania and kept track of the most commonly occurring recommendations. A Core Review Coalition was consulted to further identify the policy changes that would have the highest impact on the creation and sustainability of supportive housing in PA, highlighted below. The hope for this platform is to guide statewide policymakers, housing developers, service providers, and housing advocates in the collective goal to end homelessness and create communities that thrive in the commonwealth.

Policy Recommendations

The four policy changes consistently highlighted by project participants and prioritized by the Core Review Coalition as having the highest impact on the creation and sustainability of supportive housing in PA are highlighted below.

Enhance	Enhance Support Services Funding The current state of supportive services funding is inadequate to meet the needs in communities across PA. There is a need for increased and stable services funds as well as a need to align those resources with affordable housing capital and operating funds.
Address	Address Affordable Housing Needs There is no supportive housing without affordable housing. Supportive housing champions must align policy recommendations with existing efforts to enhance affordable housing stock across the commonwealth.
Challenge	Challenge Resistance to Affordable and Supportive Housing Supportive housing cannot thrive in the same environment community resistance can. Stakeholders must challenge resistance while enhancing relationships with existing landlords.
Lead	Establish a Statewide Interagency Council and Plan to Address Homelessness Pennsylvania needs a statewide plan to address homelessness that is created and led by an interagency council accountable to the Governor's office.



The four policy recommendations this PA supportive housing platform uplifts will be further detailed below. These recommendations are (1) enhance support services funding, (2) address affordable housing needs, (3) challenge resistance to affordable and supportive housing, and (4) establish a statewide plan to address homelessness.

1. Enhance Support Services Funding

Supportive housing is targeted to individuals engaged with, and impacted by, different crisis system(s), including but not limited to, those with homelessness history, behavioral health diagnoses, complex medical care needs, substance use disorders, incarceration history, survivors of domestic violence, older adults, transition age youth, etc. Currently, service providers are relying on resources specific to target populations to provide supportive housing services. For example, some communities are able to build supportive housing services for individuals diagnosed with severe mental illness (SMI), but project participants reported a lack of funding available for individuals without official diagnoses still in need of substantial support. As such, these funds have been described as inadequate, stagnant, limited, or even, absent by participants in this platform process. If the supportive housing need in PA is to be met, the state will need to create and enhance supportive service revenues to allow for the implementation of flexible, person-centered services unique to communities across the commonwealth. Pennsylvania must:

- Dedicate supportive services funds that can be braided with the creation of new affordable housing units and can sustain quality support services;
- Amend the state Medicaid plan through the adoption of a Medicaid Waiver or State Plan Amendment that will augment existing Home and Community Based Services (HCBS) to include enhanced tenancy supports as well as training and capacity building supports for providers to carry this activity out;
- Ensure service revenues include, but are not limited to, eligibility criteria like chronic homelessness, which limits flexibility and effectiveness in addressing needs at a local level;
- Prioritize comprehensive and holistic care in coverage to allow activities most relevant to an individual and their community (e.g., funds that facilitate service providers' ability to meet the transportation needs of their tenants).

2. Address Affordable Housing Needs

Supportive housing typically serves individuals and families with incomes between 0-30% of the Area Median Income (AMI). Participants in this process consistently stated a need for more affordable housing throughout the commonwealth, even for those with housing subsidies and vouchers. This affordable housing deficiency has created a backlog of people waiting years to be housed. It has also kept some families and individuals in supportive housing programs even after their need for services diminishes, creating a bottleneck in a system meant to be a vehicle for those people to move on and thrive. Pennsylvania must:

- Enhance operating funding (i.e., rental subsidies) so supportive housing developers and/or providers are able to keep pace with increasing rents;
- Scale resources like the PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE);



- Acknowledge the impacts of systemic racism on housing, and specifically in the implementation of affordable housing responses, and target resources and tools to address these disparities;
- Address factors that limit access to housing such as the utilization of criminal background checks, credit checks, and income discrimination as a means to deny potential tenants;
- Leverage federal, state, and municipal funds to address affordable housing needs specific to communities.

3. Challenge Resistance to Affordable and Supportive Housing

Participants named resistance to new affordable and supportive housing as a significant barrier in meeting supportive housing needs. This manifests as neighborhood resistance commonly referred to as NIMBYism, or “Not in My Back Yard,” and reluctance from landlords to work with supportive housing tenants. In order to build and sustain more supportive and affordable housing, Pennsylvania must:

- Facilitate and support efforts to strengthen and adopt inclusionary zoning provisions in municipalities throughout PA, and at a municipal level in big cities;
- Create educational material to aid allies in community engagement and advocacy efforts;
- Promote creative responses to community resistance such as YIMBY (“Yes in My Back Yard”);
- Organize coalition building to execute local community engagement and to build relationships with local champions;
- Develop material and resources, including financial incentives, risk mitigation funds, bonus programs, etc., to help supportive housing providers engage and strengthen relationships with landlords.

4. Establish a Statewide Interagency Council and Plan to Address Homelessness

Project participants consistently expressed a desire for more leadership and coordination from state agencies to provide guidance and support to local efforts addressing homelessness. Participants also voiced frustration and confusion related to resources administered by various agencies that do not appear to be coordinating or leveraging opportunities to create more supportive housing. As a recommendation, PA must:

- Establish an interagency council on housing/homelessness to provide leadership by coordinating resources, providing guidance, and enabling localities to advance solutions;
- This council must create and effectuate a statewide plan to end homelessness in PA;
- Identify resources for direct TA and capacity building for Continuums of Care (CoC’s) that will help identify and strategically address gaps.



Introduction

CSH Introduction

The Corporation for Supportive Housing (CSH) is the national champion for supportive housing, demonstrating its potential to improve the lives of very vulnerable individuals and families by helping communities create more than 385,000 real homes for people who desperately need them. CSH funding, expertise and advocacy have provided \$1 billion in direct loans and grants for supportive housing across the country. Building on 30 years of success developing multiple and cross-sector partnerships, CSH engages broader systems to fully invest in solutions that drive equity, help people thrive, and harness data to generate concrete and sustainable results. By aligning affordable housing with services and other sectors, CSH helps communities move away from crisis, optimize their public resources, and ensure a better future for everyone. Visit us at www.csh.org.

Since 1991, CSH has worked to advance new ideas and best practices, nourish collaborative and pragmatic community partners, amplify lived experiences, and center race equity through our focus areas. CSH is a national non-profit organization and does not directly own or operate any supportive housing programs or offer referrals. The organization's work focuses on the following four areas in regards to supportive housing: (1) training and education, (2) consulting and assistance, (3) lending, and (4) policy reform. One of the regions of CSH is the Metro Team, which includes Pennsylvania, New York, and New Jersey. The CSH Metro Team co-authored and co-collaborated on this platform with the Pennsylvania-based law firm, Regional Housing Legal Services (RHLS).

RHLS Introduction

Regional Housing Legal Services (RHLS) is a nonprofit law firm with unique expertise in affordable, sustainable housing and its related components — community and economic development, utility matters, and preservation of home ownership. For 50 years, RHLS has helped deliver housing solutions to Pennsylvanians throughout the commonwealth, including the development or preservation of over 10,000 affordable homes with our nonprofit partners.

With a commitment to racial justice at the core of the work, RHLS provides innovative project and policy solutions that offer healthy, safe, and affordable homes in communities of choice where everyone can thrive. RHLS accomplishes our vision through three program focus areas — promoting equitable development, building local leadership, and developing solutions for healthy homes and communities. We utilize our deep networks and relationships with both public and private stakeholders to move Pennsylvania ever closer to a place where every family has an affordable and healthy home.

Overview of Platform

Pennsylvania must be a place where marginalized individuals, such as those experiencing or at risk of homelessness, individuals with disabilities, older adults, survivors of domestic violence, families involved with child welfare, etc., receive the support they need to live independently and thrive in their communities. Supportive housing pairs affordable housing and services. It is an evidence-based intervention that reduces active substance use and improves housing stability, employment, mental and physical health, and school attendance.



There is a need for statewide action if there is to be a significant difference in the supportive housing stock and pipeline in communities across Pennsylvania. While communities across the commonwealth have invested in the creation of supportive housing, there is a reliance on state programs such as the Low Income Housing Tax Credit (LIHTC). Most examples of supportive housing identified in PA during this process are created and sustained in coordination with Continuums of Care (CoC) and Public Housing Authorities (PHA) at a local level. Participants detailed how local partners utilize all means at their disposal to address supportive housing needs with there still being gaps. Where this is the case, state level change is needed to enhance resources to better enable these partners to scale interventions. Where this is not the case, state leadership is needed to encourage action.

Additionally, potential new funding sources like Medicaid could be adapted by statewide departments (e.g., Department of Human Services) to enhance supportive services funding. As CSH engaged partners across PA, participants made the need for such statewide changes apparent in order to create and sustain more supportive housing.

As a national organization, CSH has worked with communities across the United States to implement programs and effectuate policy changes that successfully generated more supportive housing opportunities. Throughout the course of one year, CSH engaged communities across the commonwealth to determine policy and program recommendations that could increase the supply and quality of supportive housing in Pennsylvania. This document is a collection of those recommendations provided by 170 partners.

Platform Methodology

The development of the platform took place during the period of a one-year planning grant. The below steps outline the process CSH and RHLS took to make this policy platform representative, holistic, and collaborative.

