

PENNSYLVANIA HOUSING FINANCE AGENCY

National Council of State Housing Agencies (NCSHA) Healthy Housing, Healthy Community (H3C) Partnership initiative

December 15, 2022



Tom Wolf, Governor

Robin L. Wiessmann, Executive Director & CEO

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Today's Agenda

- Introduction to H3C
- Housing as a Social Determinant of Health (SDOH)
- Health and Housing in PA
- Healthcare Investment in Housing
- Q&A
- Overview of 2023 Engagement Sessions

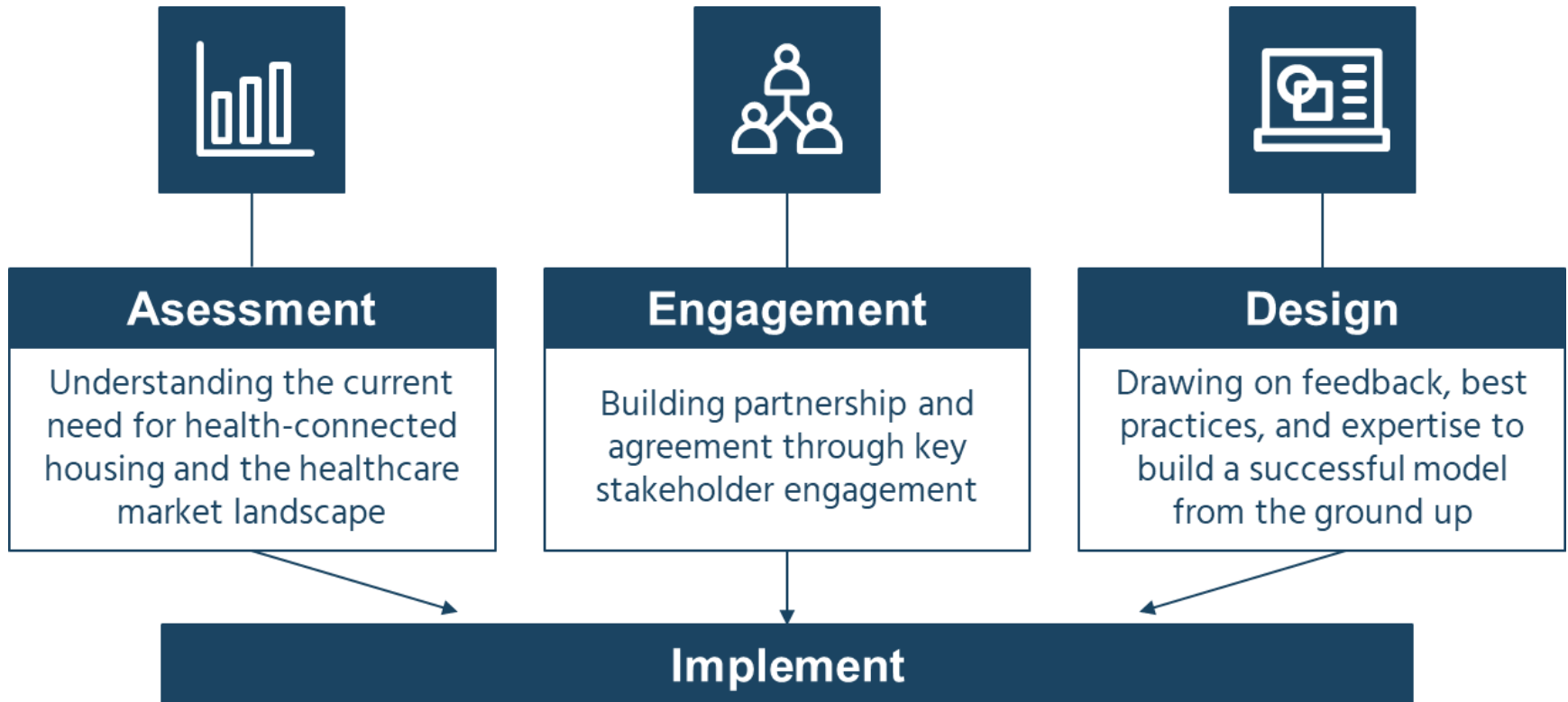
Healthy Homes Healthy Communities (H3C) Overview

Support the development of partnerships with hospitals, health systems, and other health organizations to expand financing for affordable housing development and preservation.

