



# Road Map to Financing Supportive Housing in Pennsylvania

## CURRENT PUBLIC FUNDING SOURCES & USES

### How to Use This Document

The **Road Map to Financing Supportive Housing in Pennsylvania** is designed to assist developers, service providers, community partners, property owners, and funders in navigating the complex process of creating and sustaining supportive housing. While there is no single, comprehensive source for financing supportive housing, this guide highlights key **public funding streams and resources** that are often paired with **private capital and lending**.

Supportive housing combines **permanent, affordable housing** with **individualized support services** to help individuals with disabilities, behavioral health needs, and those at risk of chronic homelessness to achieve long-term stability and independence. It is a **proven model** that delivers positive outcomes and represents a strategic investment of public and private resources.

In Pennsylvania, supportive housing is prioritized in funding environments such as the Low-Income Housing Tax Credit (LIHTC) program administered by the Pennsylvania Housing Finance Agency (PHFA), which includes dedicated set-asides for supportive housing. This approach also aligns with state priorities around recovery-oriented services, HealthChoices reinvestment, and community integration.

**This Road Map reflects current funding structures and practices as of 2026. Program rules, funding availability, and priorities may change over time. Early coordination with administering agencies and service partners is essential.**



## Supportive Housing Financing Components

Capital (Build & Preserve Housing)	Operating (Keep Housing Affordable)	Services (Support Housing Stability)
<p><i>Covers the costs of land, construction, rehabilitation, and major upfront costs:</i></p> <ul style="list-style-type: none"> <li>• Building and land acquisition</li> <li>• Architectural and engineering services</li> <li>• Financing fees</li> <li>• Project management</li> </ul>	<p><i>Bridges the gap between tenant incomes and the cost of operating housing:</i></p> <ul style="list-style-type: none"> <li>• Property management</li> <li>• Staffing</li> <li>• Utilities and maintenance</li> <li>• Insurance and real estate taxes</li> </ul>	<p><i>Funds for the delivery of supportive services that help residents keep housing and thrive, including:</i></p> <ul style="list-style-type: none"> <li>• Mental health counseling</li> <li>• Case management</li> <li>• Tenancy supports (e.g., life skills, job training)</li> </ul>

Because tenant income in supportive housing is often insufficient to cover full operating costs (typically serving households  $\leq$  **30% of Area Median Income (AMI)**), **rent subsidies or rental assistance** are essential.

- Developers may build in-house service capacity or partner with **community-based providers**. These providers often access additional funding through **HealthChoices, Medicaid, grants, and county contracts**.

Capital Sources and Uses	Funding Process and Pertinent Information
<p><b>CAPITAL SOURCES</b></p> <p><i>This Road Map highlights capital sources available through federal, state, and local government programs. Key Pennsylvania-based sources include Community Development Financial Institutions (CDFIs), the <a href="#">Affordable Housing Program (AHP)</a>, which is a funding initiative by the Federal Home Loan Banks (FHLB) as well as private donations, donated land, extended use leases, and conventional debt financing. <a href="#">CSH</a> is a predevelopment and acquisition lender. Permanent supportive housing projects typically cannot support much debt because they rely on deeply affordable rents—often tied to tenant incomes or subsidies—which generate limited revenue and require significant public investment or grant funding to remain financially viable.</i></p>	



### Pennsylvania Housing Finance Agency

Pennsylvania Housing Finance Agency (PHFA), the state housing finance agency, administers a few funding sources to support the pre-development and development of affordable housing. These can be used for supportive housing.

#### PHARE

##### Realty Transfer Tax (RTT) Fund

###### Uses:

- Preservation
- Development
- Blight remediation

##### Marcellus Shale Impact Fee

###### Uses:

- Development of new affordable housing units
- Rehabilitation or reuse of abandoned or at-risk housing
- Rapid rehousing and transitional housing Infrastructure and predevelopment costs
- Operating reserves for supportive housing programs

##### State Housing Trust Fund

###### Uses:

- Acquisition
- New construction
- Re-construction
- Rehabilitation

*Required to have a minimum affordability period of 30 years.*

PHFA typically releases a Request for Proposals (RFP) each year that announces what funding is available and how it will prioritize applications. The RTT and MS Impact Fee appear to be their primary sources, but it also draws in other funding, like national housing trust fund etc., as available.