Step 1: Form a Core Review Coalition

At the start of this project, CSH and RHLS formed a Core Review Coalition to have a representative and consistent group that provided guidance and feedback throughout the progress of the project and as the perspectives of Pennsylvanians were incorporated into the platform draft. The Core Review Coalition represented the perspectives of providers, developers, and those with lived homelessness experience, and the group met on a quarterly basis.

Step 2: Conduct Listening Sessions

Starting in September of 2022, CSH began working with RHLS to bring together partners from across PA to design this platform. Over the course of the planning grant year, CSH worked to establish as many listening sessions across the commonwealth as possible to incorporate feedback and adjust recommendations to apply to rural, urban, suburban, and Appalachian communities.

Listening sessions were conducted primarily virtually to allow participants from various parts of PA to attend sessions at their convenience. This was also done to accommodate precautions related to the COVID-19 pandemic in 2022.



CSH distributed a flyer describing this project online and in-person. It included a survey to register for a listening session or to request hosting CSH and RHLS for a listening session at an existing meeting if preferred. CSH was invited to attend seven existing meetings to conduct listening sessions as a guest and to present the project and extend the invitation for a follow-up session. CSH and RHLS wanted to prioritize gathering feedback from diverse and representative partners, which included the perspective of persons with lived homelessness and/or supportive housing tenancy experience in Pennsylvania. To foster a comfortable, safe space for conversation, CSH facilitated two specific virtual listening sessions for this partner group. CSH enlisted assistance from project participants to expand outreach to this partner group to ensure sufficient attendance.

Each listening session was facilitated utilizing a slide deck that the Core Review Coalition reviewed and approved. The slide deck established the goals of the platform and a short overview of supportive housing, including financing (Appendix B). Each session was structured to allow participants to respond to a series of uniform guiding questions (listed in Appendix A). After the Core Review Coalition approval, the slide deck remained unchanged throughout utilization of all sessions for consistency purposes, besides a slight adaptation on the questions for relatability reasons for the lived experience session. CSH recorded and tracked the listening session responses from each session to analyze recurring themes and recommendations.

CSH also regularly analyzed the project participant list with RHLS to determine if enough of the commonwealth was represented in the listening sessions. This analysis suggested that certain communities in the western part of the state were underrepresented. As a result, CSH and RHLS travelled to Allegheny County and Crawford County to conduct in-person sessions.

As a final outreach step for the listening sessions, CSH sent out a survey of the uniform session questions to all the individuals who expressed interest but were unable to attend a session with the invitation to submit written response. These responses were also tracked, recorded, and counted in this project.

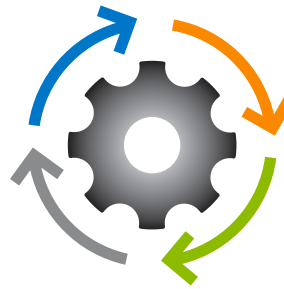
Over the course of four months, **CSH facilitated a total of 24 listening sessions, in which 170 partners attended from more than 110 diverse organizations across 50 (out of 67) counties of Pennsylvania.** These partners represented social service providers, developers, advocates, lived homelessness/SH tenancy experts, health care entities, behavioral health agencies, service centers, funders, board members, and local government from rural, urban, and suburban communities across the commonwealth.



Listening Session Engagement Summary



246
individuals expressed
interest



110+
Different organizations
attended

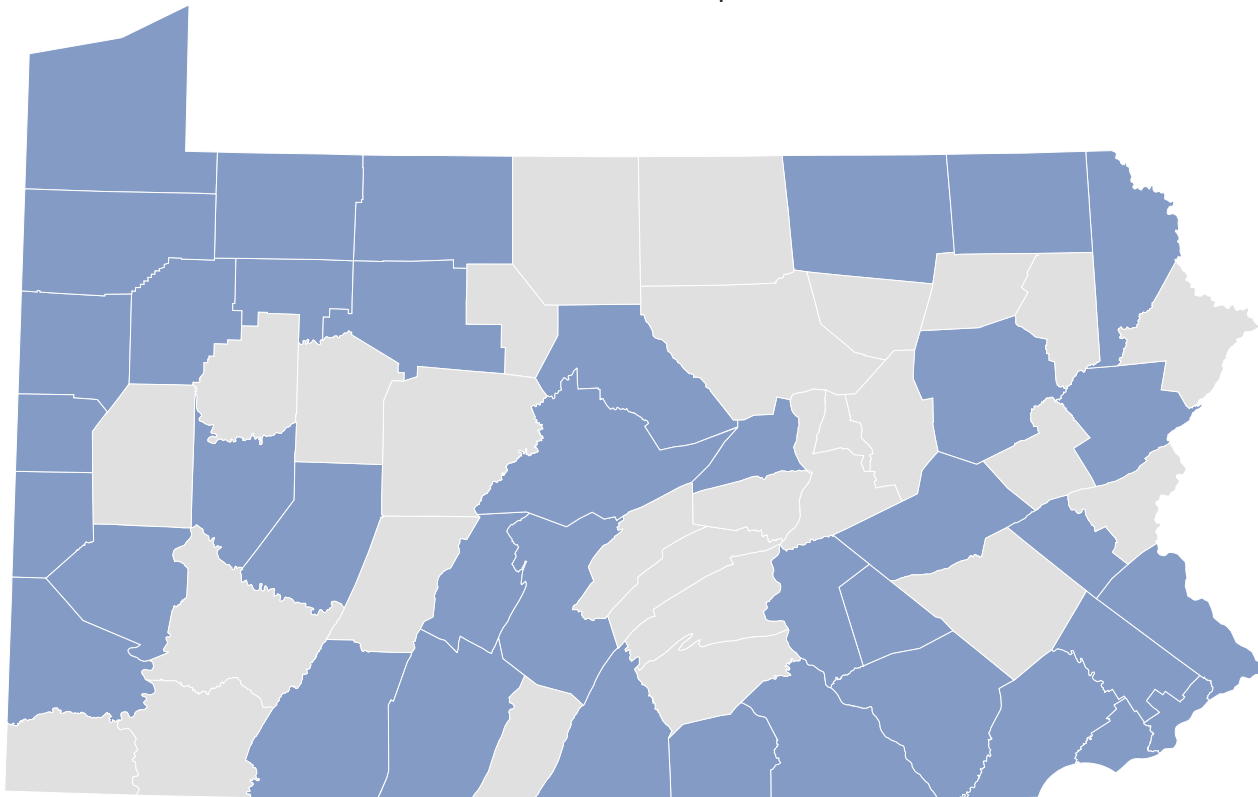
24
Total
Listening
Sessions



170
individuals
participated



50 Counties represented



Step 3: Create the Policy Platform

Through the course of 24 listening sessions, CSH and RHLS identified more than 20 recommendations for policy changes in Pennsylvania. CSH recorded each recommendation and analyzed for common themes and recurrence. CSH and RHLS determined the initial platform rollout could not feasibly include every raised challenge and recommendation. Therefore, the decision was made to narrow the focus to a handful of policy areas that would have the most impact as part of this policy platform. The most commonly recurring recommendations (approximately 10) were then presented to the Core Review Coalition to help determine the feasibility and potential for impact of the recommendations.



The final four larger recommendations included in this platform were determined by the frequency in which they were uplifted in the 24 listening sessions and the feasibility and potential impact they would have in the commonwealth. Some of the additional recommendations were incorporated in the considerations of the four recommendations and will be included in the implementation plan related to the four policy areas of the platform.

To ensure representation of collected input and to emphasize the collaboration of forming this platform, CSH shared the preliminary platform draft (which included the four main recommendations) with the listening session attendees, interested partners who were unable to participate in a session, and Core Review Coalition members with a two-week review period. The published platform includes that final feedback as well. To ensure that efforts informed by this platform are aligned and meaningfully address the needs of communities across PA, CSH and RHLS will continue to listen to participants as this platform shifts to the implementation phase.

Step 4: Partner Sign-On

At the closing of each listening session, virtual and in-person, CSH and RHLS explained the involvement of participants in the project, which included being counted as a signatory unless otherwise indicated to CSH. CSH and RHLS emailed the complete platform draft to all 170 of the listening session participants to 1) give the opportunity to ensure their feedback was included and 2) to provide another chance for participants to opt out of being included as a signatory. Additionally, CSH and RHLS sent the complete draft to the remaining individuals who expressed interest in the platform but were unable to attend a session as well as other potentially interested parties to request their support as a signatory.



Supportive Housing Crisis

Defining Supportive Housing

Supportive housing (SH) is an effective, long-term intervention that pairs permanently affordable units with voluntary, wrap-around services to offer community members who engage and/or are impacted by multiple systems an opportunity to stabilize and thrive in safe, affordable housing. The services aspect is what makes this kind of housing unique and different from affordable or low-income housing.

Supportive housing can be established in any type of housing, i.e., a single apartment building, individual apartments throughout the community, or integrated within a larger apartment complex. Throughout the course of the creation of this platform, CSH heard a desire to create supportive housing in shared housing and Single Room Occupancy models. CSH typically categorizes the different types of supportive housing as:

- Single-site / Congregate: Apartment buildings exclusively or primarily housing individuals and/or families who need supportive housing
- Scattered-site: Rent-subsidized apartments leased in open market (this may include units master leased by provider or other administrator)
- Integrated: Apartment buildings with units set aside for people who need supportive housing

While there is a need for flexibility in the structuring of supportive housing properties and programs, there are six essential components for ensuring supportive housing is high quality:

1. It targets household with multiple experiences
2. The housing is affordable (e.g., maximum 30% of an individual's income)
3. Tenants are lease holders (or have a rental agreement in the case of master-lease)
4. Tenants are engaged in flexible, holistic, and voluntary services
5. Service staff coordinate among key partners
6. Service staff support tenants with connecting to the community

CSH and RHLS are using these definitions and criteria to frame the policy platform. It is important that supportive housing created in PA be of the highest quality for the benefit of the community in which it is a part of, the providers sustaining it, and most importantly, the tenants.

