



Justice Center

THE COUNCIL OF STATE GOVERNMENTS

Building Partnerships and Leveraging Resources to Support Housing Development Efforts for People with Justice Involvement

March 24, 2022



California Health Care Foundation

The Council of State Governments Justice Center

We are a national nonprofit, nonpartisan organization that combines the power of a membership association, serving state officials in all three branches of government, with policy and research expertise to develop strategies that increase public safety and strengthen communities.

Today's Agenda

- Introduction and Today's Overview
- Council on Criminal Justice and Behavioral Health
- Report Focus Area: Expand
- Review of Key Housing Types and Concepts
- Oakland, CA: Building Opportunities and Self-Sufficiency
- Funding Housing: Key Federal and State Opportunities
- Engaging with Development Partners and Building Community Support
- Resources and Next Steps

Council on Criminal Justice and Behavioral Health

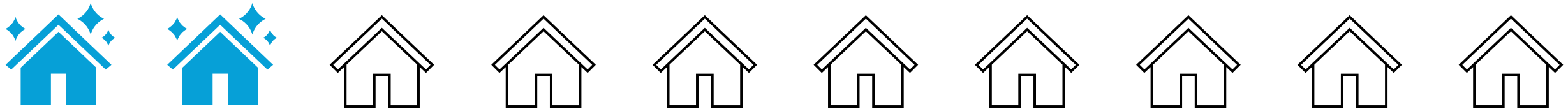
Brenda Grealish, Executive Officer

Webinar Series: Reducing Homelessness for People with Behavioral Health Needs Leaving Prisons and Jails

- Session 1: Building Partnerships between Housing and Justice Systems in California
- Session 2: Defining, Screening, and Assessing for Homelessness Risk
- Session 3: Connecting to Existing Housing
- **Session 4: Supporting Development Efforts**
- Session 5: Rental Assistance and Supportive Services

Report Focus Area: Expand

Affordable Housing Crisis in California



- **California only has enough affordable housing for 2 in 10** extremely low-income renters.¹
- California **needs at least 1 million more** affordable units for extremely low-income renters.
- **Three in four** California renters who are eligible for federal rental assistance do not receive it.²

1. National Low Income Housing Coalition, *The Gap: A Shortage of Affordable Rental Homes* (Washington, DC: National Low Income Housing Coalition, 2021), <https://reports.nlihc.org/gap>

2. Center on Budget and Policy Priorities, *California Federal Rental Assistance Fact Sheet* (Washington, DC: Center on Budget and Policy Priorities, Last Updated 2019), <https://www.cbpp.org/sites/default/files/atoms/files/12-10-19hous-factsheet-ca.pdf>

Key Challenges Identified by Stakeholders



Silos between systems



Lack of data on housing needs



Lack of resources and stigma








Regulatory barriers to access






Lack of available housing


Expand Recommendations at a Glance

Recommendation	Challenges Addressed	Why it Matters
6. Increase resources to meet immediate housing needs		Improves access to existing housing via financial assistance & incentives
7. Leverage supportive services to connect with housing		Increases chances of securing and maintaining housing
8. Prioritize target population for existing housing		Reduces competition for scarce housing resources
9. Equip staff across systems to meet needs		Combines resources and expertise to address underlying issues
10. Develop new affordable housing supply statewide		Provides long-term solution given scope of need and lack of supply

Expand Selected Action Items

State- and Local-Led Actions	Timing	Cost
<p>Increase rental assistance at all levels of need:</p> <ul style="list-style-type: none"> ➤ Expand state rental assistance targeted to this population ➤ Identify funding for local rental assistance (ex: diversion grants) ➤ Identify funding for “shallow” rental subsidy program ➤ Partner with philanthropy to expand Flexible Subsidy Pools based on successful local California models 	Varies	Varies
<p>Partner with Public Housing Authorities to set aside units, subsidies for this population</p>		\$ \$ \$
<p>Fund landlord cash incentives and risk mitigation funds</p>		\$ \$ \$
<p>Preserve Board and Care Facilities w/ increased reimbursement rates</p>		\$ \$ \$

Expand Selected Action Items (continued)