Applicants must operate in **any of Pennsylvania’s 67 counties**. No county authorization is required for RTT funds (unlike Marcellus Shale funds).

**Households below 50% of AMI — at least 30% of awarded funds must serve this group.**

[PA Housing Affordability Fund - PHARE Program | Housing Legislation](#)

Only counties that have adopted the local impact fee and are affected by drilling activity are eligible.

**Prioritize households earning ≤50% of AMI.**

**Counties and municipalities submit proposals to PHFA.**

[Pennsylvania Home Builders Conference PHFA Funding for Mixed-Use Development and Community Revitalization](#)

**See page 15 for award limits based on project type - \$1 million for straight LIHTC, \$2.5 to \$3 million for a Health for Housing Investment project.**

Applicants can choose one of nine funding priorities - homelessness prevention is one of them, but there are others as well, so they will not necessarily receive a competitive advantage or priority over other project types.





<p><b>Health for Housing Investment (HHI) Program</b></p> <p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Development</li> <li>• Health-related design features</li> </ul> <p>Partnership development with Hospitals, MCOs, or health systems.</p>	<p><b>Primary Funding Source:</b> PHARE (Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund)</p> <p>Health care organizations must provide <b>dollar-for-dollar matching funds</b>.</p> <p>Applications are submitted through PHFA’s <b>LIHTC program</b>, with HHI incentives embedded <b>and must</b> demonstrate a <b>formal partnership</b> with a health care entity.</p> <p><a href="#">Click Here to Download PDF for Details</a></p>
<p><b>Low Income Housing Tax Credit (LIHTC)</b> <b>Federal Tax Credit Administered by PHFA</b></p> <p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• New construction and supportive housing development</li> <li>• Substantial rehabilitation</li> <li>• Acquisition with rehabilitation</li> <li>• Preservation</li> <li>• Adaptive reuse</li> </ul>	<p>Projects must serve households earning <math>\leq 60\%</math> of AMI, with incentives for deeper affordability (e.g., <math>\leq 30\%</math> AMI).</p> <p>Developers must comply with PHFA’s <a href="#">Qualified Allocation Plan (QAP)</a>, which outlines priorities and scoring criteria.</p> <p><b>9% Credits:</b> Applications are accepted during a defined cycle (typically December–February).</p> <p><b>4% Credits:</b> Now on a <b>rolling basis</b>, allowing more flexibility for developers.</p> <p><b>Low-Income Housing Tax Credit (LIHTC)</b> is a federal program and the primary equity source for affordable rental housing. LIHTC is the <b>financial backbone</b> of most affordable and supportive housing developments in Pennsylvania.</p>
<p><b>Pennsylvania Housing Tax Credit (PHTC)</b> <b>State-level tax credit administered by PHFA</b></p> <p><b>Helps fill financing gaps caused by:</b></p> <ul style="list-style-type: none"> <li>• Construction cost increases</li> <li>• Deeper affordability (<math>\leq 30\%</math> AMI)</li> <li>• Supportive housing design features</li> </ul>	<p>Awarded only in conjunction with LIHTC to provide additional equity, particularly for projects serving extremely low-income households or requiring deeper subsidies.</p> <p>Allocated <b>only to projects that also receive federal LIHTC (4% or 9%)</b>. Structured and administered <b>through the LIHTC QAP and application process</b>.</p> <p><b>Cap per project:</b> up to <b>\$1.5 million</b> PHFA must expect that <b>at least 10% of credits support units at <math>\leq 30\%</math> AMI</b>.</p> <p><a href="#">PA Housing Tax Credit Program Guidelines</a></p>



