

HEALTHCARE AND HOUSING (H²) SYSTEMS INTEGRATION INITIATIVE NASHVILLE

Homeless Housing Resources

PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAM (HCV¹)

There are 87 Public Housing Authorities (PHAs) in Tennessee administering HCV and public housing programs, 2 of which are in Nashville. Of the 87 PHAs in the state, 3 administer only a HCV program, 49 administer only a public housing program, and 25 administer both a HCV and public housing program. Of the 2 PHAs in Nashville, one (MDHA Nashville) administers both an HCV program and a public housing program, and one (Tennessee Housing) administers only an HCV program.

11 of Tennessee’s PHAs, including the 2 PHAs in Nashville, also administer special purpose vouchers that have been appropriated by Congress exclusively for people with disabilities. This is a statewide total of 1,527 vouchers through the following two programs: 1) Five-Year Mainstream Housing Opportunities for Persons with Disabilities (237 vouchers) and Rental Assistance for Non-Elderly Persons with Disabilities (1,290 “NED” Vouchers).

HOME INVESTMENT PARTNERSHIPS PROGRAM²

The HOME Investment Partnerships Program is a formula grant of federal housing funds given to states and localities (referred to as “participating jurisdictions” or PJs). As of December 2014, Tennessee has 9 participating PJs. The state of Tennessee received over \$18 million in HOME funds in FY2014, including \$1,933,490 to Nashville-Davidson County.

HOME funds can be used to provide rentals subsidies, as well as to build, buy and renovate rental housing, finance homeownership opportunities, and repair and renovate homes. From January to March 2015, Tennessee PJs assisted 57 households with HOME-funded tenant-based rental assistance vouchers.

CONTINUUM OF CARE PROGRAM³

A variety of homeless housing is funded through the Continuum of Care Program, including emergency shelter (ES), safe havens (SH), transitional housing (TH), permanent supportive housing (PSH) and rapid rehousing (RRH). Tennessee had 10 active Continuums of Care (CoCs) in 2014.

Continuum of Care	2014 Homeless Housing Inventory			Permanent Housing Inventory		
	Total Year-Round Beds (ES, SH, TH)	Inventory by Type		Total (PSH, RRH)	Inventory by Type	
		Emergency Shelter/Safe Haven	Transitional Housing		Permanent Supportive Housing	Rapid Rehousing
TN-500	295	167	128	523	523	N/A
TN-501	1705	483	1222	848	848	N/A
TN-502	800	465	335	704	489	118
TN-503	321	186	135	190	190	N/A

¹ Data from HUD PHA Contact Information http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts and HUD Housing Authority Profile database <https://pic.hud.gov/pic/haprofiles/haprofilelist.asp>

² https://www.hudexchange.info/grantees/cpd-allocations-awards/?filter_year=2014&filter_program=7&filter_state=TN&filter_coc= and <https://www.hudexchange.info/manage-a-program/home-activities-reports/>. Data from <https://www.hudexchange.info/manage-a-program/home-dashboard-reports/>

³ 2014 HIC Count, available at: <https://www.hudexchange.info/resource/3031/pit-and-hic-data-since-2007/>

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		Emergency Shelter/Safe Haven	Transitional Housing		Permanent Supportive Housing	Rapid Re-housing
TN-504	2027	1169	842	1384	1336	48
TN-506	320	216	104	137	137	N/A
TN-507	275	205	62	379	265	114
TN-509	557	398	159	496	473	23
TN-510	213	149	64	226	220	6
TN-512	278	190	88	93	82	11
State Total	6791	3628	3139	4883	4563	320

EMERGENCY SOLUTIONS GRANTS (ESG)⁴

The ESG Program provides grants to states and localities for emergency shelter, transitional housing, and permanent housing for the homeless. ESG funds can be used for street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS, as well as administrative activities.

In 2014, Tennessee was awarded ESG grants totaling over \$3.8 million, including \$914,427 to Nashville/Davidson County.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)⁵

HOPWA funds are awarded through the Consolidated Plan as a block grant to states and larger metropolitan areas based on their incidences of AIDS and competitively through an annual Notice of Funding Availability (NOFA). HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. As of 2014, Tennessee had three HOPWA competitive grant recipients, totaling over \$1.7M.

HOPWA – Housing Opportunities for Persons with AIDS (2013)⁶

	Households Served	HOPWA Expenditures
Nashville		
Tenant-Based Rental Assistance	0	N/A
Subsidized Permanent Housing	42	\$142,606.00
Transitional/Short-term Facilities	0	N/A
Short-Term Rent, Mortgage & Utility Assistance	268	\$226,807.53
Permanent Housing Placement Services	133	\$ 58,847.00
TOTAL	443	\$428,260.53

⁴ https://www.hudexchange.info/grantees/cpd-allocations-awards/?filter_year=2014&filter_program=&filter_state=TN&filter_coc=

⁵ https://www.hudexchange.info/grantees/cpdA_allocationsA_awards/

⁶ State of Tennessee, Consolidated Annual Performance and Evaluation Report (CAPER) (July 2013A June 2014)
Salt Lake City Corporation, CAPER (July 2013A June 2014)