State- and Local-Led Actions	Timing	Cost
<p>Make sustained investments to increase supply Example strategies include:</p> <ul style="list-style-type: none"> ➤ Partner with local governments, housing agencies, and developers to prioritize population in key programs such as ARP and Project Homekey, No Place Like Home ➤ Braid inventory investments with a range of federal and state operating funding sources ➤ Prioritize state, local surplus land (i.e., land banks) for projects serving this population ➤ Repurpose cost savings in corrections and related systems to provide gap financing ➤ Evaluate new investments in Pay for Success projects 		<p>Varies</p>

Key Housing Types and Concepts

Key Permanent Housing Types



Permanent Supportive Housing (PSH): Affordable housing without time limits, provides wraparound supportive services

- Target population: People with high housing **and** criminogenic, behavioral health, or other health care needs



Rapid Re-Housing: Individualized package of financial assistance and services to **connect** people to housing and establish stability

- Target population: People needing only short-/medium-term subsidy and services



Other Affordable Housing: Tenant-based rental assistance (ex: Section 8 Vouchers) as well as public housing and other subsidized developments

- Target population: People needing long-term subsidy but few/no supportive services

Housing Mythbusting

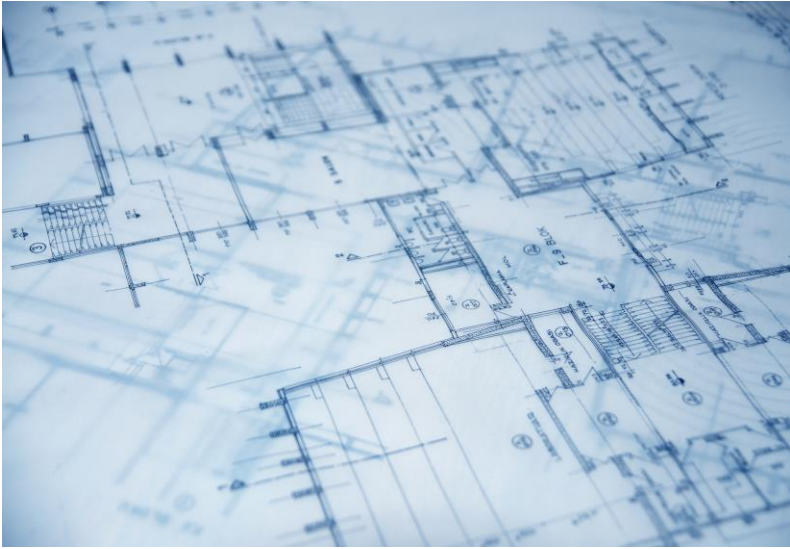


Myth

- *There is no money for housing*

Reality

- Once-in-a-century funding from the federal government, paired with \$12 billion from the state government
- Local approvals are often a key barrier and new state legislation helps address this



What Needs to be Funded?

- **Capital:** Costs of new construction and rehabilitation
- **Operating:** Subsidies to cover the gap between the costs to operate a unit (utilities, maintenance, taxes, etc.) and what tenants can afford for rent
 - ✓ **Critical** to accessing existing housing and making new units financially viable
 - ✓ Vary widely in amount, duration, source
- **Services:** Costs of case management, mental health services, etc.

Housing Configurations

- **Scattered-site**
Rent subsidized apartments leased in open market
- **Single-site**
Apartment buildings exclusively or primarily housing individuals and/or families who need affordable or supportive housing
- **Integrated**
Apartment buildings with units set aside for people who need affordable or supportive housing (such as through inclusionary zoning)