<p><b>Mixed-Use Development Tax Credit (MUDTC) &amp; Community Revitalization Fund (CRF)</b> Administered by PHFA</p> <p>MUDTC is a state-level tax credit administered by PHFA</p> <p>The <b>Community Revitalization Fund (CRF)</b> is the <b>grant and soft-loan program financed by the sale of MUDTCs</b>. PHFA awards these funds through a <a href="#">competitive RFP process</a>.</p> <p>CRF support:</p> <ul style="list-style-type: none"> <li>• Mixed-use buildings (housing + retail, services, or community space)</li> <li>• Adaptive reuse of vacant or underutilized buildings</li> <li>• Downtown and neighborhood commercial corridors</li> <li>• Projects in <b>third-class cities and small or rural communities</b></li> </ul>	<p>Unlike LIHTC and PHTC, developers do not receive these credits directly. PHFA <b>sells approximately \$4.5 million per year</b> in MUDTCs to tax-paying entities.</p> <p>Buyers use the credits to offset Pennsylvania tax liability.</p> <p><b>Cash proceeds</b> from the credit sales are deposited into the <b>Community Revitalization Fund</b></p> <p>MUDTC/CRF converts <b>state tax liability into flexible capital</b> that can support projects traditional housing programs cannot fully finance—especially <b>mixed-use or service-integrated developments</b>.</p> <p>While the Mixed-Use Development Tax Credit (MUDTC) does not directly fund housing units, it supports permanent supportive housing by generating flexible capital through the Community Revitalization Fund.</p>
<p><b>PennHOMES</b> <b>Soft Loan Program Administered by PHFA</b></p> <p>Uses:</p> <ul style="list-style-type: none"> <li>• New construction</li> <li>• Acquisition and rehabilitation</li> <li>• Preservation</li> <li>• Gap financing</li> </ul>	<p>Offers zero-interest, deferred payment loans to support the development of affordable rental housing. The term of the PennHOMES loan is 30 years.</p> <p>Developers must submit a <b>combined application</b> for LIHTC and PennHOMES funding.</p> <p><a href="#">Developer Multifamily Loan Programs</a> <b>Contact PHFA for Guidance:</b> Development Division: 717-780-3876 Email: <a href="mailto:ra-pmf@pa.gov">ra-pmf@pa.gov</a></p>



<p><b>Developer Opportunity Fund (DOF)</b></p> <p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Predevelopment loans to cover early project costs</li> <li>• Lines of credit to address cost overruns during construction or early operations</li> </ul>	<p>Designed to support small, emerging, and nonprofit developers who receive LIHTC.</p> <p><b>Use as a Guaranty Fund:</b>  <u>DOF</u> can help developers meet <b>liquidity requirements</b> often demanded by tax credit investors.</p> <p>This reduces the need for developers to pledge or forgo a substantial portion of their developer fee.</p> <p>It can serve as a <b>financial backstop</b> that makes the project more attractive to investors.</p> <p>The purpose of the DOF financing is twofold: (1) to help small, emerging, and/or nonprofit developers that have financial needs access a source of financing to cover approved predevelopment costs or after award and closing a line of credit that may be drawn to address cost overruns (construction and operating costs that exceed budgeted costs); and, (2) to help small, emerging, and/or nonprofit developers that do not have standing relationships with equity investors and/or lender.</p> <p><b>To apply:</b>          Contact <b>Jordan Laird</b> at PHFA   Email: <a href="mailto:jlaird@phfa.org">jlaird@phfa.org</a>   Phone: 717-780-3843</p>
<p><b>National Housing Trust Fund (NHTF) Federal Affordable Housing Program</b></p> <p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Rental housing for extremely low-income</li> <li>• Statutory focus on ≤30% AMI (or homelessness)</li> <li>• At least 90% of funds must support rental housing</li> <li>• Operating assistance is not allowed, but capital funding enables deep affordability</li> </ul>	<p><b>National Housing Trust Fund (NHTF)</b> is a <b>federal capital program</b> administered by PHFA that targets extremely low-income households (≤30% AMI) and is regularly paired with LIHTC for supportive housing.</p> <p>Distributed annually to states by HUD; In PA, PHFA administers the NHTF allocation          Regularly paired with:          9% LIHTC          PennHOMES          PHARE</p> <p>Frequently used when underwriting units at <b>20–30% AMI</b> is otherwise infeasible.</p>

## Capital Sources & Uses

## Funding Process and Pertinent Information

### The Pennsylvania Department of Community & Economic Development (PA DCED)

PA DCED is a cabinet-level state agency focused on enhancing investment opportunities for businesses and improving the quality of life for residents.

