

Status of Supportive Housing Recommendations Made to the Department of Public Welfare

A Plan for Promoting Housing and Recovery-Oriented Services

Housing Work Group of the Adult Advisory Committee of the Pennsylvania Office of Mental Health and Substance Abuse Services
(November 2006)

Recommendations	Status			
	Not Started	Partially Completed	Completed	Completed with Modifications
OMHSAS endorse the Housing Work Group report and review all relevant policies and regulations and modify them to ensure that they require and reward counties for developing a range of housing options with recovery-oriented services.				X A number of policies have been updated
OMHSAS set a target goal of assisting 5,000 households with serious mental illness and co-occurring disorders to obtain supportive housing within five years.		X		
OMHSAS support state legislation that requires the net proceeds of the sale or lease of state psychiatric facilities that are downsized, consolidated or closed and not transferred to another governmental entity, be deposited into a Mental Health Community Services Trust Fund.		X		
OMHSAS recognize that housing and housing support services are critical to the resiliency building and recovery of transition age youth with behavioral health needs. To assure adequate planning for this age group, OMHSAS shall convene a discussion with transition age youth and parents of transition age youth to develop specific recommendations regarding the housing and support needs of this population.	X			
OMHSAS establish policies to assure that all person's rights are promoted in their housing through informed housing choice and that barriers such as service contingencies placed on housing are eliminated.			X	
OMHSAS establish directives and standards with measurable outcomes to guide counties in creating and expanding supportive housing.		X		
OMHSAS form a Work Group to develop strategies for increasing consumer income through benefit eligibility, employment and education.			X	
Pennsylvania Housing Finance Agency (PHFA)/Department of Community and Economic Development (DCED) increase prioritization of and resources for expanding supportive housing options.		X		
OMHSAS require each county to conduct continuous reviews of the housing and housing support service needs and preferences of all consumers in the mental health system.				X
OMHSAS require individual housing plans to be incorporated into a consumer's plan for recovery and that these plans be monitored on a regular basis for consumer satisfaction and other outcomes.	X			

OMHSAS require each county to develop and regularly update a comprehensive inventory of affordable housing options as well as recovery-oriented services to support people in their homes. Information on the accessibility and availability of resources should be included, along with contact information for each source.			X	
OMHSAS require each county to assess its current system and available resources to see if it can address the housing and support needs of consumers, and if not, that it reconfigure its system in order to do so. This process must involve consumers, providers and other stakeholders.			X	
OMHSAS require each county to develop a consumer-driven strategic plan for meeting the housing needs of its consumers that is consistent with the above policies and that includes documentation of the specific number of CRRS's or other dollars to be shifted into or developed for housing with recovery-oriented services.			X	
OMHSAS require every county to establish a Local Housing Option Team or other local housing coalition that has consumer participation and is mandated to identify innovative models and to increase permanent housing options for people with serious mental illness and/or co-occurring disorders.				X every county is required to have an Housing Plan that includes coordination with housing entities- group could be L-HOT or others – groups must include planning with Consumers
OMHSAS require counties to allocate resources for at least one person to be responsible for housing and supportive services in order to qualify for assistance in one or more of the initiatives listed below. The organizational structure and amount of resources allocated must be sufficient to assure results.			X	
PHFA/DCED/OMHSAS assist communities in establishing development strategies with housing partners to fully utilize and leverage federal, state and local resources such as Low Income Housing Tax Credits (LIHTCs), PennHOMES, HUD Section 811, Housing Trust Funds, HOME, local capital, HealthChoices reinvestment funds, grants, Housing Choice Vouchers, and HUD McKinney-Vento grants.			X	
PHFA/DCED/OMHSAS explore options for increasing housing development capacity by providing access to pre-development funding for site acquisition, engineering and environmental studies, consulting and other “start-up costs.”			X	
PHFA/DCED/OMHSAS establish a Bridge Housing Fund that provides rental assistance to individuals until their name comes to the top of the waiting list for Housing Choice Vouchers or				X