Project Partners

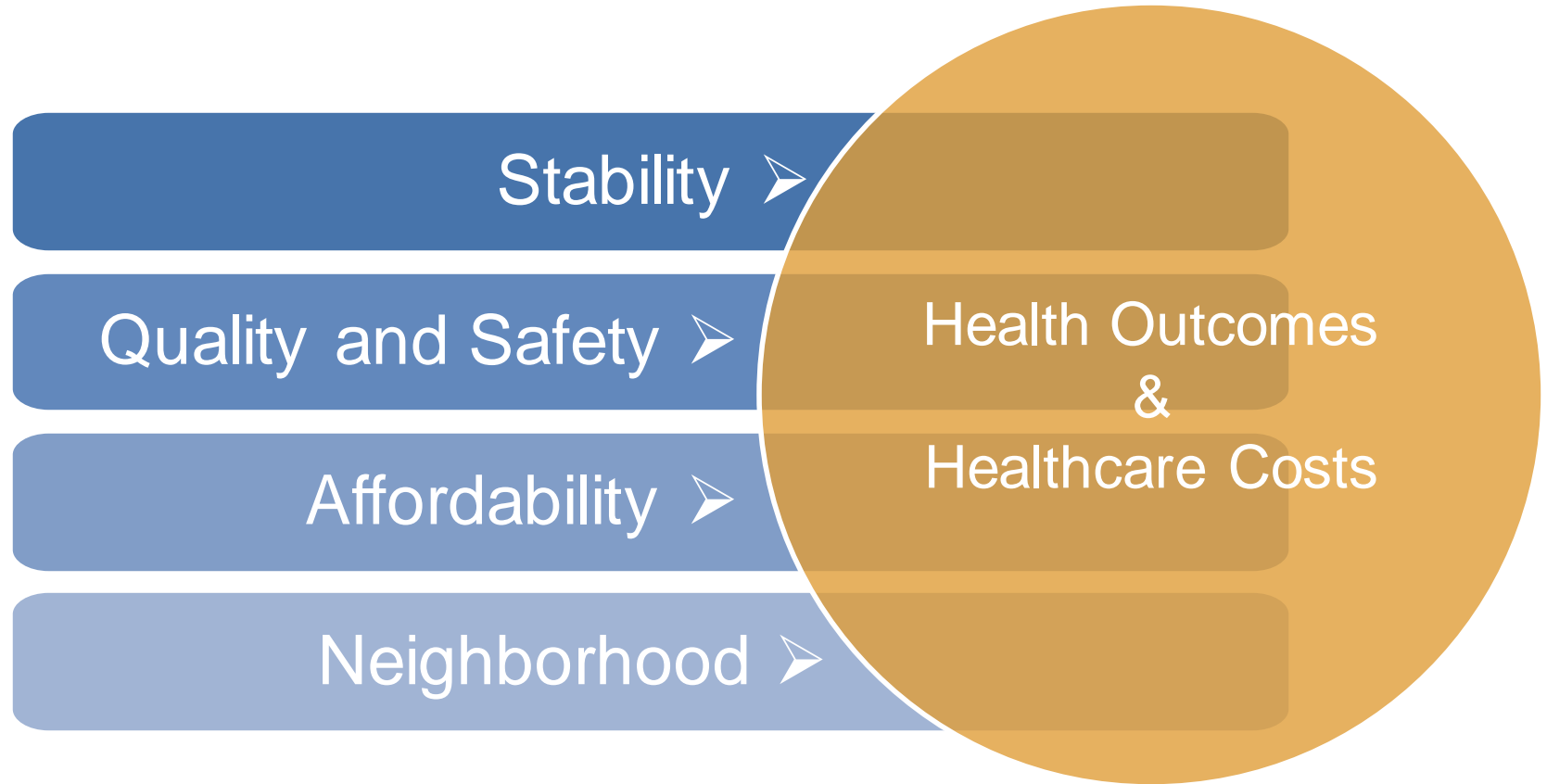


PHFA PROJECT PLAN



WHY HOUSING AND HEALTH?

Four Pathways Connecting Housing and Health



Source: <https://www.healthaffairs.org/doi/10.1377/hpb20180313.396577/> Adapted by the author from [Gibson et al. 2011](#), [Sandel et al. 2018](#), [Maqbool et al. 2015](#), and [Braveman et al. 2011](#).

Four Pathways Connecting Housing and Health

Stability

Homelessness

Moving frequently

Falling behind on Rent

Couch Surfing

Quality and Safety

Housing Conditions

Lead Paint

Poor Ventilation

Pest Infestation

Affordability

“Cost Burdened”
– over 30% income to housing

Financial strain

Choosing between essential expenses

Neighborhood

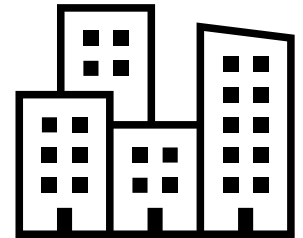
Food deserts

Parks and green space

Sidewalks and slow streets

Social characteristics

Range of Housing Types



Snapshot of PA Housing

Homelessness

13.5k

People experiencing homelessness on a given night

Cost Burden

27%

Renter households that are extremely low-income (ELI)