#### **HOME Investment Partnerships Program (HOME)**

Federal Block Grant for Affordable Housing Development

**Uses:**

- New construction
- Rehabilitation
- CHDO Operating Assistance (eligible entities only)

**Owner-Occupied Rehab & Homebuyer Assistance:** Up to **\$500,000** for towns, boroughs, or townships and up to **\$750,000** for cities and counties.

Money through DCED is not in entitlement community; check your local or county jurisdiction to see if at county level or more local jurisdiction; some areas just county some are local too.

Trust fund – reinvestment fund; how many jurisdictions administer their own trust fund.

**Units of local government** applying on behalf of nonprofit housing developers or for-profit developers; **participating jurisdictions (PJs)** may apply directly under certain conditions.

**CHDOs and Supportive Housing:** CHDOs are eligible for **operating assistance** and **project funding**.

**HOME does not provide ongoing property operating subsidies; operating assistance is limited to eligible CHDO organizations.**

[HOME Investment Partnerships Program \(HOME\) - PA Department of Community & Economic Development](#)

## Operating and Rental Assistance Programs & Uses

## Funding Process and Pertinent Information

### OPERATING/RENTAL ASSISTANCE SOURCES

Supportive housing residents often have extremely low incomes, making it essential to secure **rental assistance or operating subsidies** to bridge the gap between what tenants can afford and the actual cost of rent or operating expenses. The availability and eligibility criteria for these subsidies vary depending on the program and administering agency. Most rental assistance programs follow **HUD voucher payment standards**, ensuring consistency and affordability.

Housing Authorities have their own criteria; PBV and section 811.

Mention the strategy of underwriting units at 20% AMI and working with CoC or service provider that has connections to tenant subsidy; pair with referral source that can connect to tenant-based vouchers.

### U.S. Department of Housing and Urban Development (HUD)

#### Housing Opportunities for Persons with AIDS (HOPWA)

##### Uses:

- Tenant-based rental assistance (TBRA)
  - Short-term rent, mortgage, and utility assistance
  - Long-term rental assistance in permanent housing
- Permanent supportive housing operating assistance (limited)

Federal HUD program and is the only federal housing program dedicated specifically to the housing and service needs of low-income individuals living with HIV/AIDS and their families.

**HUD administers the HOPWA program through its Office of HIV/AIDS Housing.**

**HOPWA is population-specific. Eligible households must include:**

- At least one individual living with HIV/AIDS
- Households must be low-income
- Households may include family members living with the person with HIV/AIDS

HOPWA is a **HUD program** and is accessed in Pennsylvania through:

- **Local formula grantees (cities/MSAs), and**
- **HUD-administered competitive grants**

Most housing developers **do not apply directly** for HOPWA. Instead, **service providers or local governments receive HOPWA funds**, and housing projects access HOPWA **through partnership and project designation.**

[\*\*HOPWA: Housing Opportunities for Persons With AIDS - HUD Exchange\*\*](#)

