

PENNSYLVANIA HOUSING FINANCE AGENCY

Health for Housing Investment

September 27th, 2023 – Hospital Investments in Affordable Housing Webinar

Please Enter Your Name, Organization
and Location into the Chat as we begin



Josh Shapiro, Governor

Robin L. Wiessmann, Executive Director & CEO

www.phfa.org

Today's Agenda

Health for Housing Investment Overview

Health System Investment in Affordable Housing

Presentation on Barclay Place

Presentation on NYC Health + Hospitals Program

Q&A and Review of Next Steps

This Session Will be Recorded

Health for Housing Investment Overview

Work that began with the H3C grant and will be carried on through the Health for Housing Investment Program to Support the development of partnerships with hospitals, health systems, and other health organizations to expand financing for affordable housing development and preservation.

HEALTH FOR HOUSING INVESTMENT

Goals and Next Steps

PHFA Health for Housing Investment Goals

Create Incentives for Health for Housing Projects across PHFA Programs

Coordinate Efforts with Gov Stakeholders/related programs

Convene cross-sector partners to build shared language, learn, and share info.

Develop online hub for statewide health and housing resources/efforts.

Increase PHFA's capacity to build Health for Housing as an area of expertise.

PHFA Commitments

(aka “Health for Housing Investment”)

- Set Aside of **at least one 9% Tax Credit** for Health for Housing Investment Projects PHFA
- **\$10M Set Aside of State Housing Trust Fund** as LIHTC matching fund (4% and 9%)
- **Prioritization** of Health for Housing Investment Projects under “New Construction or Preservation” in State Housing Trust Fund (PHARE)
- Ongoing support for continuing Health for Housing Investment practice with statewide partners and sister agencies

Health for Housing Investment – Milestones

LIHTC/PHARE Application Closes

December 2023

Review Pipeline + Award

Expected Q2 2024

**Expand Developer/Healthcare Network for
Future Rounds**

2024 +

Post Grant Activity – a need for partnership



Meeting with potential applicants for Health for Housing initiatives like LIHTC and PHARE set asides



Connect Developers with Health System Partners in their community



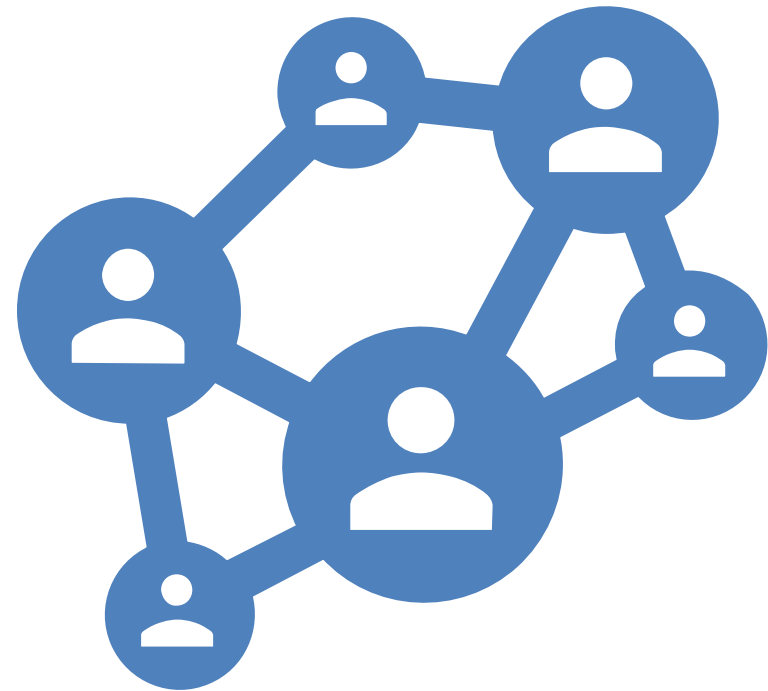
Ongoing community engagement similar to H3C events, listening sessions, webinars, etc.



Incorporating feedback into new initiatives and collaborations



Strengthening the focus on race equity in all health for housing endeavors.





Questions?