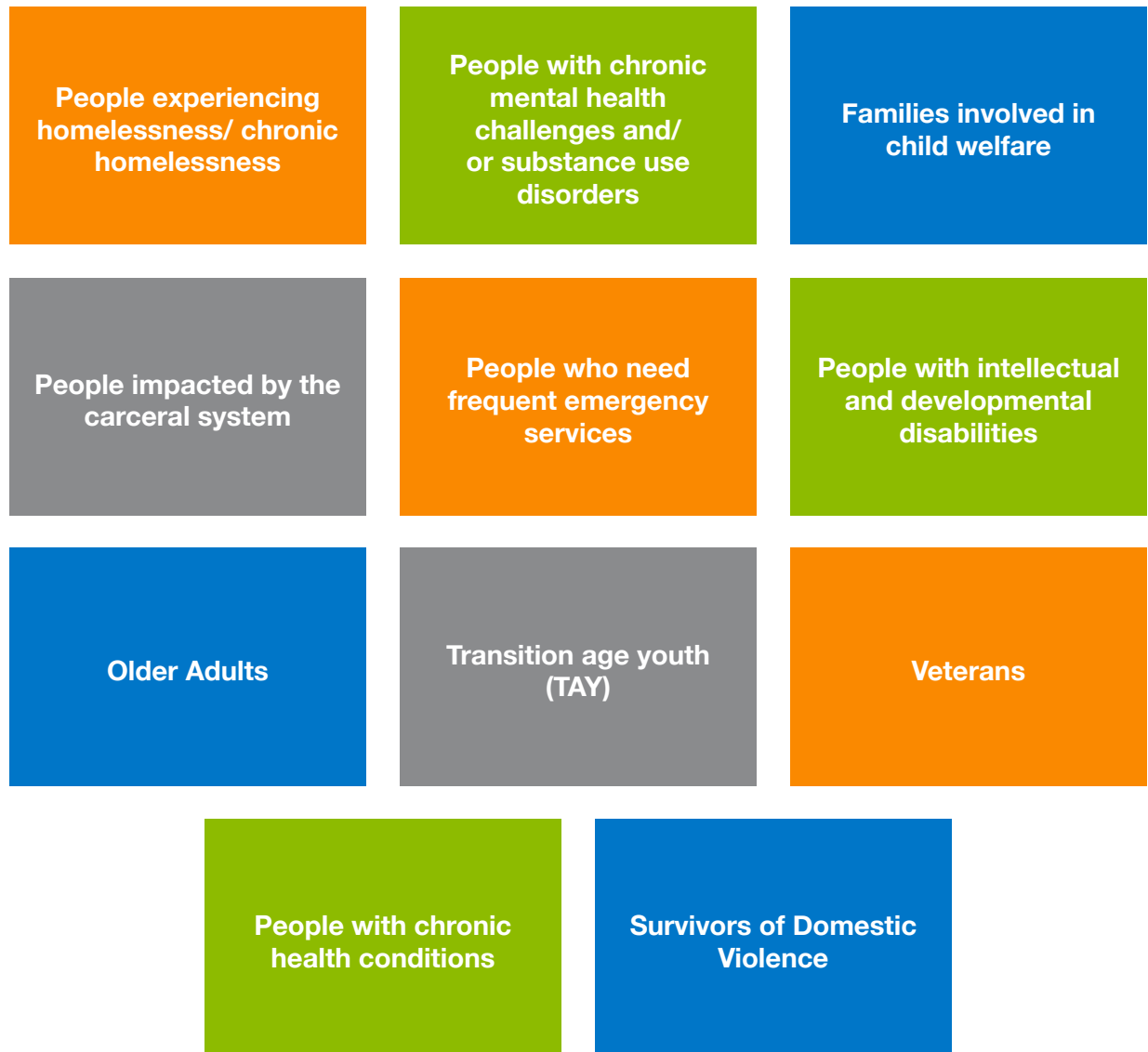
SH Targets Households that Engage with Multiple Systems

Supportive housing (SH) is a model rooted in the effort to end homelessness and targets people and families who lack stable housing, are low-income, and face a multitude of complex medical, mental health, and/or substance use experiences that might be co-occurring. If supportive housing is to be an effective intervention in that effort, programs cannot be built solely around the needs of those already experiencing homelessness, but should also be utilized as a homelessness prevention intervention.



CSH recognizes the supportive housing needs of those impacted by institutions that tend to contribute to the homeless population such as the carceral system, behavioral health system, etc. It is helpful to frame the need for supportive housing by using a “but-for” statement: Supportive housing is an appropriate solution for individuals and families who “but-for” access to stable affordable housing would not connect meaningfully with supportive services, and “but-for” the connection to quality supportive services, would not sustain their housing.

Recognizing that no human being fits neatly into a box or category, examples of the different experiences supportive housing has proven to be successful for include:



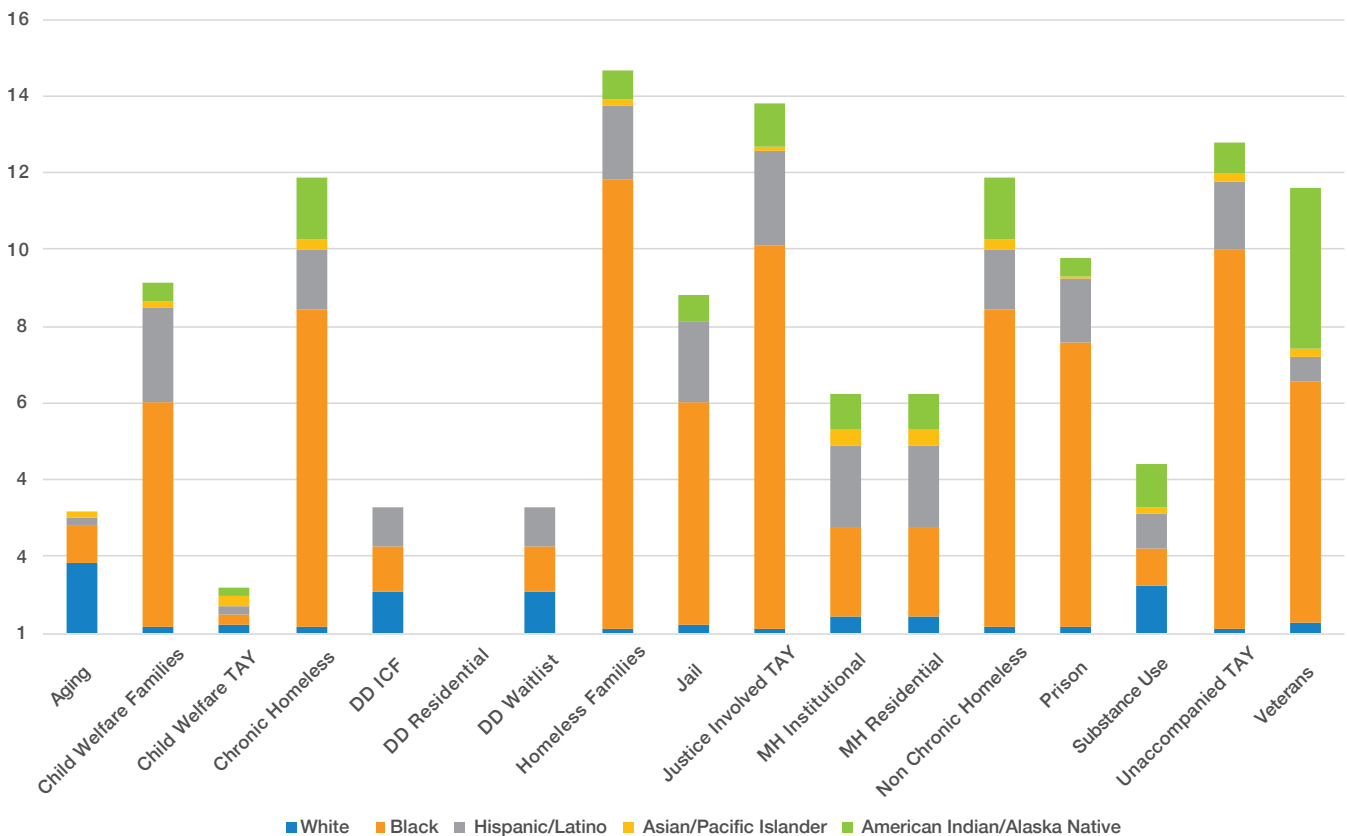


Centering Race Equity in Supportive Housing

Centuries of racism have systemically denied wealth-building opportunities and upward mobility for Black, Indigenous, and People of Color (BIPOC). Given this country’s pervasive legacy of racism, it is imperative organizations working to eliminate homelessness actively disrupt inequity patterns and examine how their practices may further disadvantage marginalized groups and communities. If the work laid out in this policy platform is to truly be successful, it must address the systemic racial disparities pervasive currently^v and throughout PA’s historyⁱ. Given the intersectionality that supportive housing tenants typically experience, this means there must be an acknowledgment of the systemic racism endemic within the state of homelessnessⁱⁱ, mass incarcerationⁱⁱⁱ, healthcare^{iv}, and other institutions.