<p><b>U.S. Department of Housing &amp; Urban Development -Veterans Affairs Supportive Housing Program (HUD-VASH)</b></p> <p>Provides <b>Housing Choice Voucher (HCV) rental assistance</b></p> <p>Serves homeless veterans (often those experiencing chronic homelessness)</p>	<p><b>Federal program jointly administered by HUD and the U.S. Department of Veterans Affairs (VA).</b></p> <p>HUD-VASH is one of the largest and most stable supportive housing rental assistance tools in the country for veterans.</p> <p>Vouchers are typically tenant-based, though project-based HUD-VASH vouchers are permitted in limited circumstances under HUD rules.</p> <p>Local Public Housing Authorities (PHAs) administer vouchers, while the VA provides services through VA Medical Centers and affiliated providers.</p> <p><b>Developers do not apply directly for HUD-VASH funding; access comes through coordination with PHAs and VA partners.</b></p> <p><a href="#">HUD-Veterans Affairs Supportive Housing (HUD-VASH)   HUD.gov / U.S. Department of Housing and Urban Development (HUD)</a></p> <p><a href="#">PHA Contact Information   HUD.gov / U.S. Department of Housing and Urban Development (HUD)</a></p>
<p><b>Pennsylvania Housing Finance Agency (PHFA)</b></p>	
<p><b>Section 811 Project Rental Assistance (PRA)</b></p> <p>Uses:</p> <ul style="list-style-type: none"> <li>Rental Subsidies for eligible units in multifamily housing developments</li> </ul>	<p><b>Project-based rental assistance for extremely low-income individuals with disabilities; 811 PRA units are scarce and competitive and depend heavily on DHS coordination and MCO alignment.</b></p> <p>Administered by the Pennsylvania Housing Finance Agency (PHFA) in partnership with the Department of Human Services (DHS) and Self Determination Housing of Pennsylvania (SDHP).</p> <p><b>To Apply:</b> Submit an Indication to Participate with PHFA during the LIHTC application process (<a href="#">see pdf here</a>)</p> <p><a href="#">Section 811 PRA (Project Rental Assistance)</a></p>

**Pennsylvania Department of Community & Economic Development (DCED)  
Programs Administered by DCED or in Coordination with HUD**

<p><b>Community Development Block Grant (CDBG)</b> Uses:</p> <ul style="list-style-type: none"> <li>• Housing rehabilitation</li> <li>• Infrastructure improvements</li> <li>• Public services (including housing-related services)</li> </ul>	<p>*Operating costs may be eligible if tied to housing services</p> <p><b>Administered by:</b> DCED (for non-entitlement communities) and HUD (for entitlement communities)</p> <p>*Developers can collaborate with county or municipality planning or community development office, develop proposals, and submit them through local government CDBG process</p> <p><a href="#"><u>Community Development Block Grant (CDBG) - PA Department of Community &amp; Economic Development</u></a></p>
<p><b>HOME Investment Partnerships Program</b> Federal Block Grant administered by HUD Uses:</p> <ul style="list-style-type: none"> <li>• Affordable housing development</li> <li>• HOME TBRA rental assistance</li> <li>• CHDO support</li> </ul>	<p><b>Administered by:</b> DCED (for small projects) and PHFA (for larger developments)</p> <p><b>Federal Program:</b> Funded and tracked by HUD</p> <p>Requires 25% match Affordability periods apply (5–20 years depending on subsidy) Stable but discretionary and subject to annual appropriations</p> <p>HOME TBRA is time-limited and best used as a bridge to permanent rental assistance.</p> <p><a href="#"><u>HOME Investment Partnerships Program (HOME) - PA Department of Community &amp; Economic Development</u></a></p>
<p><b>Local Housing Authorities</b></p>	
<p><b>Local Housing Authorities</b></p>	<p><b>Project Based Vouchers (PBVs)</b></p> <ul style="list-style-type: none"> <li>• Tied to specific units; limits tenant mobility</li> </ul> <p><b>Housing Choice Vouchers (HCVs)</b></p> <ul style="list-style-type: none"> <li>• Voucher follows the Individual; allows for mobility</li> </ul> <p><a href="#"><u>Click here</u></a> to find the contact information for your local housing authority.</p>

**Services Program**

**Uses & Pertinent Information**

**SUPPORTIVE SERVICES SOURCES**

Supportive housing combines affordable homes with voluntary services that promote stability and independence. Because service funding is often limited, CSH recommends partnering with community providers who can access additional resources. When entering partnerships with community providers, CSH recommends a formal Memorandum of Understanding (MOU) and service plan approved by state agencies. An MOU should cover the following: target population, referral source(s), proposed services, staffing, and funding. For IDD units, developers typically collaborate with experienced IDD providers through the same process. It is important to clarify the following when partnering with a community provider: who will the program serve, what are their needs, how will those needs be addressed (staffing/resource plan), cost associated with these services, and who will pay for it. It is imperative to talk through all the logistics and feasibility of the plan before committing to partnerships.