other affordable permanent housing.				
PHFA/DCED/OMHSAS establish a Permanent Housing Rental Assistance Program with state and local partners that includes set asides and targets for both tenant-based and project-based rental assistance. Priority should be given to projects sponsored by LHOTs, partnered with local public housing authorities or other entities, and that serve people with serious mental illness and co-occurring disorders.			X	
PHFA/DCED/OMHSAS create incentives through priority consideration in the application review process for developers who establish formal working agreements with counties to target resources for persons with serious mental illness and co-occurring disorders. These incentives could include establishing thresholds or other targeting of LIHTCs, PennHOMES or other resources such as those used by PHFA to encourage developers to make wheelchair accessible units available to households with incomes at or below 20% of the median.			X	
PHFA/DCED/ OMHSAS explore options to finance non-traditional housing models such as homeownership or homes that can be used as Fairweather Lodges, housing cooperatives, shared housing, safe havens or other non-traditional housing options that meet the definition of supportive housing.			X	
Department of Public Welfare (DPW) work with housing partners to provide an opportunity for persons living in Personal Care Boarding Homes to move to permanent supportive options of their choice. DPW should assure that the Supplemental Security Income (SSI) State Supplement or funding equivalent continue to be available to the person moving from the home or for persons who would have qualified for the supplement in a personal care boarding home.		X		
OMHSAS recognize that pet ownership by persons with disabilities can be very therapeutic and that they advocate for pet ownership to be included as an accommodation in rental agreements for those who desire it.	X			
OMHSAS provide funding options and guidance to counties in creating flexible supports to assist individuals to get and keep housing of their choice. Funding options include using Medicaid Managed Care (called HealthChoices in Pennsylvania) Reinvestment funds, Community Hospital Integration Program Project (CHIPPP), Mental Health base allocations provided to the County Mental Health Programs by the state OMHSAS; and Medicaid reimbursement. For the latter, OMHSAS should explore changes in the Medicaid state Plan to add assistance to individuals in getting and keeping housing.			X	
Counties realign local resources to create flexible supports to assist individuals in obtaining and maintaining the housing of their choice. Two alternative service models are recommended. One is an integrated approach that ensures that housing support to help individuals get and keep housing is included as part of the service component within appropriate existing services. The second is that counties use Reinvestment, CHIPPS, redirected CRRS's funding or funds from other sources, to establish a housing support team whose sole purpose is to help individuals get and keep housing.			X	
OMHSAS/COUNTIES identify and replicate innovative uses of CHIPPS funds to create community based supports and services that enhance recovery and facilitate the move of people from state			X	

hospitals back to the community housing of their choice.				
Counties allocate HealthChoices reinvestment and other dollars to the development of housing options and supportive services aimed directly at persons getting or being able to keep their own housing. These should include but not be limited to: the development of safety net services such as emergency housing and respite services; bridge rental subsidies; funds for acquiring property or other pre-development costs; programs for increasing non profit housing capacity; and for contingency funds for individuals who need rental and utility deposits, furnishings and other costs associated with supportive housing. OMHSAS should develop templates for counties to use in submitting these requests and developing these options.			X	
OMHSAS expand peer services (support and mentoring) to assist people to get and keep housing that meets their needs and preferences.			X	
OMHSAS secure funding to expand technical assistance and develop the capacity to track and evaluate results necessary to fully implement and sustain this Plan.				X
OMHSAS assist counties to expand housing options by providing tools and technical assistance.			X	
OMHSAS investigate the feasibility of replicating innovative local models for increasing housing development capacity and resources such as 1260 Housing (Philadelphia) or Residential Resources, Inc. (Allegheny County).				X
OMHSAS continue and expand training for consumers and families on recovery, housing choice, tenant rights and responsibilities, housing options and resources as well as on how to advocate for more affordable housing in their communities.	X			X OMHSAS contracts with County Mental Health-Counties are expected to train and assist consumers and families in housing
OMHSAS sponsor provider and county staff training in recovery, housing options, housing assessments and housing plan development.			X	
OMHSAS provide staff training to housing providers on available services and how to access them.		X		