One way CSH understands this disparity is by utilizing the Racial Disparity and Disproportionality Index (RDDI), a tool CSH created to measure and analyze the disparate representation of BIPOC individuals in crisis systems and institutions. Supportive housing solutions advanced through this platform center race equity in their implementation. Race equity will be centered in the efforts around the four policy areas, and outcomes will be compared with data like the RDDI to determine their success and impact on systemic racism. The following RDDI chart for Pennsylvania provides an overview of the racial disparity among crisis systems and institutions captured through publicly available data.

Pennsylvania Racial Disparity and Disproportionality Index (RDDI)



Supportive Housing Financing

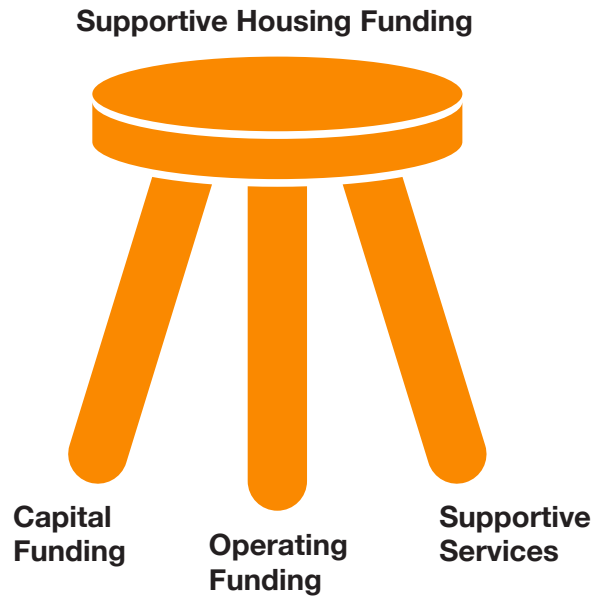
In order to advance the platform recommendations, it is essential to identify the financial mechanisms developers and providers need to successfully create and sustain supportive housing. Supportive housing financing can be thought of as a “three-legged stool,” in which each leg represents a distinct type of funding with its own budget, and oftentimes, source. The three “legs” are capital, operating, and services funding.

Capital funding refers to the costs associated with developing new supportive housing units either through new construction or preservation. These costs are sometimes referred to as “brick and mortar” costs and include development, construction, renovation, land acquisition, architectural fees, etc. It is common for capital to be funded via Low Income Housing Tax Credits (LIHTC), national and local Housing Trust funds, and state and local Housing Finance Agencies, to name a few.



Operating funding refers to the costs of operating and maintaining the housing component of supportive housing. This includes all costs of maintaining the project once it is ready for occupancy, such as property management, utilities, maintenance, insurance, security, debt service or other loan payments, and replacement reserves. Typical sources for funding include Housing Choice Vouchers, Public Housing Authorities and voucher entities, and federal rental assistance (HUD McKinney-Vento), to name a few.

Finally, **supportive services** funding refers to the cost of providing tenants with the needed support to sustain housing stability and meet life goals. These services typically include case management focused on promoting housing stability for tenants as well as additional services, including mental health and/or substance abuse counseling, employment services, peer support, primary health care, etc. Services funding sources can vary by locality, but are typically financed by Medicaid waiver and billed services, HRSA services, CoC services grants, SAMHSA services, and others.



Innovative Examples of Supportive Housing Financing

Pennsylvania should look to other states and communities that have created funding streams and resources to address all three legs of this stool. Coordinating these funding streams should be a particular focus so they are fully leveraged to create and sustain supportive housing development, through both new construction and preservation, throughout the commonwealth. Consolidated RFPs, such as those utilized in [Washington D.C.](#) and [Minnesota](#), serve as examples that provide a structure for braided funding. Additional innovative examples nationwide are featured below, categorized by capital, operating, and services funding. CSH is citing a few examples of financing throughout this section. For additional examples, please refer to Appendix D.

Innovative Capital Financing Examples

A) *Dedicated SH Capital*

One of the most straightforward ways to ensure more supportive housing units are created is to dedicate capital funds to this exact purpose.



[Hennepin County Supportive Housing Capital Funding](#) – In 2019, Hennepin County, Minnesota allocated funds specifically to the preservation and creation of supportive housing. To date, the County has awarded \$17.8 million to fund 14 supportive housing projects, with a combined 339 units, for people experiencing chronic homelessness, people with severe addictions, people exiting mental health treatment, families involved in child protection services, youth who are sexually exploited, youth with neurodiverse conditions, and unaccompanied minors.

B) *Pay for Success Model*

Pay for success (PFS) is an innovative financing mechanism that shifts financial risk from a traditional funder – usually government – to a new investor that provides up-front capital to scale an evidence-based social program to improve outcomes for a marginalized population. If an independent evaluation shows the program achieved the agreed-upon outcomes, then the investment is repaid by the traditional funder. If not, the investor takes the loss.^{vi}

[Massachusetts Housing and Shelter Alliance's Pay for Success Model](#) – The initiative set out to house between 500-800 individuals over a six-year period. Today, this first-in-the-nation PFS initiative has now significantly exceeded its target, successfully placing more than 1,055 marginalized individuals into stable, supportive housing, with 85% retaining housing or transitioning to an appropriate care setting.



C) Health Sector Investment in Housing

Throughout the creation of this platform, CSH and RHLS heard a desire for more investment from health sector partners in affordable and supportive housing. While CSH is aware of efforts currently underway to explore this in PA, the following example should be considered as a potential model.



NJHMFA Hospital Program – A program that matches state funds with capital contributions from health systems in New Jersey, incentivizing an influx of new capital dollars to the affordable housing market across the state.

D) Public-Private Partnership

There are a number of public-private models that can enhance different aspects of supportive housing funding streams.



Clara County's Destination: Home utilizes a collective impact model to funnel private donor dollars in partnership with local California governments to enhance the philanthropic community's ability to invest in the creation of new supportive housing units.

Innovative Operating Financing Examples

A) Flexible Subsidy Pool

Flexible Subsidy Pools or Flexible Housing Subsidy Pools (FHPs or FHSPs) are an emerging systems-level strategy to fund, locate, and secure housing for people experiencing homelessness in a more coordinated and streamlined way. The approach involves pooling resources from public-private sources to offer rental assistance to vulnerable individuals experiencing homelessness.

[Chicago and Cook County, Illinois FHSP](#) – Inspired by Los Angeles, Chicago invested 5 million to initiate a pool with healthcare institutions that has housed over 300 people in need of supportive housing including young adults and families.



B) Local Supportive Housing Rental Subsidies



Much like dedicating capital resources specifically to supportive housing development spurs the creation of new units, dedicating operating resources like rental subsidies allows those interested in creating supportive housing to tap into reliable operating funds to coordinate with services and capital dollars.

[California HHAP](#) - The (Homeless Housing, Assistance and Prevention Program) (HHAP) began as a block grant program designed to provide jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. Now in its fourth round, the allocation has grown from an initial \$650M to \$1B.

Innovative Examples of Supportive Services Funds

A) Medicaid tenancy supports

More than a dozen states across the United States have submitted applications to the Center for Medicare and Medicaid Services for a waiver (e.g., 1115 Waiver) or a state plan amendment (e.g., 1915i) to expand the supportive housing services that can be covered by the state plan's Home and Community Based Services (HCBS).



[CSH Summary of State Actions on Medicaid & Housing Services](#)

– A resource CSH updates to track states' progress in instituting a supportive housing services benefit. National examples particularly relevant to Pennsylvania include Minnesota, North Dakota, North Carolina, and California. This is a dynamic process with applications from states continuing to innovate and build upon other state's examples and successes. At the time of the creation of this platform, CSH is in the progress of working with additional states that may also serve as examples for PA to model.

B) Public-Private Partnership

One method of funding supportive housing services that is growing in popularity is blending public and private funding. This may be adapted with private sector businesses, health systems, or philanthropy. These initiatives often require an initial investment and vision from the government to frame the desired outcomes and incentives for the influx of private dollars. These partnerships also tend to require an ongoing administrative role for the state to ensure that the investment structure is maintained and that services meet a quality standard over time. When properly maintained, these structures can incentivize ongoing investment and attract new partners.



[Health Plan of San Mateo CCSP](#) – The Community Care Settings Pilot (CCSP) is a partnership with the County of San Mateo, non-profit housing organizations, and the public housing authority that provides intensive transitional case management and care coordination alongside housing services and supports.

C) Cross-Systems Partnerships

While it can be helpful to frame supportive housing needs by thinking about populations or by targeting interventions for those impacted by social institutions, people do not fit neatly into a box. The lack of stable housing often results in interactions with many different social systems apart from formal homeless services systems. This presents an opportunity for cross-systems partnership. Systems like child welfare and the carceral system in other states have identified services funding to build supportive housing supports for individuals who experience this kind of intersectionality. While these represent strong models for adaptation, the possibilities for PA are not limited to these specific systems.



Child Welfare:

KFT Programs – Keeping Families

Together is a CSH model implemented in states across the country (Not PA). It uses supportive housing as the foundation that keeps families united under one roof. KFT increases access to affordable housing and essential wrap-around services for the whole family. Services available through the KFT model can help parents struggling with the overwhelming burden of poverty and complex health needs to improve their lives, family stability, and overall well-being.



