



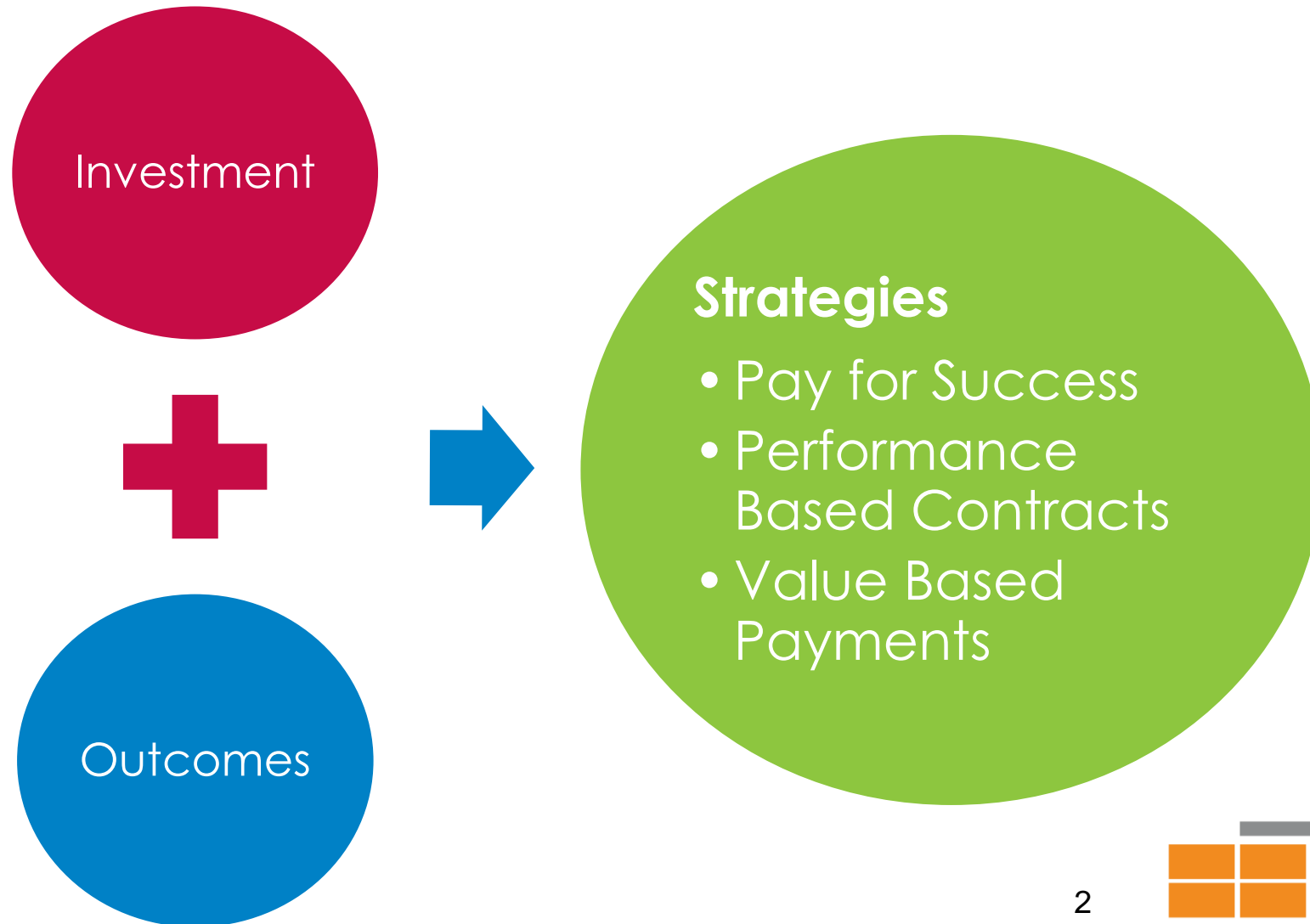
Maine Homeless System Re-Design Initiative

*Affordable and Supportive Housing Workgroup
Session #2*

January 8, 2021



What is Impact Investment?