HEALTH AND HOUSING EXAMPLES

Insight from those with health and housing experience

Fostering Health Equity by Creating Equitable Housing: An Anchor Institution's Journey



St. Joseph's Health



5,398
Team
Members

**\$900
Million**
Total
Revenue

1,180
Affiliated
Physicians

**\$82.4
Million**
Community
Benefit

250
Employed
Physicians

**Largest Employer
In Passaic County**

St. Joseph's Health At A Glance



St. Joseph's University Medical Center
Paterson

St. Joseph's Children's Hospital
Paterson

St. Joseph's Wayne Medical Center
Wayne

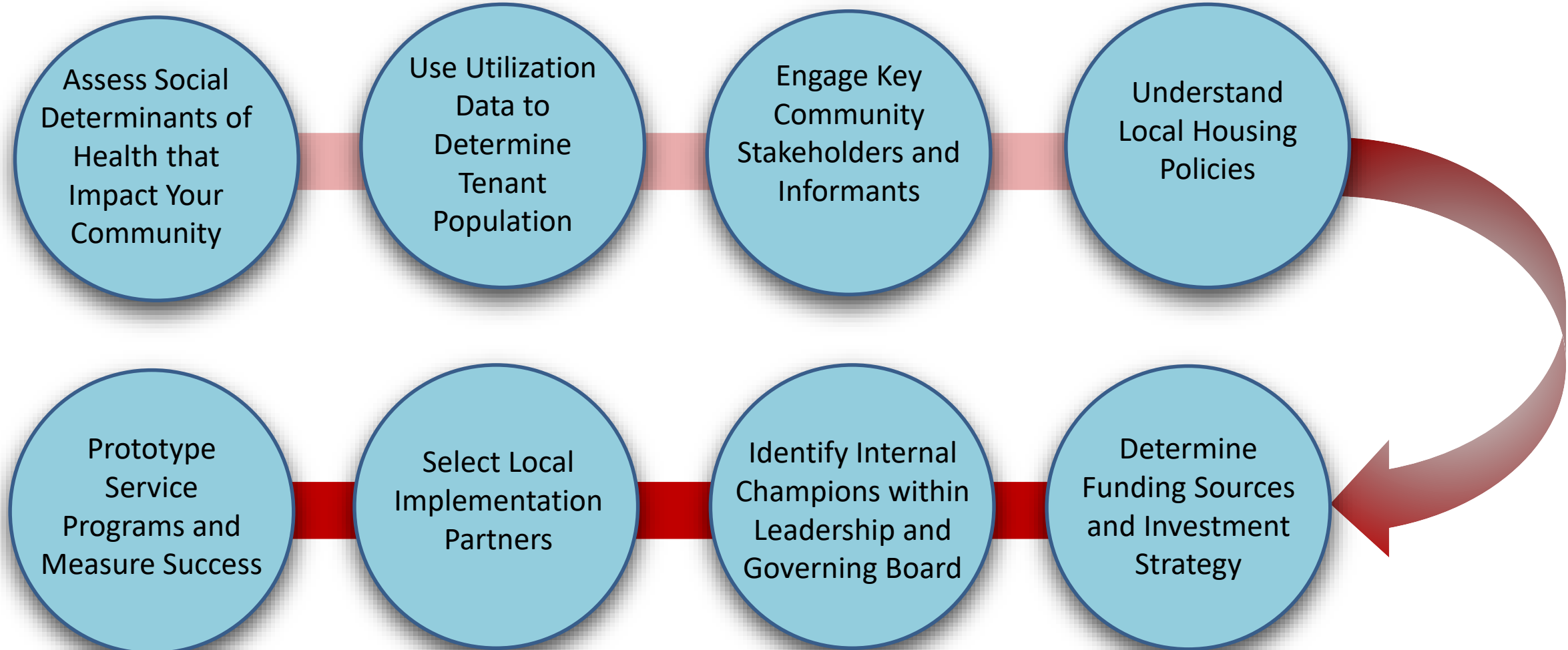
St. Joseph's Healthcare & Rehab Center
Cedar Grove

St. Joseph's Totowa Health Campus
Totowa

Visiting Health Services of New Jersey
Totowa

St. Joseph's Health Ambulatory Care Centers
36 Locations Across Northern NJ

Planning Affordable Housing Development



Our Neighborhood



- St. Joseph's University Medical Center is the Master Developer of over 244 acres contiguous to its campus.
- Has a history of providing housing to individuals with chronic mental illness.
- Mission driven to provide community housings.

Partnerships are Key to Success!