Justice:

Returning Home Ohio - Returning Home Ohio (RHO) is a supportive housing program funded by the Ohio Department of Rehabilitation and Correction (ODRC) serving Ohio's returning prison population, specifically those individuals exiting state prison homeless or at risk of homelessness and who also have a disability. RHO coordinates with the Home for Good rental subsidy program, a partnership between ODRC and the Ohio Housing Finance Agency to provide subsidies to returning citizens.



The Current Landscape in Pennsylvania

Below are a number of recent reports conducted in Pennsylvania to measure the homelessness and supportive housing landscape. These reports include a government-issued inventory, supportive housing needs assessment, affordable housing inventory and deficiency count, and a cost comparison of supportive housing versus crisis systems.

Housing Inventory Count

On an annual basis, Continuums of Care (regional/local planning entities connected to the federal government) submit their Housing Inventory Count (HIC) to the U.S. Housing and Urban Development. The HIC is a point-in-time inventory of the beds and units dedicated to serve people experiencing homelessness in a given geographical area (i.e., Continuum of Care areas). The most recent HIC data collection for Pennsylvania occurred during the last week of January 2022. The inventory found that the available permanent supportive housing beds reported and aggregated to the state level was 13,078^{vii}.

CSH Needs Assessment

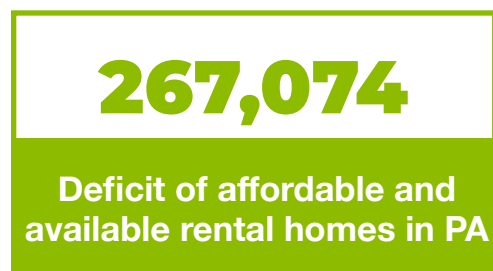
According to a national supportive housing needs assessment, CSH estimates that there is a need for approximately **38,789** supportive housing units in Pennsylvania^{viii}. The needs assessment estimated a need for 8,105 supportive housing units in the city of Philadelphia alone.



Available and Affordable Housing Deficiency

On an annual basis, the National Low Income Housing Coalition (NLIHC) publishes its report, “The Gap,” which estimates the availability of affordable rental homes in the U.S., focusing on the housing needs of households with extremely low incomes (ELI). According to the NLIHC, most ELI renters either work in low-wage jobs or may be unable to work: 35% are in the labor force, 30% are older adults, 18% have a disability, and 7% are students or single-adult caregivers to young children or household members with a disability.

“The Gap” 2023 report found that the shortage of affordable rental housing worsened during the pandemic by more than 500,000 units or 8%; and Black, Latino, and Indigenous households are disproportionately ELI renters (14-19% compared to 6% of white non-Latino households) and impacted by this shortage.^{ix}



On a state level, NLIHC most recently found in 2021 that there are 430,703 ELI renter households in Pennsylvania and only 163,629 affordable and available rental homes, creating a deficit of **267,074** affordable and available units in the state. This breaks down to 38 affordable and available rental units per 100 households at or below ELI, and 83% Pennsylvanian renter households with a cost burden.^x



Supportive Housing Costs vs. Crisis Systems Costs

Supportive housing saves significant money for many public institutions while using no more, and sometimes fewer, resources in return for better results. Cost studies in six states and cities found that supportive housing results in tenants' decreased use of homeless shelters, hospitals, emergency rooms, jails and prisons. For example, in New York, reductions in service use resulted in an annualized savings of \$16,282 per unit, which amounts to 95% of the cost of providing supportive housing. In Portland, the annual savings per person amounted to \$24,876, whereas the annual cost of housing and services was only \$9,870.^{xi}

As it currently stands, CSH estimates that the average annual cost of providing supportive housing to individuals in PA is approximately \$24,500 per person (\$68 per day). Comparatively, incarcerating and individual costs approximately \$47,000 annually^{xii}. The cost to maintain someone in a medical inpatient unit is approximately \$3K per day in hospital^{xiii}.

Part of the work ahead for CSH and RHLS is to ensure cost estimates accurately reflect the needs across PA communities in a way that reflects post-COVID realities. CSH will work with local partners as this work moves toward an implementation phase to refine this figure and identify ways that existing funding sources could be blended with new resources.



Policy Recommendations

The four policy changes consistently highlighted by project participants and prioritized by the project's Core Review Coalition as having the highest impact on the creation and sustainability of supportive housing in PA are highlighted below.

CSH and RHLS formed this policy platform, based on the feedback from 170 partners across the commonwealth representing various sectors of work, to raise awareness of key policy issues that prevent, stall, and hamper the creation of the supportive housing needed for marginalized members in Pennsylvanian communities.

1. Enhance Supportive Housing Services Funding

The primary insight raised throughout the listening sessions, which informed the creation of this policy platform, is inadequate funding for the services needed for supportive housing tenants to thrive. The lack of this funding results in the minimalization of supportive housing units added to affordable housing projects, prevents providers from scaling proven interventions, and contributes to service deserts in communities where needed support services are unavailable. To address this, CSH and RHLS will focus future efforts on increasing funding dedicated to supportive services.

“WHEN I GOT INTO A HOUSE, I STARTED TO BETTER MY LIFE. I GOT OFF THE DRUGS, AND I STARTED TO DO BETTER. BUT I DON'T SEE [HOUSING AND SERVICES] PROGRAMS HERE... THERE'S NO SHELTERS, THERE'S NOTHING; AND A LOT OF PEOPLE HERE ARE IN POVERTY AND STUCK ON THE STREETS.”

— *Pennsylvanian with Lived Homelessness Experience*

To meet the needs highlighted in this project by providers, individuals experiencing homelessness, and supportive housing tenants, this funding must be:

- Coordinated with funds for affordable housing capital development and operating sources
- Accommodating of living wages and sustainability providers require to build permanent supportive housing solutions
- Flexible to allow for coverage of populations that often do not meet eligibility criteria of other programs, such as survivors of domestic violence
- Comprehensive and holistic in coverage to allow activities most relevant to an individual and their community; for example, funds that facilitate service providers' ability to meet the transportation needs of their tenants.
- Able to meet the capacity-building needs of communities in which support services are not available at the needed levels



Potential Funding Sources

There are a number of ways PA can enhance services funding to increase the amount of supportive housing across the commonwealth. These means are aligned with housing and health initiatives mentioned by participants throughout this process and include:

1) Medicaid Reimbursement for housing-related services

In recent years, several states around the country have applied to the Center for Medicare and Medicaid Service (CMS) to request waivers and/or plan to pay for pre-tenancy and tenancy-sustaining services in supportive housing.

Enhancing Pennsylvania's Medicaid Plan could allow communities across the commonwealth to enhance underfunded services identified through this process such as, tenancy supports, housing navigation, skill building assistance, supportive/integrated employment, transportation, and transition supports. In the coming year, CSH will work with partners across PA to determine what should be included in an application to CMS, define the capacity needs to implement such a benefit, and identify eligibility criteria. CSH will continue to stress the need to apply a race-equity lens to this work to ensure that enhanced Medicaid tenancy supports are established in ways that address and do not exacerbate racial disparities.

In addition to enhancing supportive services, newly approved Medicaid 1115 waivers in California, Oregon, and Arizona also now offer a short-term housing option. California's CalAIM programs gives Managed Care Plans the option to cover 90 days of recuperative care (CA's term for Medical Respite) and up to six months of post hospitalization housing. Oregon and Arizona are also approved for six months of housing for broader populations, including those experiencing or at risk of homelessness, those leaving institutional care or congregate settings, and child welfare-involved families. This process has also been utilized to expand services to facilitate the transition of individuals leaving incarceration.

Potential options for PA include:

- a) *1115 Research and Demonstration Waiver*: 1115 Waivers offer the flexibility to pilot and evaluate new Medicaid program components that are not covered under traditional Medicaid requirements under the condition of budget neutrality.
- b) *1915(i) HCBS State Plan Optional Benefit*: Through the 1915(i), U.S. states can provide Home and Community Based Services (HCBS) for individuals who meet a set of criteria outlined by the state based on need. This waiver is similar to the 1915(c) Waiver, as it focuses on HCBS for people who would otherwise receive services in an institutional setting; however, the 1915(i) requires the state to serve all eligible individuals and cannot cap enrollment – but can restrict enrollment criteria – if the number of individuals expected to receive services exceeds the state's projections.

For more Information regarding what different states have done to enhance Medicaid reimbursed tenancy supports, [visit CSH's website](#).

For more information on the specific potential for Medicaid to address supportive housing related needs in PA, [visit the Crosswalk CSH released in 2016](#).



2) Public-Private Partnership

Pennsylvania should take the opportunity to mobilize private and philanthropic dollars to address the supportive housing needs across the commonwealth. These partnerships require leadership and commitment from the state to draw in private partners. Social Impact Bonds and Pay for Success models can work in PA and should be explored to enhance supportive services.

3) Dedicated State Funds

One of the clearest and most efficient ways of creating more supportive housing is to dedicate state revenue to fund capital, operating, and supportive housing services. This works best when access to these funds is aligned with applications and financial resources related to affordable housing development such as LIHTC, PHARE, and Rental Subsidies.