Developing New Housing: A Community Perspective

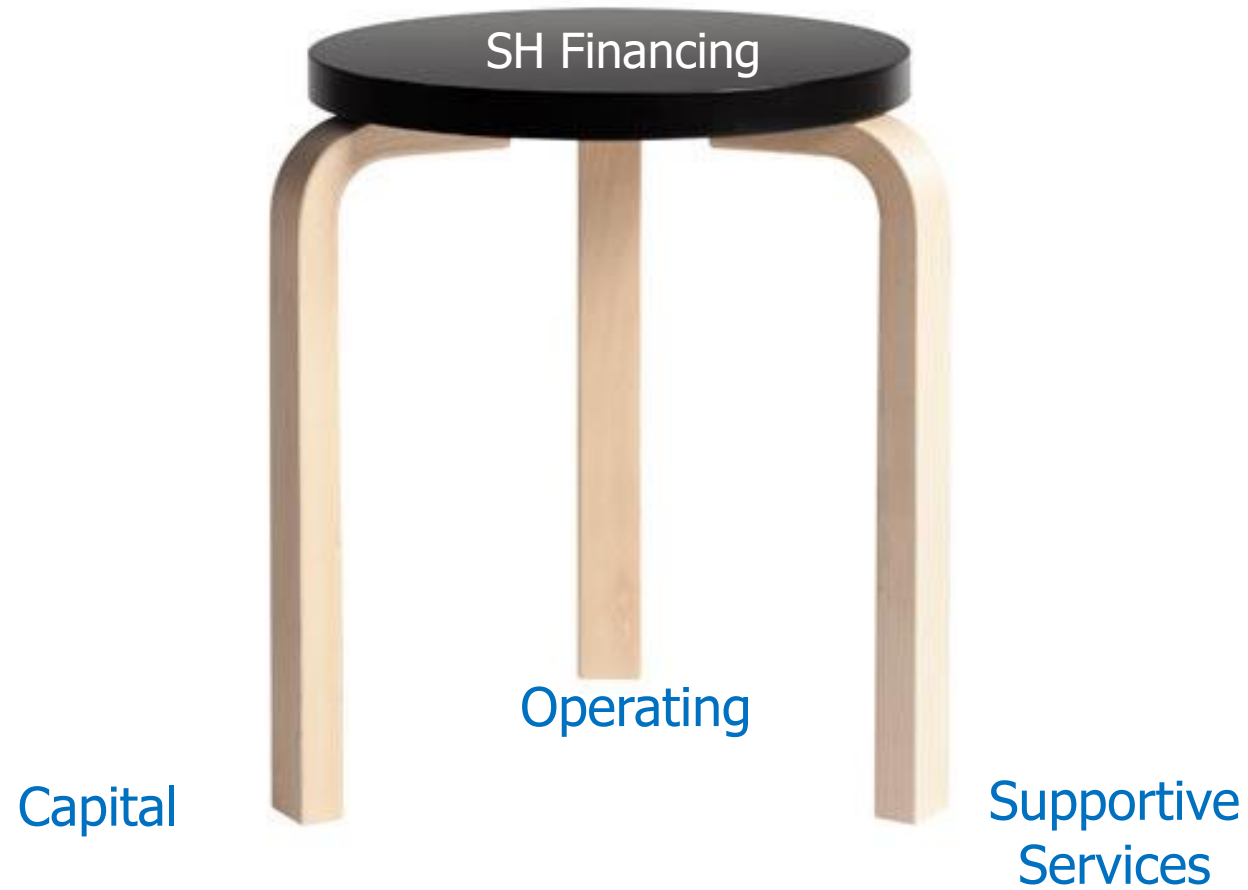
Donald Frazier, Executive Director, Building Opportunities and Self-Sufficiency, Oakland, CA

H. Ameeta Singh, Deputy Director, Building Opportunities and Self-Sufficiency, Oakland, CA

Funding Housing

Key Federal and State Opportunities

Financing as a Three-Legged Stool



Typical Funding Sources

Capital

- Low-Income Housing Tax Credits
- National and Local Housing Trust Fund
- HOME
- Community Development Block Grants
- State and Local Housing Finance Agencies
- Local Community Development Agencies
- FHLB (Gap Funding)
- Capital Campaign (private donations)
- Donated Land and Extended Use Leases
- Conventional Debt

Operating

- HUD McKinney Vento Rental Assistance
- Public Housing Authorities and Vouchering Entities
- Housing Choice Vouchers
- State and Local Rental Assistance Programs
- HOME (configured as rental assistance)
- Capitalized Developers Fee
- Tenant Rent Contribution

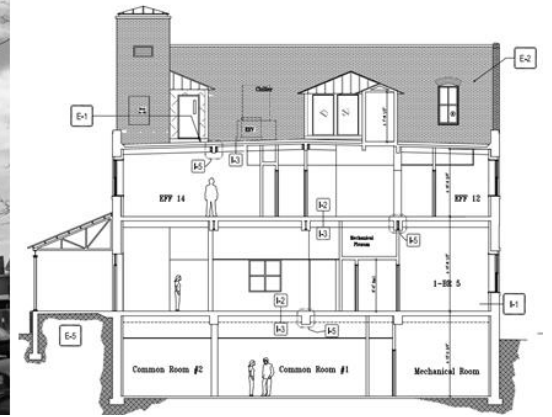
Services

- COC Services Grants (limited)
- Medicaid Waiver Services
- Medicaid Billed Services
- Community Service Block Grants
- State and Local Service Programs
- SAMHSA services: Assertive Community Treatment, Intensive Case Management, Health and Behavioral Health Services
- HRSA services: FQHCs, HCH, and Full Service
- Justice Reinvestment Funding

