

RE: MRT Affordable Housing Workgroup  
 Jason Lippman  
 to:  
 affordable  
 11/07/2011 07:48 PM  
 Cc:  
 psaperia  
 Show Details

Hi Mark,

Please find my submission to the MRT Affordable Housing Work Group on barriers and solutions in the attached file. I hope this is not too late, there was some unexpected glitches in coordinating this document.



**Jason Lippman**  
 Senior Associate for Policy & Advocacy  
 The Coalition of Behavioral Health Agencies, Inc.  
 90 Broad St.  
 New York, NY 10004  
 212.742.1600 x 102  
[jlippman@coalitionny.org](mailto:jlippman@coalitionny.org)  
[www.coalitionny.org](http://www.coalitionny.org)

Community • Advocacy • Education • Leadership

---

**From:** Sheri B. Senecal [<mailto:sbs04@health.state.ny.us>] **On Behalf Of** Mark L. Kissinger  
**Sent:** Monday, November 07, 2011 4:21 PM  
**To:** undisclosed-recipients  
**Subject:** Fw: MRT Affordable Housing Workgroup

Just a reminder that I still haven't received the information requested from each workgroup member. This information was due last Friday. Please send the information to the following address: [affordable@health.state.ny.us](mailto:affordable@health.state.ny.us)

Mark L. Kissinger  
 Director, Division of Long Term Care  
 New York State Department of Health  
[mlk15@health.state.ny.us](mailto:mlk15@health.state.ny.us)  
 518-402-5673

----- Forwarded by Sheri B. Senecal/OLTC/DOH on 11/07/2011 04:16 PM -----

**MRT Affordable Housing Workgroup**

**Mark L. Kissinger** to: Laray.Brown, sbussey, dcolonna, rhaggerty, thannigan, thernandez, marjorieh, drlleon, thoughton, akarpati, king, toni, glandy, jlippman, diane.louard-michel, lmiller, hnewcomb, deborah.dammobrien, harveyr, asigal, connie.tempel, svolza, bwatts, wynn  
 CC: James.Introne, ematthews, Mark L. Kissinger, ACohen, Jason A Helgerson, Donna H. Girvin, jessica.love, Kalin I Delehanty, Sheri B. Senecal, Susan M. Peek, Karen McSharry Meier

10/28/2011 04:30 PM

Dear MRT Affordable Housing Workgroup Member:

Thank you for coming to the MRT Affordable Housing Workgroup Meeting. A lot of information was shared and many issues were raised.

In order to focus the work of this group, please compile a list of current barriers of supportive housing development. The list should be prioritized based on regulatory and process barriers as well statutory barriers. Both short term and long term ideas should be included. Please keep in mind the constraints of government funding at all levels (federal, state and local) as you put together this list. Please send your responses to the following e-mail by November 4th at noon: [affordable@health.state.ny.us](mailto:affordable@health.state.ny.us)

In addition, We would like to set up a subcommittee on assisted living program reform and would ask for volunteers for the subcommittee.

On another note, if you have information that you would like to be shared with the Affordable Housing Workgroup and/or posted on the MRT website, please send to [mlk15@health.state.ny.us](mailto:mlk15@health.state.ny.us) or to [affordable@health.state.ny.us](mailto:affordable@health.state.ny.us)

Mark L. Kissinger, Co-Staff Lead

IMPORTANT NOTICE: This e-mail and any attachments may contain confidential or sensitive information which is, or may be, legally privileged or otherwise protected.

This email has been scanned by ! the MessageLabs Email Security System.  
 For more information please visit <http://www.messagelabs.com/email> ><http://www.messagelabs.com/email>

RE: MRT Affordable Housing Workgroup  
 Jason Lippman  
 to:  
 affordable  
 11/07/2011 07:48 PM  
 Cc:  
 psaperia  
 Show Details

Hi Mark,

Please find my submission to the MRT Affordable Housing Work Group on barriers and solutions in the attached file. I hope this is not too late, there was some unexpected glitches in coordinating this document.



**Jason Lippman**  
 Senior Associate for Policy & Advocacy  
 The Coalition of Behavioral Health Agencies, Inc.  
 90 Broad St.  
 New York, NY 10004  
 212.742.1600 x 102  
[jlippman@coalitionny.org](mailto:jlippman@coalitionny.org)  
[www.coalitionny.org](http://www.coalitionny.org)

Community • Advocacy • Education • Leadership

---

**From:** Sheri B. Senecal [<mailto:sbs04@health.state.ny.us>] **On Behalf Of** Mark L. Kissinger  
**Sent:** Monday, November 07, 2011 4:21 PM  
**To:** undisclosed-recipients  
**Subject:** Fw: MRT Affordable Housing Workgroup

Just a reminder that I still haven't received the information requested from each workgroup member. This information was due last Friday. Please send the information to the following address: [affordable@health.state.ny.us](mailto:affordable@health.state.ny.us)

Mark L. Kissinger  
 Director, Division of Long Term Care  
 New York State Department of Health  
[mlk15@health.state.ny.us](mailto:mlk15@health.state.ny.us)  
 518-402-5673

----- Forwarded by Sheri B. Senecal/OLTC/DOH on 11/07/2011 04:16 PM -----

**MRT Affordable Housing Workgroup**

**Mark L. Kissinger** to: Laray.Brown, sbussey, dcolonna, rhaggerty, thannigan, thernandez, marjorieh, drlleon, thoughton, akarpati, king, toni, glandy, jlippman, diane.louard-michel, lmiller, hnewcomb, deborah.dammobrien, harveyr, asigal, connie.tempel, svolza, bwatts, wynn  
 CC: James.Introne, ematthews, Mark L. Kissinger, ACohen, Jason A Helgerson, Donna H. Girvin, jessica.love, Kalin I Delehanty, Sheri B. Senecal, Susan M. Peek, Karen McSharry Meier

10/28/2011 04:30 PM

Dear MRT Affordable Housing Workgroup Member:

Thank you for coming to the MRT Affordable Housing Workgroup Meeting. A lot of information was shared and many issues were raised.