Partnership or developer needs to have own capacity to pull down on same sources for services funding. Need to have dedicated funding for the project.

**Pennsylvania Housing Finance Agency (PHFA)**

**Home4Good Program  
PHFA in partnership with Federal Home Loan Bank of Pittsburgh**

**Uses:**

- Case Management
- Housing Stabilization
- Outreach

**Eligibility:** Nonprofits and Continuums of Care (CoCs)

**How to Apply:** Through PHFA’s annual RFP process

**Questions:** [home4good@phfa.org](mailto:home4good@phfa.org)

PHFA Housing Services Division: 717-780-3819

**Website:** [PHFA Service Provider Page](#)

To tap into this funding through your CoC:

- Identify eligible projects
- Apply to your CoC by the specified deadline
- Your CoC will review and rank proposals according to priorities and the strategic plan of the CoC

PHFA will contract with you CoC to disburse funds

You can find your local CoC contact information [here](#).

<p><b>PHARE</b></p> <p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Housing counseling</li> <li>• Eviction Prevention</li> <li>• Case Management</li> <li>• Service Coordination</li> </ul>	<p><b>Eligibility:</b> Nonprofits, developers, housing authorities, local governments</p> <p><b>Max Funding:</b> Up to \$3 million for LIHTC projects with healthcare investment</p> <p>Submit proposals via the <a href="#">PHARE portal</a> during the annual funding round</p>
<p><b>Pennsylvania Department of Community &amp; Economic Development (DCED)</b></p>	
<p><b>Emergency Solutions Grant (ESG)</b></p> <p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Homelessness prevention</li> <li>• Housing Stabilization Services</li> </ul>	<p><b>Eligibility:</b> Local governments and nonprofits (regional projects)</p> <p>How to Apply: Through DCED’s ESA Portal</p> <p><a href="#">Emergency Solutions Grant (ESG) - PA Department of Community &amp; Economic Development</a></p>
<p><b>Neighborhood Assistance Program (NAP)</b> <b>State Tax Credit Program</b></p> <p>Incentivizes businesses to contribute cash or in-kind support to nonprofit projects serving distressed areas.</p>	<p>Administered by DCED, NAP is a state tax credit program that incentivizes businesses to support nonprofit projects in distressed areas. While not a primary housing finance source, NAP can support supportive housing by funding services, housing stabilization activities, workforce development, and community-based programming that complements permanent supportive housing developments.</p> <p>NAP funding is competitive, contribution-based, and dependent on private-sector participation. It should be treated as a <b>supplemental resource</b> rather than a core component of a supportive housing financing stack.</p> <p>For PSH specifically, NAP is most effective when used for:</p> <ul style="list-style-type: none"> <li>✓ Supportive services</li> <li>✓ Housing stabilization activities</li> <li>✓ Community-based supports</li> <li>✓ On-site programming</li> </ul> <p><a href="#">Checklist for Neighborhood Assistance Program</a> <a href="#">Neighborhood Assistance Program Guidelines 2026</a></p> <p><i>Works best when a nonprofit service provider applies and a developer partner but does not lead.</i></p>

## Health System & Medicaid Based Funding

### Medicaid Waivers HCBS, ID, Autism, and OLTL

**In PA waivers are administered by the Department of Human Services (DHS)** and its offices (Office of Long-Term Living (OLTL), Office of Developmental Programs (ODP), and the Adult Autism Program)

**Waivers are designed to:**

- Support community integration
- Avoid institutionalization
- Fund ongoing services tied to health, disability, or behavioral health need

**Eligibility:** Medicaid-enrolled individuals; providers must be credentialed

**How to Apply:**

1. Identify target population
2. Partner with a credentialed provider; [Provider Directory](#)
3. Formalize roles via MOU
4. Demonstrate service availability in funding applications (LIHTC, PHARE, CRF and HHI)

**Community HealthChoices (CHC) Waiver (OLTL)**

**Adults 21+ with:**

**Physical disabilities and/or needs equivalent to nursing facility LOC**

**Services provided:**

- Service Coordination
- Personal Assistance
- Skilled Nursing
- Behavioral Health Services
- Community Transition Supports
- Limited Environmental Adaptations