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	Households Served	HOPWA Expenditures
Memphis		
Tenant-Based Rental Assistance	76	\$346,634.00
Subsidized Permanent Housing	20	\$195,040.00
Transitional/Short-term Facilities	55	\$237,647.00
Short-Term Rent, Mortgage & Utility Assistance	209	\$142,201.00
Permanent Housing Placement Services	1	\$ 200.00
TOTAL	361	\$921,722.00
State of Tennessee		
Tenant-Based Rental Assistance	0	N/A
Subsidized Permanent Housing	0	N/A
Transitional/Short-term Facilities	0	N/A
Short-Term Rent, Mortgage & Utility Assistance	443	\$396,835.57
Permanent Housing Placement Services	0	N/A
TOTAL	443	\$396,835.57

VETERANS AFFAIRS SUPPORTIVE HOUSING PROGRAM (HUD-VASH)⁷

HUD-VASH is a joint project between the Department of Veteran Affairs (VA) and the Department of Housing and Urban Development (HUD) which offers a housing voucher from HUD and intensive case management services provided by the VA for five years. In 2014, Tennessee was awarded 101 VASH vouchers administered by 9 different PHAs.

SUPPORTIVE SERVICES FOR VETERAN FAMILIES (SSVF)⁸

The SSVF Program funds supportive services which promote housing stability for very low-income Veterans and their families residing in or transitioning to permanent housing. In 2014, five state organizations in Tennessee received SSVF Awards totaling over \$3.34 million, including Operation Stand Down Nashville, Inc. (\$834,360).

TENNESSEE RESOURCES

Tennessee Housing Trust Fund⁹

The Tennessee Housing Trust Fund was created in 2006 to meet the needs of very low-income residents across Tennessee. Since 2013, the Housing Trust Fund awards competitive grants twice per year. Eligible activities include:

- New construction of rental units
- Acquisition of rental units

⁷ http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/vash

⁸ Data from http://www.va.gov/HOMELESS/ssvf/docs/2014_SSVF_Award_List.pdf

⁹ <http://nlihc.org/rental-programs/catalog/tennessee-housing-trust-fund> and <http://housingtrustfundproject.org/wp-content/uploads/2013/09/State-HTFunds-Date-Admin-2013.pdf>

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- Conversion of non-residential units to residential units
- Homeownership activities

A total of 22 proposals serving 185 households were submitted for the FY 2015 Fall Round of HTF Competitive Grants. Funding is typically split evenly between new construction and rehabilitation.

Funding Description: Each fiscal year, approximately \$3 million is made available, supplemented by recaptured funds from prior years. The THDA Board approved a total of \$7.5 million for the FY 2015 HTF grant programs. \$2.3 million in grants was made available to applicants during the Spring Round, and approximately \$1.8 million is available for the Fall Round. The grants require a 50% match from federal resources, including CDBG, HOME, or USDA rural development funding. Other sources of matching funds include bank loans and fundraising dollars.

Tennessee Housing Development Agency¹⁰

The Tennessee Housing Development Agency (THDA) is Tennessee's housing finance agency, created by the General Assembly in 1973. THDA was created to:

- Promote the production of more affordable new housing units for very low, low, and moderate income individuals and families in the state
- Promote the preservation and rehabilitation of existing housing units for such persons, and
- Bring greater stability to the residential construction industry and related industries to assure a steady flow of production of new housing units.

In addition to serving as the primary administrator for numerous federal and state housing programs, THDA is authorized to issue tax-exempt Mortgage Revenue Bonds to support financing opportunities for first-time homebuyers and veterans. THDA purchases qualified home loans originated through its private sector lending partners.

Federal Low Income Housing Tax Credit Program¹¹

The federal Low Income Housing Tax Credit (LIHTC) program is one of the most important affordable housing programs available in Tennessee for supportive housing development. The LIHTC program is administered by the U.S. Department of Treasury. The program provides competitive awards of federal tax credits to developers to assist in the creation of affordable rental housing including supportive housing. In Tennessee, the THDA administers the LIHTC program. The LIHTC program income targeting requires that 20 percent of LIHTC units be made available for households at or below 50 percent of area median income (AMI) or that 40 percent of LIHTC units be made available for households at or below 60 percent of AMI.

From 1987 to 2013, 940 LIHTC properties, including **more than 56,000 affordable units**, were placed in service in Tennessee. The properties range from single units, which were common in the early years of the program to large multifamily complexes, with the largest development containing more than 480 units. The program has reached almost every county in the state with allocations totaling \$2.48 billion in credit authority over the program history (\$2.83 billion adjusted for inflation).

The two largest counties in Tennessee, Davidson and Shelby, have received 35 percent of all LIHTC allocations since 1987.