Benefits of a Pay for Success model

- ✓ Provides upfront working capital to implement supportive housing
- ✓ Shifts risk from payers (like government) to investors, they only pay if success is achieved
- ✓ Moves funders toward paying for impact and investing in what works
- ✓ Provides for active management of performance and building of evidence around success for a particular target population in your specific community

Supportive Housing PFS Project Examples

	Santa Clara	Denver	Massachusetts	Los Angeles
<i>Target population</i>	150-200 chronically homeless individuals with predicted healthcare utilization	250 homeless frequent utilizers of jail	500-800 chronically homeless individuals	300 chronically homeless individuals with jail utilization
<i>Outcomes funding</i>	\$12M	\$11.4M	\$6M	\$11.5M
<i>PFS funding use</i>	Services, flex funding and move-in support	Services, limited housing related costs	Services	Rental subsidy
<i>Success metrics</i>	Stable housing	Stable housing + jail day reduction	Stable housing	Stable housing + re-arrest rates

Today's Agenda

Topic	Time
Impact Investing	1:30-1:45
Introductions	1:45-1:55
Housekeeping (future meetings)	1:50-1:55
Recommendations/Topic Matrix Review	1:55-2:05
CT and NY Examples	2:05-2:15
Workgroup Discussion	2:15-2:55
Next Steps	2:55-3:00

Proposed Schedule of Future Workgroup Sessions

DATE	TOPICS
Session 1 12/4/20 1:30pm - 3pm	Discuss current PSH programs. Identify and troubleshoot barriers.
Session 2 1/8/21 1:30 – 3pm	Identify and leverage the necessary resources including capital, operating and service funding. Discuss coordination among funding streams.
Session 3 2/5/21 1:30 -3pm	Discussion of housing models and funding mechanisms for integrated PSH. The role of municipalities in development.
Session 4 3/5/21 1:30 -3pm	Building coordination capacity between developers and service providers.
Session 5 4/2/21 1:30 -3pm	Targets, timelines and evaluation metrics. Integration with broader system re-design efforts.

New York State Empire State Supportive Housing Initiative (ESSHI)

Funding Stream	Service Funding	Operating Funding	Capital Funding	Eligible Populations	Application Process
ESSHI	S&O Financing: Up to \$25K/unit under a 5 yr. Renewable contract		ESSHI funded projects will be prioritized for capital funding	SMI, SUD, HIV/AIDS, DV, Vets with disabilities, Chronic hmls, IDD, TAY, Justice-involved, Frail/disabled seniors, Foster Care TAY	Annual RFP, once awarded, sponsors contract directly w/ state agency most appropriate for target population. ESSHI Interagency Working Group

Connecticut: Department of Mental Health and Addition Services (DMHAS) Supportive Housing Program and Connecticut Housing Finance Authority (CHFA)

- 280 units
 - CT Demonstration Program
 - CT Pilots Program
 - CT Next Step Program

Brick Row

Willimantic, CT



- 30 units
- **Tenant Profile:** Individuals with a disability experiencing homelessness
- **Total Cost:** \$2,856,288 (1997)
- **Capital Funding:**
 - CT DECD
 - LIHTC
 - CHFA
- **Service Funding:**
 - CT DMHAS

Clover Gardens

Hartford, CT



- 35 units
- **Tenant Profile:**
 - Individuals with IDD (9 set asides)
 - Low-income
- **Total Cost:** \$8,100,000
- **Capital Funding:**
 - CT DOH IDASH
 - Bank Financing
 - Historic Tax Credits
 - State Energy Credits
- **Service and Operating Funding:**
 - CT DDS

Discussion: Potential Barriers to Funding Coordination

- Common funding sources?
- New funding sources?
- Do municipalities fund projects?

Discussion: What aspects of the coordinated funding streams did you like/dislike?

- What would work in ME?
- What entities/groups need to "buy in"?

Discussion: What could a potential funding structure look like?

- What efficiencies/partnerships already exist?

Next Steps





THANK YOU