- a) One example of this kind of revenue stream is the Empire State Supportive Housing Initiative (ESSHI). The initiative has provided funding for more than 7,400 units of supportive housing by allocating operating and services funding for supportive service providers serving marginalized populations. The NY State Office of Mental Health serves as the lead procurement agency for the funding, which is dispersed by an interagency workgroup of eight state agencies serving vulnerable New Yorkers. The recent \$30M allocation is part of a larger \$25 Billion 5-year plan to create supportive housing across the state of New York.^{xiv}

“WHEN I WANT TO BUILD SUPPORTIVE HOUSING IN PA, I HAVE TO SCRAMBLE TO IDENTIFY A POTENTIAL PROVIDER PARTNER. I AM OFTEN TOLD THAT THERE IS NOT FUNDING OR CAPACITY TO TAKE ON MY POTENTIAL RESIDENTS. IN NY, I COULD HAND A PROVIDER LIKE THIS THE ESSHI APPLICATION AND ALIGN THAT WITH MY FINANCING TIMELINE FOR THE PROJECT.”

- *Community Developer*

2. Address Affordable Housing Needs

Supportive housing typically serves individuals and families with incomes between 0-30% Area Median Income (AMI). Project participants recognized the substandard quality of units available and consistently stated a need for more affordable housing throughout the commonwealth, even for those with housing subsidies and vouchers.

Annual income for a recipient of Supplemental Security Income (SSI) in PA is approximately \$10,968 or 16% AMI.



Many expressed that households with vouchers in hand cannot utilize them in the communities they are from, which drives them to resource-dry areas (e.g., food deserts, lack of public transportation, social services, employment opportunities, etc.) and/or to more urban areas that are far away from their support network.

“VOUCHERS ARE LIKE COUNTERFEIT MONEY NOW – APLENTY AND WORTHLESS BECAUSE THERE IS NOWHERE TO USE THEM!”

— Provider

This platform references the NLIHC’s most recent report highlighting the affordable housing deficiency in Pennsylvania on page 16. NLIHC found that in Pennsylvania, the maximum income for a 4-person household with extremely low income (ELI) is on average \$26.5 thousand, which equates to 60% of the federal annual household income needed to afford a two-bedroom rental home at Fair Market Rent. The PA Housing Alliance reported that an ELI family lives on less than \$27,030 a year, spending more than half of their income on housing and most likely sacrificing other necessities such as healthy food and healthcare.^{xv}

This 267,074 affordable/available-housing deficiency in Pennsylvania has created a backlog of program participants waiting years to be housed. It has also kept families and individuals in supportive housing programs even after their need for services diminishes, creating a bottleneck in a system meant to be a vehicle for those people to move on and thrive. Provider project participants reported that some supportive housing residents who are ready to move on to more independent permanent housing are stuck in programs due to a lack of affordable housing. This is a concern to housing advocates across the board that supportive housing risks becoming the new institutions if more affordable housing does not become available.

Supportive housing can only thrive when there are affordable options. For this reason, Pennsylvania must:

- Enhance operating funding (i.e., rental subsidies) so supportive housing providers can keep up with increasing rents;
- Scale resources like the PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE);
- Acknowledge the impacts of systemic racism on housing, and specifically in implementation of affordable housing responses, and target resources and tools to address these disparities;



- Address factors that limit access to housing such as the utilization of criminal background checks, credit checks, and income discrimination as a means to deny potential tenants;
- Leverage federal, state, and municipal funds to address affordable housing needs specific to communities.

3. Challenge Resistance to Affordable and Supportive Housing

Participants named resistance to new affordable and supportive housing as a significant barrier in meeting supportive housing needs. This manifests as neighborhood resistance commonly referred to as NIMBYism, or “Not in My Back Yard,” and reluctance from landlords to work with supportive housing tenants.

There is a need for community education to challenge stigma as well as policy shifts like the adoption of inclusionary zoning provisions. Additionally, supportive housing providers and advocates need resources to engage and maintain relationships with landlords who may need more support to work with supportive housing tenants.

To build and sustain more supportive and affordable housing, Pennsylvania must:

- Facilitate and support efforts to strengthen and adopt inclusionary zoning provisions in municipalities throughout PA, and at a municipal level in big cities;
- Create educational material to aid allies in community engagement and advocacy efforts;
- Promote creative responses to community resistance such as YIMBY^{xvi} (“Yes in My Back Yard”);
- Organize coalition building to execute local community engagement and to build relationships with local champions;
- Develop material and resources, including financial incentives, risk mitigation funds, bonus programs, etc., to help supportive housing providers engage and strengthen relationships with landlords.



EXAMPLE OF A ‘COMBATING NIMBYISM TOOLKIT’ FOR COMMUNITIES

1. RESOURCES TO ADDRESS NIMBYISM

- a. INCLUSIONARY ZONING
 - i. Local Housing Solution’s [Inclusionary Zoning Brief](#) for Department of Housing and/or Community Development, Department of Planning
 - ii. Pittsburgh Planning Commission’s Inclusionary Zoning Interim Planning Overlay District (IPOD)
- b. YES IN MY BACKYARD (YIMBY) STRATEGY
 - i. California example: “Yes in God’s Back Yard (YIGBY)” – [San Diego](#)
- c. COMMUNITY ENGAGEMENT
 - i. “[Homes for All](#): A Plan for Montgomery County,” including strategies to change public attitudes

2. RESOURCES TO ENGAGE LANDLORDS

- a. Education for landlords on SH: CSH’s guide on [Quality Supportive Housing](#)
- b. CSH’s [Landlord Relationships resource](#)
- c. Northwest Minnesota Foundation’s guidance on [Landlord Risk Mitigation Fund](#)

3. MITIGATION RESOURCES:

- a. [U.S. Housing and Urban Development Guidance](#)



4. Establish a Statewide Interagency Council and Plan to Address Homelessness

PA Interagency Council to Address Homelessness:

Participants expressed frustration about the lack of state leadership related to housing and homelessness. While several participants attested to meaningful partnerships with a state agency there is yet to be an apparent ability to leverage such a partnership with resources from another state agency that has housing-related or supports-related resources. Participants frequently requested including the need for state and local collaboration as a platform recommendation, like in the form of an interagency council, to coordinate and keep in motion these proposed efforts. As a recommendation, PA must:

- Establish an interagency council on housing/homelessness to provide leadership by coordinating resources, providing guidance, and enabling localities to advance solutions;
- This council must create and effectuate a statewide plan to end homelessness in PA;
- Identify resources for direct TA and capacity building for Continuums of Care (CoC's) that will help identify and strategically address gaps.

Statewide Plan to Address Homelessness:

The newly formed interagency council, with support from the Shapiro Administration, should create and prioritize a statewide plan to address homelessness including increasing the stock of supportive housing. A strong plan to end homelessness in PA should include:

- Assessment of overall needs
- Plan to better coordinate data across counties to a statewide data warehouse
- Alignment with local priorities and guidance to counties/local communities in the development of their plan to address homelessness
- Promotion of national best practices to address and prevent homelessness
- Plan to coordinate resources across departments
- Measurable targets, including race equity, for reductions in homelessness over time

During the process of writing this platform, Senator Vincent J. Hughes proposed Senate Bill 376, which would establish such a council. Supporters of this platform should refer to the status of this legislation to better understand the potential of this recommendation becoming a reality for Pennsylvania.



ADDITIONAL CONSIDERATIONS FOR INTERAGENCY COUNCIL

The interagency council should be made up of state and local government agencies, coalitions, and persons with lived homelessness experience; and the council could report to a Governor staff designee. Recommendations include:

- Department of Human Services (DHS)
 - Office of Medical Assistance Programs (OMAP) DHS
 - Office of Mental Health and Substance Abuse Services
 - Office of Developmental Program
 - Bureau of Children and Family Services
- Department of Community and Economic Development (DCED)
- Department of Health (DOH)
- Department of Drug and Alcohol Programs (DDAP)
- Department of Corrections (DOC)
- Department of Aging
- Department of Veterans Affairs (VA)
- The Housing Alliance of PA
- Pennsylvania Coalition Against Domestic Violence (PCADV)
- Persons with Lived Homelessness Experience
- Pennsylvania Developers' Council
- Pennsylvania Association of Housing and Redevelopment Authorities
- Corporation for Supportive Housing
- Representation of Continuums of Care (CoC)

In service of the implementation of a statewide plan, this council may seek to:

- Promote collaborative models of braiding state, local, and federal funds for housing and homelessness resources
- Coordinate statewide data related to homelessness and housing
- Create coordinated and collaborative resources, guidance, and processes to expedite peoples' connections to housing and services
- Hold webinars, meeting spaces, and fulfill a convener role for statewide dialogue on homelessness challenges and solutions
- Fund direct TA and capacity building for Continuum of Care (CoCs) to find out gaps each CoC



Conclusion

Supportive housing is flexible and offers a lower-cost alternative to cycling through shelters, institutions, and other costly settings. As a proven intervention, supportive housing helps build strong, healthy communities long-term by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time.

As Pennsylvania policymakers address the growing housing affordability crisis across the state, a commitment to supportive housing must be a crucial element to address the needs of those who need support services to maintain their affordable housing.

CSH has been inspired and delighted by partners' commitment to supportive housing across the commonwealth. The process of creating this policy platform has provided insight into the struggle that developers, providers, local governments, and supportive housing tenants face to try to create and sustain supportive housing solutions for some of their communities' most complicated challenges.