¹⁰ <http://thda.org/about-thda/about-thda>

¹¹ <http://thda.org/business-partners/about-lihtc>

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Creating Homes Initiative (CHI)¹²

In 2001, the Tennessee Department of Mental Health and Substance Abuse Services (TDMHSAS) formed a strategic plan to partner with Tennessee communities to create housing options for people with mental illness and co-occurring disorders efficiently and effectively. The original goal was to create 2,005 new or improved permanent housing options for Tennesseans with mental illnesses and co-occurring disorders by the year 2005. That goal was achieved in the fall of 2002, and a new goal of 4,010 by 2005 was developed, which was also reached. **The ongoing goal is to create 1,100 new or improved permanent housing options each year.**

Working with community housing developers in partnership with seven Regional Housing Facilitators, CHI has leveraged over \$101 million to date in federal, state, local, public, private, traditional and non-traditional funding sources, and has successfully **created more than 4,600 safe, affordable, quality, permanent housing options for Tennesseans with mental illness and co-occurring disorders.**

Tennessee Cooperative Agreement to Benefit Homeless Individuals-State (TN-CABHI)¹³

In October 2014, TDMHSAS embarked on a three-year strategy to reduce homelessness among veterans and other chronically homeless people living with mental illness and/or struggling with substance abuse. TDMHSAS has partnered with the TennCare Bureau, Tennessee Department of Health, Tennessee Department of Veterans Affairs, Tennessee Housing Development Agency, Metropolitan Government of Nashville, and Shelby County Government, and received a \$3.6 million CABHI grant award from the Substance Abuse and Mental Health Administration (SAMHSA). Over a three-year period, the partner agencies will identify and assist an estimated 660 individuals in Shelby and Davidson Counties (100 annually in Shelby County and 120 annually in Davidson County).

How's Nashville & 2016 by 2016 Campaign¹⁴

How's Nashville is a community-wide, collaborative, and inclusive effort to end chronic homelessness in Nashville. It was launched by the Metropolitan Homelessness Commission in 2013. The How's Nashville campaign is driven by over 30 community partners who meet regularly to work on the initiative's goals and monitor its progress. How's Nashville aligns itself with the national 100,000 Homes Campaign and its successor campaign called Zero: 2016 and is focused on assisting the most vulnerable and chronically homeless individuals and families in the community.

In February 2015, How's Nashville launched a new campaign called "2016 by 2016," a push to end veteran and chronic homelessness in Nashville. The goal of the campaign is to assist 2,016 households who are homeless veterans or experience chronic homelessness by the end of 2016. More specifically: to assist 595 Veterans by the end of 2015 with permanent housing and to help 1,421 people experiencing chronic homelessness access permanent housing by the end of 2016.

¹² <http://tn.gov/mental/recovery/CHIpage.html>

¹³ <http://www.tncsa.com/index.php/programs/memphis-strong-families>

¹⁴ <http://howsnashville.org/about-2/>

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NASHVILLE

Homeless Housing Resources

Davidson County CoC Coordinated Entry System (CES)

The Davidson County CoC is working on implementing a Coordinated Entry System (CES) that will link people who are homeless or deal with housing instability to available and appropriate community services as quickly as possible. The effort builds upon infrastructure put in place by the How's Nashville campaign, which has implemented a community assessment to identify people experiencing homelessness based on their acuity level and needs. The Davidson County CoC aims to launch the CES with a hotline and a lead organization as a front door for assessments on July 1. The ultimate goal of the CoC is to use HMIS as an open data-sharing system to help navigate the CES.

Room In The Inn¹⁵

Room In The Inn provides day and night shelter, guest house services as an alternative to jail for those who are publicly intoxicated, and permanent affordable and supportive housing. The downtown campus includes a 21-bed recuperative care facility that provides medically fragile homeless individuals a safe place to recover from illness or hospitalization. It is currently the only recuperative care facility for homeless patients that have exited hospitals in Nashville.

Hospital 2 Home

The Hospital 2 Home Project (H2H) builds upon the Coordinated Entry System efforts in Davidson County by recognizing that people who experience homelessness and are high utilizers of hospitals often are disconnected from social services efforts. The goal of the H2H project is to close that gap by establishing pilot projects in participating hospitals that:

- 1) Identify people who experience homelessness as they are admitted to the hospital;
- 2) Create a multidisciplinary team of hospital and social services professionals to link people while they are still in the hospital with programs and services for which they are eligible and work to link them with permanent housing and support services; and
- 3) Develop a medical respite program to serve people who are too sick to be released to a shelter, the streets, or other programs.

H2H aims to reduce costs by lowering readmission rates at hospitals, linking eligible patients with insurance and income, eliminating duplication in services, and increasing effectiveness of service delivery for all partner organizations involved.

Key components will include:

- Exploring a shared data system for H2H partner organizations
- Linking homeless patients with housing navigators through the How's Nashville process
- Establishing patients in primary care homes
- Connecting hospitals as an entry-point to the community's new Coordinated Entry System
- Sustaining and expanding Room In The Inn's recuperative care program
- Ensuring people receive prescribed medication after hospital release
- Connecting people with appropriate level of support services once in permanent housing

Partner Organizations: Metropolitan Homeless Commission, Mayor's Office of Innovation, Nashville General Hospital at Meharry, Nashville Public Health Department, National Health Care for the Homeless Council, Neighborhood Health, Room In The Inn.

¹⁵ <http://www.roomintheinn.org/>