Housing Quality

69%

PA Housing was built before 1978, likely to contain lead-based paint

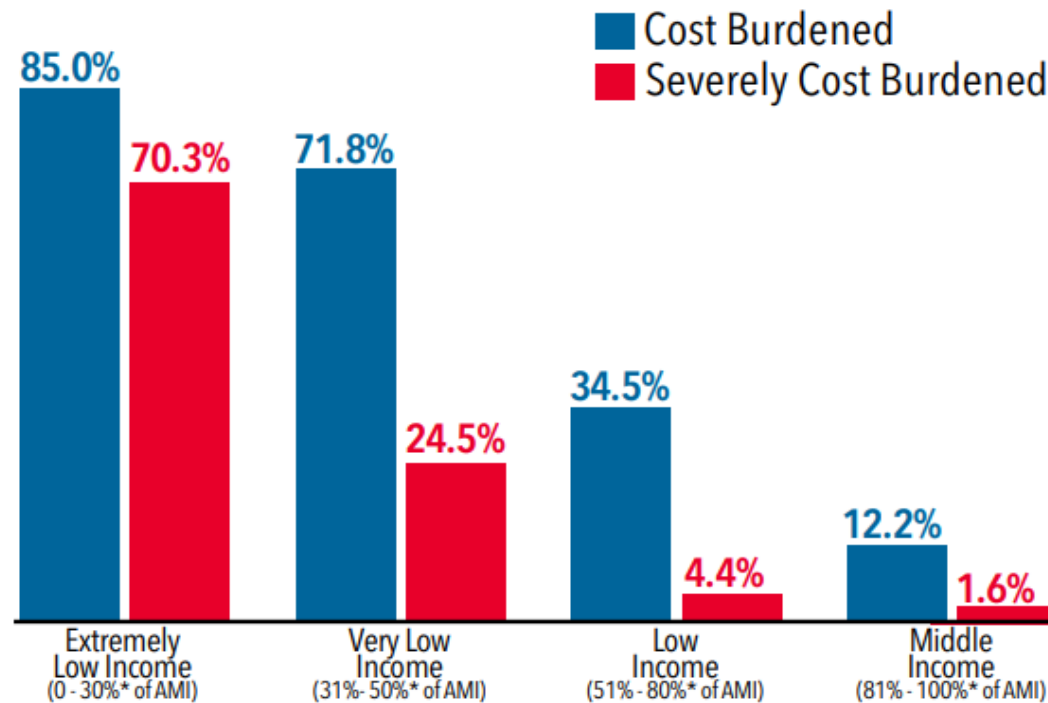
Rental Home Shortage

266k

Shortage of rental homes affordable and available for ELI

Housing Cost Burden in PA

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: 2020 5-Year ACS PUMS data.

Health and Housing in PA



In 2013, Pennsylvania reports **over 18,000** inpatient hospitalizations due to asthma, costing the state over \$496 million.



In Pennsylvania, **27% of children** live in households with a high housing cost burden, and **17% of children** live in poverty.



Unintentional falls were responsible for **1,611 deaths** among Pennsylvanians over the age of 65 in 2018.