In the coming year, CSH and RHLS intend to structure conversations that can lead to actualizing the recommendations created by this platform. We hope we can offer a meaningful venue for the 240+ parties who have already expressed interest in this effort to convene, learn from one another, and join in support as a community of supportive housing partners working to enhance supportive housing in Pennsylvania. We also hope that by creating an implementation framework that maintains and grows this coalition, we can align these efforts with similar housing and services advocacy across the commonwealth.

We look forward to inviting all interested parties to these conversations as we aim to create efforts worthy of the investment of time, insight, and effort that so many gave to this platform.



List of Supporters

First Name	Last Name	County	Organization
Janene	Adu	Centre	Centre Safe
Frank	Alvarez	Chester	Veterans Multi-Service Center
Lena	Andrews	Allegheny	Action Housing
Ann	Areson	Crawford	Women's Services, Inc.
Ron	Arnold	Crawford	Crawford County Human Services
Tammy	Barnett	Elk	CAPSEA, Inc.
Tiffany	Benedict	Susquehanna	Women's Resource Center
Sherri	Binder	Lehigh	Ripple Community Inc.
Julia	Blacket	Philadelphia	BFW
Dina	Blackwell	Allegheny	House of Manna
Nina	Blair	Union, Snyder, Northumberland	Transitions of PA
Emily	Bowman	Crawford	CHAPS
Gio	Brackbill	Lebanon	Pennsylvania Utility Law Project
Kristen	Brommer	Lawrence	Arise
Katie (Kyle)	Brown	Philadelphia	
James	Campbell	Crawford	CHAPS
Amber	Campman	Chester	Open Hearth, Inc.
Alexandra	Cantrell	Montgomery	PCADV
Francesca	Capozzi	Bucks	Bucks County CoC, HCD
Sassha	Carpener	Clinton	Roads to Peace
Jeremy	Carter	Allegheny	UPMC
Vanessa	Castano	McKean	YWCA Bradford
Kelly	Clancy	Adams	YWCA Hanover Safe Home
Stefani	Clark	Bucks	Habitat
Chad	Costello	Crawford	CHAPS
Jane	Cramer	Bucks	Bucks Department of Behavioral Health
Christopher	Cramp	Bucks	
Kurt	Crays	Erie	EUMA
Teia	Crosby	Lawrence	Arise
Heather	Cushenberry	Washington	DVSSP
Kirsten	Dalton	Delaware	Domestic Abuse Project
Sarah	Davis	Bucks	Bucks County Opportunity Council
Don	Detweiler	Bucks	St. Luke's University Health Network
Jennifer	DiCola	Lancaster	Domestic Violence Services
Quibila	Divine	Philadelphia	SELF, Inc.
Tiffany	Donor	Crawford	Auberle
Stacy	Dougherty	Montgomery	Laurel House
Jane	Downing	Allegheny	The Pittsburgh Foundation
Dawn	Edwards	Crawford	Inglis, Inc., Community Services Division, Self Determination Housing of PA
Pamela	Enos	Crawford	PA CareerLink Disabled Vets Rep
Sandy	Farkas	Crawford	CHAPS
Nikki	Farrior	Bucks	United Way of Bucks County



Derrick	Farris	Allegheny	CAH / tenant
Amanda	Feltenbeger	Butler	Butler County Human Services
Jayne	Ferry	Venango	FCCAA
Annette	Fetchko	Allegheny	Bethlehem Haven
Jeffrey	Fields	Bucks	Bucks County CoC, HCD
Lauri	Fink	Allegheny	Hillman Family Foundations
Bev	Foor	Bedford	
Heather	Foor	Bucks	Bucks County Opportunity Council
Anthony	Francione	Philadelphia	
Monica	Gaffin	Bucks	
Breanna	Gallagher	Crawford	Auberle
Cynthia	Gilkey	Allegheny	Neighborhood Legal Services Association
Erin	Gillette	Allegheny / Westmoreland	Alle-Kiski Area HOPE Center
Cindy	Grezezak	Bucks	Managed Care
Andy	Halfhill	Allegheny	Alleghany County DHS
Rachael	Hamilton	Lehigh	Turning Point
Carol	Hardeman	Allegheny	HDC6
Jack	Harkless	Crawford	CCDAEC
Mar	Harkless	Crawford	CHAPS
Carolyn	Haynes	Philadelphia	Women's Community Revitalization Project
Pr. Dave	Heckler	Bucks	Advocates for the Homeless of Upper Bucks
Meranda	Hess	Lehigh	Lehigh County
Deborah	Hopkins	Philadelphia	SELF, Inc.
Kari	Howatt	Bucks	Bucks County Opportunity Council
jessica	hummel	York	YWCA York
Kevin	Huwe	Lawrence	Disability services
Harry	Jarrett	Allegheny	CAH / tenant
Crystal	Jennings	Allegheny	City of Bridges CLT
Allen	Johnson	Bucks	Bucks County Opportunity Council
Roxie	Johnston	Indiana	Alice Paul House
Murielle	Kelly	Bucks	Family Services of Bucks County
Nikki	Kerchevale	Dauphin	PCADV
Jaime	Kinder	Crawford	City Mayor
Katrina	Kinslow	Indiana	Indiana County Community Action Program
Susan	Lang	Dauphin	Penn State Hershey Medical Center, Dept of Medicine
Elizabeth	Launer	Elk/Cameron, Warren/Forest, Potter, McKean, Mercer, Crawford and Venango	Fayette County Community Action Agency
Kodee	Lawson	Warren	
Erin	Lukos	Bucks	Bucks County Opportunity Council
Marianne	Lynch	Bucks	A Woman's Place
Gregory	Lynn	Bedford, Huntington, Fulton	
Laura	Maggiorini	Dauphin	Veterans Multi-Service Center
Alyssa	Mainhart	Butler	Catholic Charities
Raquel	Maldonado	Luzerne	Northeast Pennsylvania Community Development Corporation
Katey	Marseglia	Bucks	



Maegan	Matthews	Mercer	AWARE, Inc
Bridget	McArthur	Lehigh	The Lehigh Conference of Churches
Mary Ann	McDevitt	Beaver	Women's Center of Beaver County
Patricia	McGee	Schuylkill	McGee Aegis Solutions LLC
Angela	Melton	Lawrence	Arise LC
Denise	Michalowski	Elk	Citizens Against Physical Sexual and Emotional Abuse, Inc.
Wanda	Miller	York	
Karen (AHTN)	Mineo	Bucks	Advocates for Homeless & Those in Need
Kathleen	Mullin	Philadelphia	AmeriHealth Caritas
Steve	Nathan	Bucks	Independent Contractor
Mae	O'Brien	Bucks	Coalition to Shelter and Support the Homeless
Samantha	Orth	Luzerne	Northeast Pennsylvania Community Development Corporation
Hilary	OToole	Allegheny	Crisis Center North
Ian	Panyko	Lehigh	RHD
Katelyn Malis	Pattison	Chester	Open Hearth, Inc.
Jessica	Pepper	Bradford	Abuse and Rape Crisis Center
Crystal	Perry	York	YWCA York Human Trafficking
Lauren	Peterson	Monroe	Women's Resources of Monroe County
Lisa	Phillips	Somerset	Tableland Services, Inc.
Tim	Philpot	Bucks	United Way of Bucks County
Todd	Piorun	Bucks	Penndel Mental Health Center
Mary	Plummer	York	YWCA
Elisha	Pospisil	Forest	
Carol	Powell	Crawford	CCCHN
Kevin	Progar	Allegheny	Center for Community Investment
Laura	Radcliffe	Washington, Green, Fayette	Domestic Violence Services of Southwestern Pennsylvania
Chrissie	Raffensperger	Lancaster	ECHOS
Michele	Rector	Philadelphia	SELF, Inc.
Robin	Reed	Philadelphia	Inglis/SDHP
Noemi	Rivera	Bucks, Chester, Delaware and Montgomery	Veterans Multi-Service Center
Miriam	Rivera	Lehigh	Turning Point of Lehigh Valley
Victor	Rodriguez	Philadelphia	
Sandra	Romeo	Chester	Domestic Violence Center of Chester County
Albert	Rosenkranz	Philadelphia	SELF, Inc.
alex	ross-schnaubelt	Blair	family services inc
Amy	Rumbel	Centre	Centre Safe
Claire	Ryder	Philadelphia	Resources for Human Development
Karen	Shaw	Somerset	Tableland Services, Inc.
Marian	Sherwood	Crawford	CCCHN
Tori	Shuman	Schuylkill	Schuylkill Hope Center for Victims of Domestic Violence
Kayleigh	Silver	Montgomery	Montgomery County Office of Housing & Community Development
Jenn	Simmons	Crawford	Child to Family Connections