Open Doors

Supportive Housing Project— Silver Lake, Providence

- 19 units
- Renovated ice cream factory
- Mixed use, PSH, programs and office space
- Reentry housing for formerly incarcerated people



- Mixed-use property with significant service space
- **Capital:**
 - Housing tax credits (RI Housing)
 - Neighborhood stabilization funds (2008 Stimulus)
 - HOME
 - EPA clean up
 - Historic tax credits
- **Operating Funds:**
 - Neighborhood Opportunity Fund (RI State)
 - Section 8 (Providence PHA)
- **Services:**
 - State and local service funding
 - Developer fee

ARP Resources to Meet Housing Needs

HOME-ARP (HUD)

- Flexible funding for rental assistance, services, and development
 - Over **\$10M to Stockton and San Joaquin County, \$3.5M to Modesto, \$1.8M to Visalia**
 - Over **\$155M to balance of state**
- Agencies must submit allocation plans to HUD detailing community needs and gaps, proposed uses of funding
- Can meet both short-term access and long-term inventory needs
 - **Build partnerships now** with developers and service providers

ARP Resources to Meet Housing Needs

State and Local Fiscal Recovery Funds (Treasury)

- Highly flexible funding to address public health, economic development, revenue shortfalls...but also housing
 - Many cities and counties receive direct allocations (ex: Stockton—\$78M, Turlock—\$15.8M, Stanislaus Co.—\$107M, etc.)
 - Over **\$1.2 billion** to jurisdictions < 50k, plus large state allocation
- **Connect with local leaders**—flexibility remains in uses of funds
- Some areas already using for short- and long-term housing needs
 - Ex: Landlord incentives, match for development

Key State Resource: Project Homekey

- Supports **rapid** acquisition and conversion of hotels/other properties into affordable and supportive housing
- Allocation: **\$2.75 billion** over 2 years
 - **Applications now open** for \$1.45 billion (rolling)
 - **Bonus funding** for expedited occupancy
- **Combine with expanded state funding streams (HHAP, HDAP)** and PHA resources to support operations

Engaging with Development Partners and Building Community Support

Working Together on New Opportunities

Developers



Key Types	For-profit vs. nonprofit Large development corporations vs. Community Development Corporations
Identification and Engagement Strategies	Research projects in the pipeline or recently funded (like No Place Like Home) or that pop up in the local news
	Connect through housing providers (like the CoC)
	Talk with local development staff
	Appeal to mission alignment

What Can I Bring to the Table?



Bonuses for serving this population under some programs (CoC, low-income housing tax credits)



Supportive service providers/referral networks, financial support (rental assistance, moving costs, etc.)



Supplemental capital/operating funding, surplus land

Additional Development Partners



Key Partners	Banks, philanthropy, faith-based groups, hospitals, and health plans
Incentives	Mission alignment , working toward racial equity, and addressing social determinants of health
	Meeting regulatory requirements (banks— Community Reinvestment Act , hospitals— Community Benefit Program)
	Meeting the bottom line through housing development and reducing system involvement

Making the Case for Investment



Not addressing homelessness for people who frequently cycle between public systems **costs a lot**



Right-size costs away from public systems and into housing and supportive services



Example: CSH Frequent User System Engagement (FUSE) Model

1. Maria Raven, Matthew Niedzwiecki, and Margot Kushel, "A randomized trial of permanent supportive housing for chronically homeless persons with high use of publicly funded services," *Health Services Research* 55, no. S2 (2020): 797-806, <https://onlinelibrary.wiley.com/doi/full/10.1111/1475-6773.13553>.
2. "FUSE," CSH, accessed March 2022, <https://www.csh.org/fuse/>.

Collaborative Strategies for Building Community Support



Be planful.



Don't operate under the radar.



Identify your allies early and get them to go on record.



Assemble materials, people, stories, pictures that will make your case.



Choose best spokesperson/agency to tell your story.

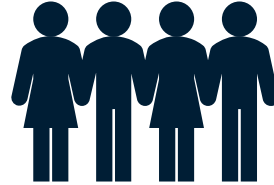


Don't be surprised if you don't change everyone's mind.