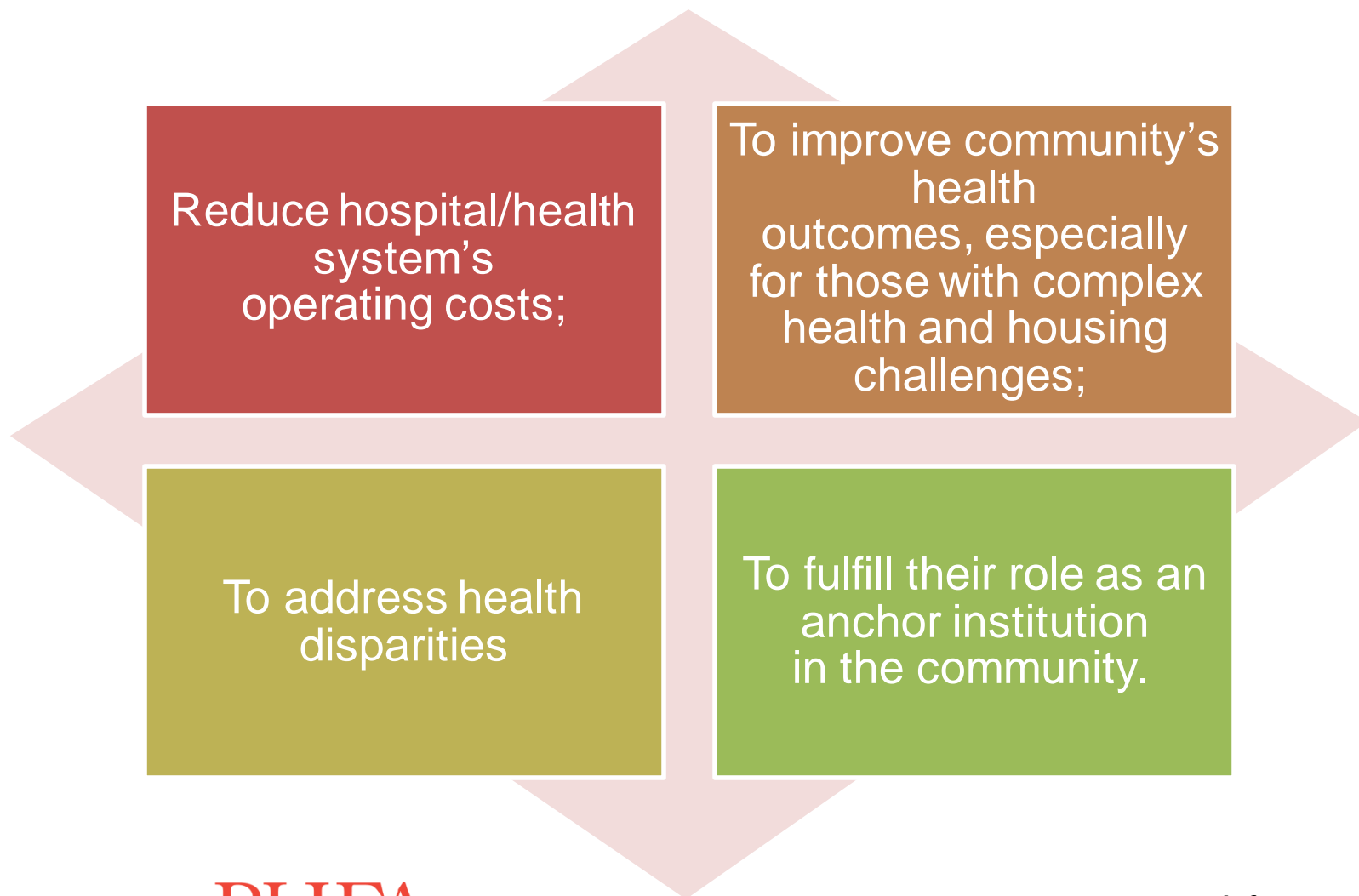


6,585 Pennsylvania children tested had an elevated blood lead level (5 tg/dL or more); **1,776** of them had blood lead levels of 10 g/dL or more.

HOSPITAL AND HEALTH SYSTEM INVESTMENT IN HOUSING

WHY & HOW

Reasons for Hospital Investment in Housing



Reduces Costs

National Costs

- Patients experiencing homelessness are **5x more likely** to be admitted and stay on average **four days** longer.
- Hospital spends about **\$44K annual** for a "high utilizer".

Denver Health Study

- Denver Health spends **\$2,700** a night to keep someone in the hospital.
- Patients experiencing homelessness stay on average an **extra 73 days** for a total cost to the hospital of **nearly \$200,000**.

It cost **about \$10,000** to house a patient for a year.

Why do people experiencing homelessness/housing instability stay in hospital longer? – Case Studies



Patient with a hard-to-treat bacterial infection stayed eight weeks on IV antibiotics



Patient with dementia had an extended stay when declined by nursing homes and family unable to accommodate



Patient at safety net hospital occupied a hospital bed for more than 4 years (1558 days) due to complex needs and nowhere to be discharged to