In order to focus the work of this group, please compile a list of current barriers of supportive housing development. The list should be prioritized based on regulatory and process barriers as well statutory barriers. Both short term and long term ideas should be included. Please keep in mind the constraints of government funding at all levels (federal, state and local) as you put together this list. Please send your responses to the following e-mail by November 4th at noon: [affordable@health.state.ny.us](mailto:affordable@health.state.ny.us)

In addition, We would like to set up a subcommittee on assisted living program reform and would ask for volunteers for the subcommittee.

On another note, if you have information that you would like to be shared with the Affordable Housing Workgroup and/or posted on the MRT website, please send to [mlk15@health.state.ny.us](mailto:mlk15@health.state.ny.us) or to [affordable@health.state.ny.us](mailto:affordable@health.state.ny.us)

Mark L. Kissinger, Co-Staff Lead

IMPORTANT NOTICE: This e-mail and any attachments may contain confidential or sensitive information which is, or may be, legally privileged or otherwise protected.

This email has been scanned by ! the MessageLabs Email Security System.  
 For more information please visit <http://www.messagelabs.com/email>



## Barriers & Solutions to Supportive Housing Development

Submitted to the Medicaid Redesign Team Affordable Housing Work Group

By Jason Lippman

Barriers	Solutions
<p>Lack of available resources to build an adequate supply of supportive housing for people with severe mental illness and substance use disorders leads care provided in the most costly settings possible: inpatient hospitals, emergency rooms, homeless shelters, jail and prisons.</p>	<ul style="list-style-type: none"> <li>• Reinvest savings from Medicaid redesign proposals to establish regional behavioral health organizations and better care coordination. Medicaid savings accrue from the prevention of costly inpatient hospital stays and emergency room visits.</li> <li>• Savings will also accumulate from declining use of emergency, homeless and criminal justice services, as well as other costly systems that people with severe mental illness and substance use come into contact with if stable, affordable housing options are not available.</li> <li>• Transition the care provided in more costly State run behavioral health clinics and institutional residences to less costly community-based services provided by the not-for-profit sector</li> </ul>
<p>Regulation and funding of supportive housing services is dispersed among multiple State agencies, making it more difficult to operate a comprehensive service system and coordinate care.</p> <p>Data and tracking across multiple agencies is complex and incomplete. When tracking and</p>	<ul style="list-style-type: none"> <li>• Establish a position in the Governor’s office with executive authority to coordinate services across the multiple agencies that are responsible for overseeing supportive housing services.</li> <li>• Enhance coordination among OMH, OASAS, DOH, OPWDD and HCR supportive housing programs.</li> <li>• Develop a centralized data system that captures information from providers on all housing and residential programs.</li> </ul>

<p>reporting on their programs, providers often have to reconcile their own data with those compiled by the State.</p> <p>Programs funded by HUD McKinney-Vento money and OMH experience problems serving individuals discharged from State psychiatric centers, where policies and criteria between the two levels of government are not in alignment.</p>	<ul style="list-style-type: none"> <li>• Advocate with HUD to streamline regulation and oversight on both levels of government.</li> </ul>
<p>Siting and acquisition of suitable properties is prevented or delayed by available supply, NIMBY-ism, etc.</p>	<ul style="list-style-type: none"> <li>• Identify vacant/unused land owned by the State and City that can be sold to supportive housing developers.</li> <li>• Outreach and media campaigns have been proven successful in overcoming NIMBY-ism. If an official position established in the Governor’s office can take the lead in overcoming false and negative information.</li> </ul>
<p>Each year, it gets more expensive for housing providers to make ends meet. Rent and building-related expenses rise, while funding remains level. This means that fewer dollars are available each year for supportive services.</p>	<ul style="list-style-type: none"> <li>• Develop new financing models to underwrite for increased operating costs of supportive housing programs.</li> <li>• Engage the private sector and philanthropic foundations to explore opportunities for pilot programs like “social impact investment bonds” to pay for supportive housing operating and housing costs.</li> </ul>
<p>Capital funds at OMH have been frozen for the past three years. At least \$100 million for NY/NY III capital development remains frozen and unavailable.</p> <p>McKinney-Vento funding has made no increases to SHP after the initial awards, many of which were made 17 years ago.</p>	<ul style="list-style-type: none"> <li>• Increase and unfreeze funding to levels adequate to complete both NY/NY III production as well as new targets that get set by the MRT.</li> <li>• Advocate on the federal level for increased funding and/or formula enhancements to include periodic enhancements.</li> </ul>