Sylvia P	Simms	Philadelphia	SELF, Inc.
Jennifer	Simpkins	Philadelphia	Veterans Multi-Service Center
Laura	Singo	Crawford	CCHS
Gwen	Smith	Crawford	Active Aging - SHARE Housing
Scott	Smith	Butler	Victim outreach intervention center
Jessica	Sones	Montgomery	DMA
Stacy	St George	Crawford	Soldier On
Peggy V	Steinbrunner	Bedford	Horizon Behavioral Health
Rob	Stephany	Allegheny	Heinz Foundation
Benjamin	Stephenes	Lehigh	The Lehigh Conference of Churches
Lynzee	Stitt	Armstrong	HAVIN, INC
Jessica	Stringer	Delaware	Domestic Abuse Project of Dela
MELANIE	SWAB	Warren	Warren Forest EOC
Larry	Swanson	Allegheny	Action Housing
Lori	Sywensky	Lehigh / Northampton	Turning Point of Lehigh Valley, Inc.
Cortland	Thomas	Philadelphia	UESF
Lashana	Thompson	Bucks	Bucks County Housing Group
Derrick	Tillman	Allegheny	Bridging the Gap Development
Christopher	Trevisani	Montgomery	Housing Visions
Rich	Trifirio	Bucks	
Breanna	Uhl	Philadelphia	
Tara	Ulrich	Dauphin	Pennsylvania Coalition Against Domestic Violence
John	Ungar	Philadelphia	NewCourtland
myra	velez	Washington, Green, Fayette	Domestic Violence Services Of Southwestern Pennsylvania
Rachael	Walters	Huntingdon	Huntingdon House
Dana	Warfel	Dauphin	PCADV
Sarah	Watson	Susquehanna	Women's Resource Center
Rachel	Welch	Montgomery	Montgomery County Office of Mental Health
Jessica	Welshans	Philadelphia	Veterans Multi-Service Center
Stephanie	White	Allegheny	Consensus Group
Dolly	Wideman-Scott	Chester	Domestic Violence Center
KEITH	WILLIAMS	Wayne / Pike	VIP
Maria	Williams	Dauphin	PCADV
Julie	Wilson	Crawford	Common Roots
Rick	Wojciechowsky	Schuylkill	Schuylkill Hope Center
Robert	Wood	Bucks	Valley Youth House
Ashley	Yanni	Philadelphia	RHD FaSST/Connections
Stacy	Yurko	Franklin	County of Franklin - Community Connections Division
Amanda	Zellner	Luzerne	Northeast Pennsylvania Community Development Corporation
David	Zilka	Dauphin	Paxton Ministries
Mark		Allegheny	CAH / tenant
Perry		Allegheny	Tenant



Appendix A:
Listening Session Guiding
Questions

Appendix B:
Listening Session PowerPoint Deck

Appendix C:
Core Review Coalition Discussion
Questions

Appendix D:
Additional Innovative Funding
Examples Nationwide



Appendix A:

Listening Session Guiding Questions

Guiding Questions for General Listening Sessions

1. Please tell us a little about Supportive Housing In your community. What has already been done to provide supportive housing to marginalized populations?
2. What are the biggest challenges you face in creating more supportive housing opportunities in your community?
3. What are populations in your community that need more supportive housing?
4. What are policy changes that you would like to see to make creating and sustaining supportive housing programs more feasible?
5. What is your community doing to address the prevalence of Racial Disparity in housing? What do you need to better address this?
6. Based on this basic breakdown, is there an element of Supportive Housing funding you think CSH and RHLS should be focused on?
7. Are there models you've seen in other communities that you wish would exist in PA?
8. Who should CSH and RHLS engage as we continue to solicit feedback for this platform?
9. CSH hopes to elevate the voice of lived experience as well as communities that are most impacted by supportive housing. Do you have any recommendations for how to include this perspective from your community?



Guiding Questions for persons with lived homelessness/supportive housing tenancy experience Listening Sessions

1. Please tell us a little about Supportive Housing In your community.
 - a. What is working?
 - b. What are the challenges?
2. What are the ways supportive housing improves people's lives?
 - a. What could it be doing better?
3. What is your community doing well & not well to address racial disparities in housing/ services?
4. How do you think supportive housing could better serve BIPOC (black, indigenous, people of color) populations?
5. What populations in your community do you think need supportive housing the most?
6. Based on this basic breakdown, is there an element of Supportive Housing funding this platform should focus on?
7. What do you think could be done by policy makers to create and improve supportive housing programs?
8. How do you think persons with lived experience of homelessness could be more included in housing in PA?



Appendix B:

Listening Session PowerPoint Deck



[Click to download](#)



Appendix C:

Core Review Coalition Discussion Questions

Discussion Questions for Core Review Coalition Meetings

Initial Meeting – October 2022

1. What are the challenges you experience in PA/your community to developing and sustaining supportive housing?
2. Who is missing from this group that we need to engage?
3. Do you have any recommendations for PWLE we can bring to this conversation?
4. What communities/organizations need to be added to our engagement list?
5. Are there any core elements that are missing from this platform?
6. Is this material effective as we embark on our listening sessions?

Second Meeting – January 2023

1. Given who we've talked to, what perspectives/partners seem to be missing?
2. Are there any recommendations for increasing participation in our special sessions? Should there be more?
 - Housing and Community Developers – Jan. 30
 - PWLE – Feb. 16 and Feb. March 2
3. Is there anything we should change with our timeline or engagement plan?
4. Do you have any feedback on what we have heard so far?
5. We haven't received many responses to our questions on centering race equity. Are the ways we can improve this?
6. Based on these recommendations are there ongoing efforts that this aligns with that we should be considering?
7. Poll Questions
 - What of these recommendations is likely to have the most impact?
 - What are the most likely to get achieved in the current environment?



Third Meeting – March 2023

1. What are your reactions to the Executive Summary?
2. Do you think this will be an effective agenda/framework to guide our implementation phase?
3. What is missing from this summary that should be included in the platform document? The summary itself?
4. Is there a better name for this than Supportive Housing Policy Platform? Any terminology we should avoid?
5. As we rollout the draft for comment, are there any considerations we should incorporate into our proposed approach?
6. Is there anything we should change with our timeline or engagement plan?
7. Should we request that signatories include their location? Agency? Anything else?
8. Should we engage those who didn't participate to request additional signatories? If so, how should we go about this?
9. In what ways should we start to get the word out as we format and begin to roll out?



Appendix D:

Additional Innovative Funding Examples Nationwide

Innovative Examples of Capital Funding

Health Sector Investment in Funding:

- [Oregon's Housing is Health Initiative](#) - Six health organizations along with the Oregon Association of Hospitals & Health Systems announced a contribution of over \$21 million to Central City Concern to fund a new clinic, mental health and addiction services, employment assistance, and 379 units of desperately needed new housing.

Innovative Examples of Operating Funding

Flexible Subsidy Pool:

- [Los Angeles FHSP](#) – This program has housed over 10,000 people exiting homelessness in seven years, enhancing public and private dollars to address the supportive housing needs of a variety of individuals.

Local Supportive Housing Rental Subsidies:

- [San Francisco Direct Access to Housing Model](#) – San Francisco's department of public health invests in housing support for over 500 individuals experiencing homelessness
- [NYC 15/15](#) - following up on a pledge to create 15,000 units of supportive housing in 15 years, New York City's 15/15 program assists eligible families or individuals that are homeless or at risk of homelessness by providing an affordable apartment and supportive services to help them move toward the goal of long-term stability
- [Community Behavioral Health Rental Assistance \(CBRA\)](#) - Washington State program provides a long-term rental subsidy for high-risk individuals and households with behavioral health conditions.

Innovative Examples of Supportive Services Funding:

Local Supportive Housing Rental Subsidies

- [Denver Social Impact Bond](#) - the City and County of Denver and eight private investors closed on the city's first social impact bond, an \$8.6 million investment to fund a supportive housing program for 250 of the city's most frequent users of the criminal justice system. The bond is set up to make outcome payments based on the initiative's goals of housing stability and a decrease in days spent in jail by participants. To date, the bond has repaid investors over \$4M while housing more than 365 individuals breaking the cycle of homelessness and incarceration.



End Notes

- i <https://guides.libraries.psu.edu/redliningpa/articles>
- ii <https://c4innovates.com/wp-content/uploads/2019/03/SPARC-Phase-1-Findings-March-2018.pdf>
- iii <https://www.vera.org/reimagining-prison-web-report/american-history-race-and-prison>
- iv [Minority Health Statistics \(pa.gov\)](#)
- v <https://apnews.com/article/new-york-pennsylvania-jersey-race-and-ethnicity-a34bc0e00bf092049744dce-5c871bc38>
- vi <https://pfs.urban.org/pfs-101/content/what-pay-success-pfs>
- vii [CoC HIC State PA 2022.pdf \(hudexchange.info\)](#)
- viii [Total Supportive Housing Need by State - CSH](#)
- ix [The GAP | National Low Income Housing Coalition \(nlihc.org\)](#)
- x [Gap Report: Pennsylvania | National Low Income Housing Coalition \(nlihc.org\)](#)
- xi <https://www.csh.org/wp-content/uploads/2018/06/Cost-Effectiveness-FAQ.pdf>
- xii <https://www.vera.org/publications/the-price-of-jails-measuring-the-taxpayer-cost-of-local-incarceration#:~:text=The%20annual%20cost%2C%20per%20incarcerated%20individual%2C%20averaged%20%2447%2C057,1983%20and%202011%20E2%80%94from%20%245.7%20billion%20to%2022.2%20billion.>
- xiii <https://www.kff.org/health-costs/state-indicator/expenses-per-inpatient-day/?currentTimeframe=0&sort-Model=%7B%22colId%22:%22Location%22,%22sort%22:%22asc%22%7D>
- xiv <https://www.nyaprs.org/e-news-bulletins/2022/12/30/gov-hochul-announces-125-awards-for-operating-funding-for-up-to-5-000-supportive-housing-units-statewide>
- xv [County Fact Sheet 2023 Statewide \(housingalliancepa.org\)](#)
- xvi [YIGBY Housing – Low Income Housing for Vulnerable Populations](#)