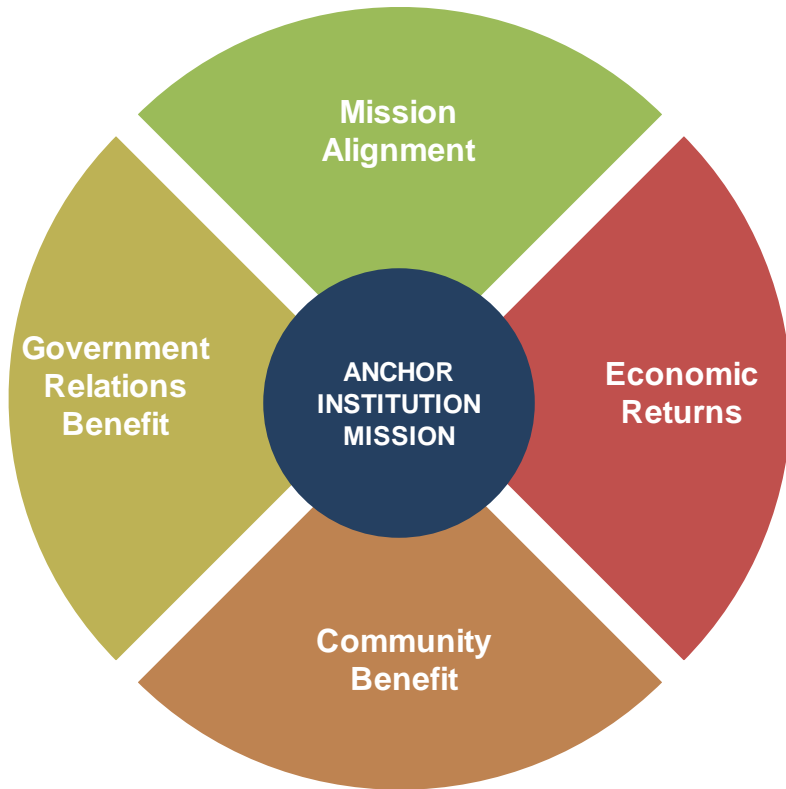
Addresses Health Disparities

	White, non- Hispanic	Black, non- Hispanic	Hispanic	American Indian/Ala ska Native
Life Expectancy at birth, 2014	79 years	75.6 years	Not provided	Not provided
Age-adj. Prevalence of diabetes (≥25yrs), 2015 ^{vi}	8.1%	13.1%	12.2%	20.9%
Age-adj. death rate/100,000 from diabetes, 2014 ^{vii}	18.6	37.3	25.1	31.3
Age-adj. prev. hypertension,(≥18yrs), 2007-10 ^{ix}	28.6%	41.3%	27.7%	Not provided
Age-adjusted death rates per 100,000 from persons with coronary heart disease & stroke ^x	117.1	141.3	86.5	92
Estimated rate of HIV infection diagnoses per 100,000 population, (adults≥18years), 2010 ^{xi}	9.1	84	30.9	13.5
Age-adj. death rate/100,000 from HIV, 2014 ^{xii}	0.9	8.3	2.0	1.2

Fig.1 data pulled from multiple sources, see endnotes on each category for citations

Access to permanent housing improves access to quality healthcare and thus improves health outcomes.

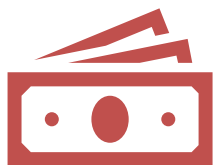
Anchor Institutions



An anchor institution seeks to utilize hospital economic and human capital to revitalize local communities. Housing investment, meanwhile,

- aligns with a **hospital's mission**,
- generates **economic returns** to both the community and institution,
- helps satisfy its **community benefit** requirements to the federal government, and
- provides an opportunity for a hospital to justify its tax exemption and **reduce the financial burden** to local governments.

How can a Hospital Invest in Housing?



Financial
Investment/Donation



Donating Underutilized
Hospital Assets



Hospital Community
Benefit

Hospital Investment Example

NJ Housing and Mortgage Finance Agency: Hospital Partnership Subsidy Program – New Jersey

Health and Housing
Partnership: HMFA
and Local Hospitals.

Financing Structure:
HMFA matches
hospital funds.

Housing Model:
Affordable and
Supportive housing.

Healthcare Approach:
Hospital will have set
aside units and social
worker for referral and
coordination.



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Hospital Investment Example

Denver Health – Denver, Colorado

Sold 10-story unused building to the Housing Authority and granted a 99-year lease for nominal fee.

Lowered construction cost for Denver Housing Authority and opportunity to build housing close to hospital/healthcare services.

Hospital hired a housing coordinator to facilitate referrals to housing program.

The hospital will pay for the housing portion as is cheaper than what the hospital currently spends.