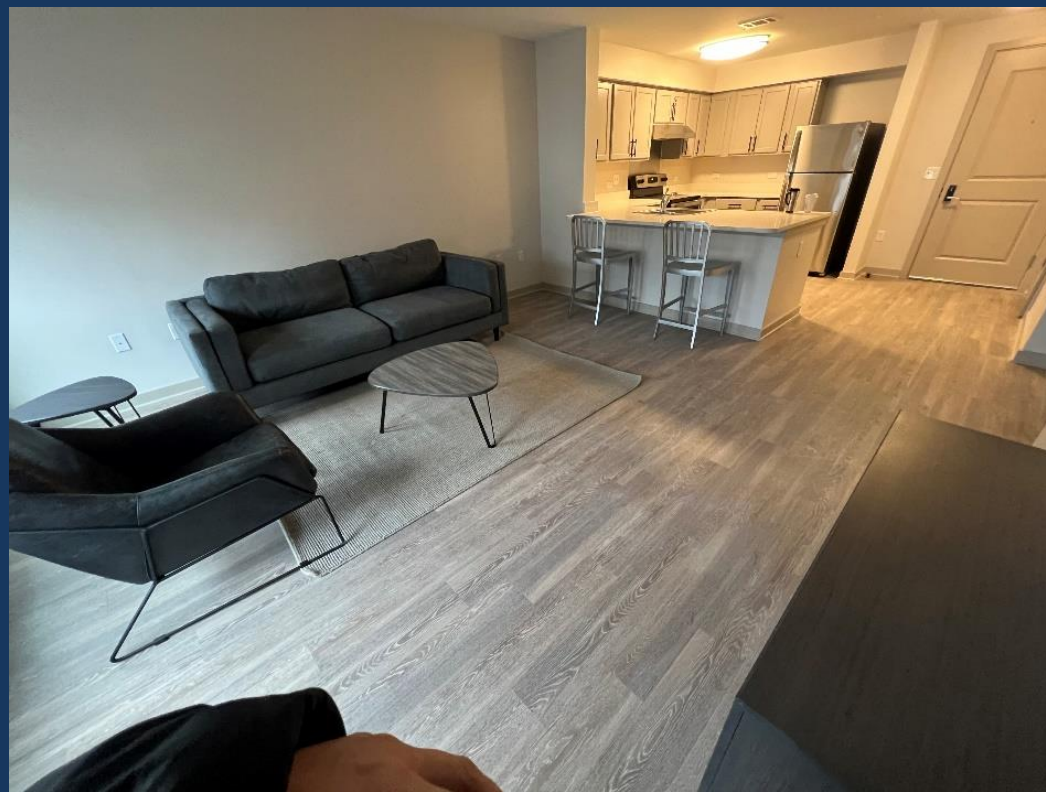
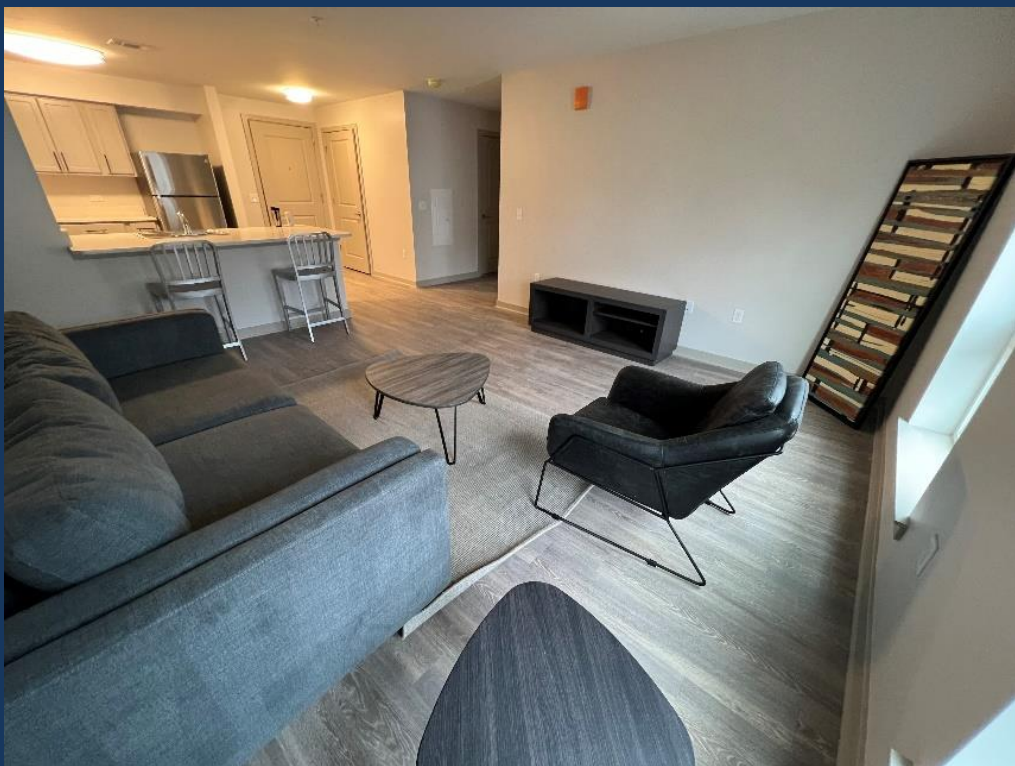