Main Support Building Messages



You know who we are, and you like our work. We will not let you down.



This project is going to physically add something to the community that is positive and new.




This housing will have tremendous benefit for the people who are going to live there.

Resources and Next Steps

Series Companion Worksheets

An **optional, cumulative** companion document that builds on each session's goals and breakout questions to capture learning, discussion, and potential next steps



1. Building Partnerships Between Housing and Criminal Justice Systems

I Describe who will lead/support this effort, what their responsibilities will be, and a structure for ongoing collaboration.

Session Description

This webinar will introduce participants to strategies in building partnerships between criminal justice agencies and housing providers. Participants will learn about best practices in housing and services. Participants will hear from state leaders moving this work forward and hear from communities undertaking cross-system work.

Learning Objectives

(1) Overview potential housing partnerships, (2) Review strategies to collaborate in a community with a general lack of affordable housing, (3) Hearing from communities in the planning stages of cross-system work

Who are the key housing partners in your area?	What housing resources do they control that can help address these barriers?	
Local Public Housing Authority		
Continuum of Care		
Reentry Provider		
What opportunities are there to align resources and priorities locally between the housing, justice, behavioral health, and others?		
What connections can be made to existing local committees, policies, and initiatives?		
What are the greatest local housing barriers for people with justice involvement?	How can we start to address them?	
Lack of available/affordable units		
Stigma/provider policies		
What strategies will you use going forward to engage your housing partners and meet your shared mission?	Responsible Parties	Date
Obtain buy-in from agency X to...	Local Public Housing Authority	
Draft joint funding application		
Etc.		

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American Rescue Plan Act of 2021: Guide to Advancing Justice-Related Goals

- Outlines need-to-know information about how state and local leaders can leverage American Rescue Plan funding to advance eight key criminal justice priorities
- <https://csgjusticecenter.org/publications/american-rescue-plan/>

Explore Funding Opportunities

Here we take a closer look at eight justice-related goals that state leaders can support with funding available through the American Rescue Plan. For each, we offer a snapshot of the funding breakdown, key takeaways, local highlights, and other resources.



Keep people in correctional facilities safe and healthy



Increase access to education for people in the juvenile and criminal justice systems



Improve public safety and outcomes for youth in the juvenile justice system



Support people who have experienced or are at risk of domestic violence and sexual assault



Expand access to safe and stable housing and supports



Support economic stability and mobility for people with criminal records



Help communities build comprehensive health care systems for people in the justice system



Reduce criminal justice involvement for people with behavioral health needs

Webinar: Emerging Practices for Community Outreach and Communications to Gain Community Buy-in for Affordable Housing for Mental Health Diversion

This webinar lifts up emerging community outreach and communications strategies in developing community buy-in for affordable housing and homelessness services

<https://www.youtube.com/watch?v=2E-aofjFbPA>

Funding Opportunity: FY 2022 Second Chance Act Pay for Success Initiative

BJA is seeking applications for funding state, local, and tribal governments to enhance or implement performance-based and outcomes-based contracts with reentry, permanent supportive housing, or recovery housing providers to reduce recidivism and address the substance use disorders impacting formerly incarcerated people

Closing Date: **June 21, 2022**

<https://bja.ojp.gov/funding/opportunities/o-bja-2022-171034>

Additional Resources

- **HUD** Homeless System Response: Identifying Sources of Operating Funds to Support Affordable and Permanent Supportive Housing Projects
- <https://files.hudexchange.info/resources/documents/COVID-19-Homeless-System-Response-Identifying-Sources-of-Operating-Funds-to-Support-Affordable-and-Permanent-Supportive-Housing-Projects.pdf>

USICH Maximizing Federal Resources to House America

<https://www.usich.gov/tools-for-action/maximizing-federal-resources-to-house-america/>

Homekey Applications

- Final Applications **due May 2, 2022**
- Currently in Round 2 of funding
- Pre-application consultation with HCD:
<https://homekey.hcd.ca.gov/content/pre-app>

Final Session

- Rental Assistance and Supportive Services
- April 28, 12–1:30 p.m. (PT)

Thank You!

Join our distribution list to receive updates and announcements:

<https://csgjusticecenter.org/resources/newsletters/>

For more information, please contact Charley Francis at
cfrancis@csg.org.

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