MANAGED CARE ORGANIZATIONS INVESTMENT IN HOUSING

WHY & HOW

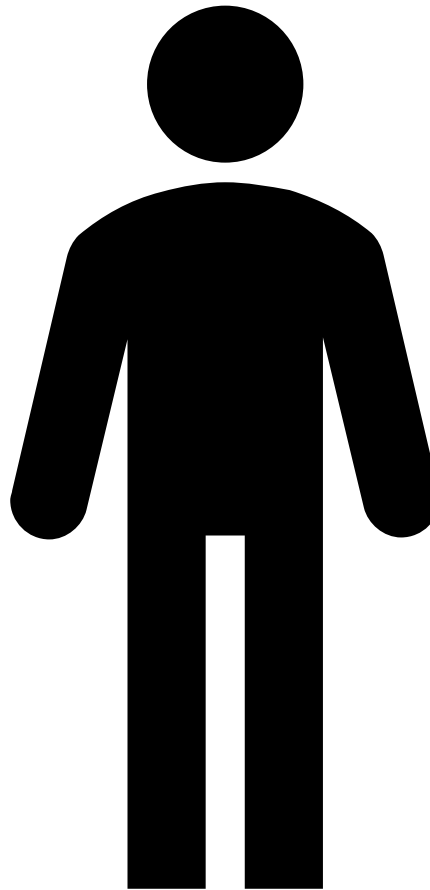
Reasons for Managed Care Investment in Housing: UnitedHealthcare Study

40% found better
access to Care

38% found better
quality care

PCP visits went **up 20%**
and ED visits **down**
18%

Expenditures **decreased**
\$115 member/month and
ED visits **decreased**
0.43 per month



How can an MCO Invest in Housing in PA NOW?



Capital Investment of
Low-Income Tax
Credits



Pilot projects with
housing and homeless
sector partners.



Staffing Requirements



1115 Waivers - NOT
WITHOUT state
support FIRST



Value Based Payment
Arrangements

How are MCOs in other States Investing in Housing?

In Lieu of Services Flexibility and coverage of Health Related Social Needs (HRSN)

State SDOH or Homeless sector priorities for MCO Performance Improvement Projects

Data sharing with Homeless Sector for priority development

Covering Tenancy Support Services via different Medicaid authorities

Managed Care Investment Example

Cook County, Illinois Chicago and Cook County Flexible Housing (FHP)

Health and Housing Partnership: Cook County Health, PHAs, Hospitals, and MCOs.

Financing Structure: \$12M contribution between partners.

Housing Model: Housing subsidies.

Healthcare Approach: Hospital can prioritize their high-risk patients to this pool of funds.

PA H3C STAKEHOLDER ENGAGEMENT AND MODEL DESIGN

Your Feedback and Engagement is Critical to this Initiative!

What programs already exist in your community?

What type of housing are you interested in?

What type of needs do you see?

What questions do you have?



Planned Engagement Sessions for 2023 (Virtual)

Community Based Organizations (CBOs)

- Tuesday 1/10/23, 10:00 – 11:30

Managed Care Organizations (MCOs)

- Tuesday 1/31/23, 10:00 – 11:30

Housing and Community Developers

- Tuesday 2/7/23, 10:00 – 11:30

Federally Qualified Health Centers (FQHC)

- Tuesday 2/14/23, 10:00 – 11:30

Hospitals/Health Systems

- Tuesday 2/28/23, 10:00 – 11:30

Questions and Answers?



H3C Contacts



Amy Sechrist

Policy Officer II

asechrist@phfa.org

Bryce Maretzki

Director, Policy and
Planning

bmaretzki@phfa.org



Brian McShane

Metro Associate Director PA/NJ

Brian.McShane@csh.org

617-913-2638

Patricia Hernandez

Metro Team Director

Patricia.Hernandez@csh.org

Community Based Organizations Engagement Session

Tuesday - 1/10/23 – 10:00-11:30

[Click Here To Register](#)

Housing Providers
Service Providers
CoCs
Advocates

Managed Care Organizations (MCOs) Engagement Session

Tuesday – 1/31/23 – 10:00-11:30

[Click Here To Register](#)

Managed Care Organizations

Behavioral Health Managed
Care

Community Developers Engagement Session

Tuesday- 2/7/23 - 10:00-11:30

[Click Here To Register](#)

Community Development Corporations
Community Development Financial
Institutions
Development Consultants
Lenders

Federally Qualified Health Centers (FQHC)

Tuesday – 2/14/23 – 10:00-11:30

[Click Here To Register](#)

Hospital and Health System Engagement Session

Tuesday – 2/14/23 – 10:00-11:30

[Click Here To Register](#)