Fostering Health Equity

Supportive housing combines affordable housing with services that assist people who face complex challenges live with dignity!

- ❑ **56 New Safe High-Quality Toxin Free Affordable Units**
 - ❑ **1 Bedroom units — 15**
 - ❑ **2 Bedroom units — 29**
 - ❑ **3 Bedroom units — 12**
- ❑ **Ten Permanent Units for Individuals with Special Needs**
- ❑ **One unit reserved for on-site Super.**
- ❑ **On-site Social Services to address Social Determinants of Health**

Serving the Needs of Our Tenants

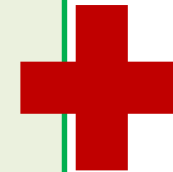
Special Needs Housing Trust Fund Mandates Services be Provided to the Following

- Individuals with physical or developmental disabilities
- Individuals in other emerging special needs groups identified by State agencies
- Victims of domestic violence
- Individuals with AIDS/HIV
- Youth aging out of foster care
- Individuals transitioning from nursing homes



Services that will be Provided at Barclay Street that Meet Mandated Guidelines

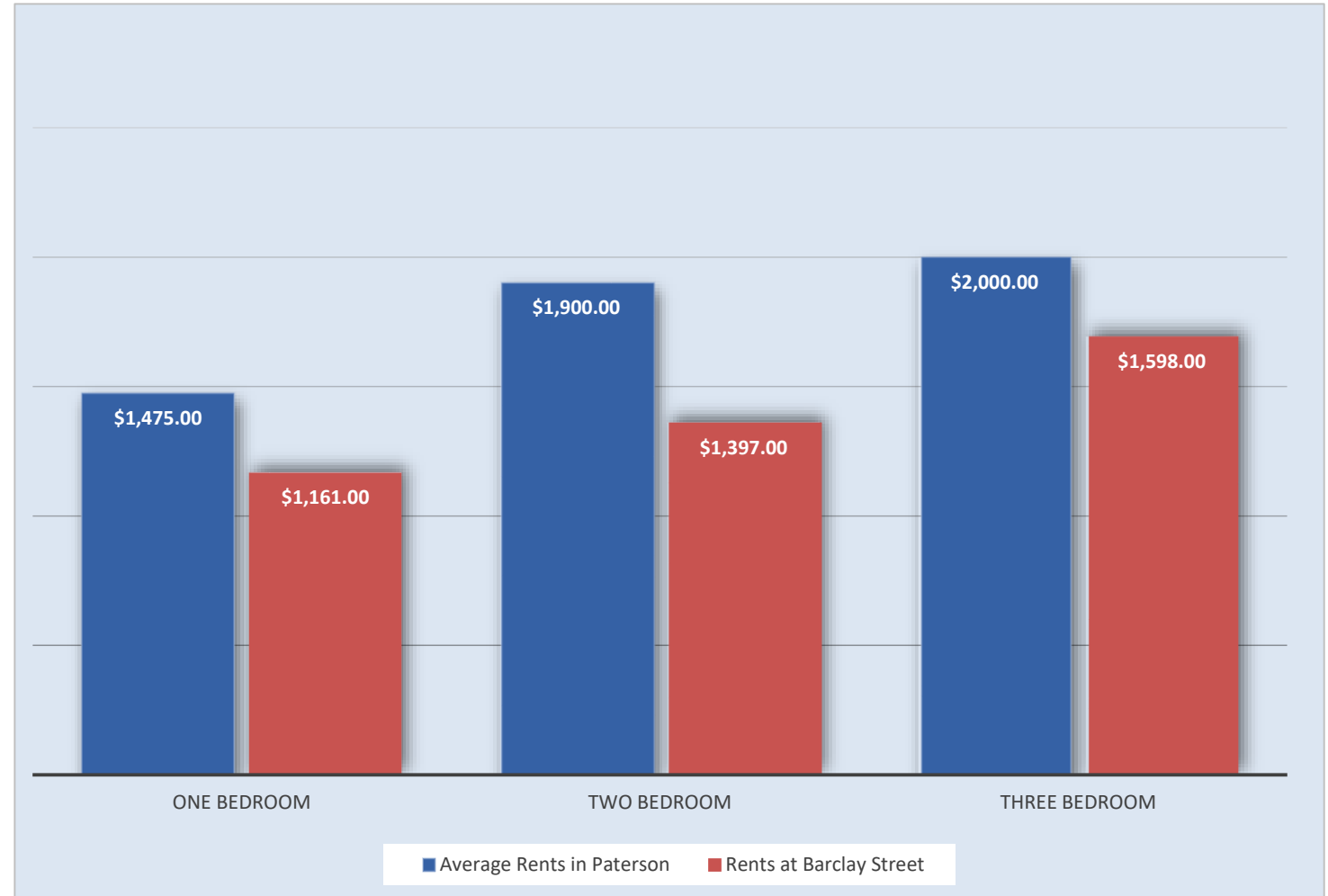
- **Occurring Disorders provided by SJH Department of Behavioral Health Outpatient and Mental Health Services**
- **Passaic County/SJH Domestic Violence TRO Telehealth Services**
- **Case Management for individuals with AIDS/HIV provided by SJH Comprehensive Care Center**
- **Behaviorist, speech therapy, PT, OT, and audiology provided by Child Development Center**



Additional Services that will be Available to Tenants

- **In-home Childcare**
- **Family Reunification**
- **Case Management of Social Determinants via Community Health Workers**
- **Alcohol and Drug Counseling**
- **Wellness Counseling**
- **Assistance with Health Insurance**
- **Prenatal Care**
- **Services that address food insecurities**
- **Financial Literacy**
- **Parenting/Coaching and Life Skills**

Neighborhood Rents



Tenant Selection and Rental Cost

- Apartments will be available to families at 60% AMI or below
 - One Bedroom Unit — \$1,161
 - Two Bedroom Unit — \$1,397
 - Three Bedroom Unit — \$1,598
- The 10 supportive housing units will have state rental assistance through the New Jersey Department of Community Affairs. Residents will pay no more than 30% of their household income towards rent and utility costs.

Tenant Selection

- Must meet income eligibility
- Application will also be weighted on the following criteria:
 - Chronic Disease of Tenant/Resident with a focus on asthma, heart disease/stroke, diabetes, and obesity
 - Health-Related Resource Needs
 - High Utilization of ED Services

Project Costs & Financing

Uses	
Acquisition Costs	\$350,000
Construction	\$17,095,012
Dev Fee	\$3,258,000
Prof Services	\$1,298,949
Pre-Operational Expenses	\$164,675
Carrying, Financing, and Escrows	\$4,301,065
Total	\$26,467,701
Sources	
NJHMFA Tax Exempt Bond	\$3,846,362
HMFA Hospital Subsidy PILOT Program	\$4,500,000
St Joseph Health Project Contribution/Loan	\$4,500,000
NJHMFA Special Needs Housing Trust Fund	\$1,000,000
Deferred Dev Fee	\$1,590,509
LIHTC Equity Investor Proceeds	\$11,030,830
Total	\$26,467,701



Questions?

NYC HEALTH + HOSPITALS

Presentation on Housing for Health Initiative



Questions?

Resources

- [Health System Investments in Housing: A Development Guide](#)
- [Dimensions of Quality Supportive Housing Guidebook](#)
- [Is Supportive Housing Cost Effective?](#)
- [Centering Equity in Health and Housing Partnerships in Times of Crisis and Beyond](#)
- [PA Health for Housing Needs Assessment Tableau](#)
- [Homes Within Reach Conference Website](#)

Health for Housing Contacts



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