**OBRA Waiver (OLTL)**

**Adults (18-64) with developmental physical disabilities**

**Services Provided:**

- Case Management
- Community Integration Supports
- Skill Building and Independence Supports

**Intellectual Disability (ID) & Autism Waivers (ODP)**

**Includes:**

- **Consolidated Waiver**
- **Community Living Waiver**
- **Person/Family Directed Support (P/FDS) Waiver**
- **Adult Autism Waiver**

**Services Funded:**

- Supports Coordination
- Life Skills and Tenancy Supports
- Behavioral Supports
- Employment and Community Participation Supports

<p><b>Behavioral Health Reinvestment (HealthChoices)</b></p> <p><b>Reinvestment can support:</b></p> <ul style="list-style-type: none"> <li>• Bridge subsidies</li> <li>• Housing support services</li> <li>• Capacity building</li> </ul> <p><b>Reinvestment is commonly used to pay for housing-related services that Medicaid does not reimburse:</b></p> <ul style="list-style-type: none"> <li>• Housing locators</li> <li>• Tenancy support specialists</li> <li>• Housing coordinators at the county or provider level</li> <li>• Move-in assistance and stabilization</li> <li>• Critical Time Intervention (CTI)</li> <li>• Specialized case management tied to housing placement</li> </ul>	<p><b>Pennsylvania’s Behavioral Health HealthChoices program is a Medicaid managed care program administered by DHS/OMHSAS through county-based primary contractors and BH-MCOs. Funded through HealthChoices reinvestment, not MA billing.</b></p> <p><b>When HealthChoices contracts:</b></p> <ul style="list-style-type: none"> <li>• Meet access and quality requirements and</li> <li>• Come in under projected costs</li> </ul> <p><i>The resulting savings are not returned to DHS. Instead, they are reinvested locally into non-covered or under-funded services that improve outcomes for Medicaid-eligible consumers</i></p> <p><b>Counties typically prioritize reinvestment for:</b></p> <p>Services NOT reimbursable by Medicaid Systems gaps contributing to hospitalization, homelessness, or institutionalization Capacity that supports long-term Medicaid savings</p> <p>Developers do not apply directly for reinvestment funding. Developers access reinvestment <b>only through partnership and alignment</b>, not through a standalone application.</p> <p><a href="#"><u>Behavioral Health MCOs   Department of Human Services   Commonwealth of Pennsylvania</u></a></p> <p><a href="#"><u>County Mental Health/Intellectual Disabilities (MH/ID) Offices   Department of Human Services   Commonwealth of Pennsylvania</u></a></p> <p>Reinvestment dollars are:</p> <ul style="list-style-type: none"> <li>• Generated through <b>county behavioral health HealthChoices contracts</b></li> <li>• Controlled by <b>county Primary Contractors</b> (often counties or county collaboratives)</li> <li>• Approved by <b>OMHSAS</b></li> <li>• Designed to support <b>people with behavioral health needs</b>, not real estate per se</li> </ul>
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**US Department of Housing and Urban Development (HUD)**

<p><b>Housing Opportunities for Persons with AIDS (HOPWA)</b></p> <p>Uses:</p> <ul style="list-style-type: none"> <li>• Case management</li> <li>• Healthcare and behavioral health coordination</li> <li>• Substance use services</li> <li>• Housing stabilization and retention</li> </ul>	<p>Federal HUD program and is the only federal housing program dedicated specifically to the housing and service needs of low-income individuals living with HIV/AIDS and their families.</p> <p><b>HOPWA is population-specific. Eligible households must include:</b></p> <ul style="list-style-type: none"> <li>• At least one individual living with HIV/AIDS</li> <li>• Households must be low-income</li> <li>• Households may include family members living with the person with HIV/AIDS</li> </ul> <p>HOPWA is a <b>HUD program</b> and is accessed in Pennsylvania through:</p> <ul style="list-style-type: none"> <li>• <b>Local formula grantees (cities/MSAs)</b></li> <li>• <b>HUD-administered competitive grants</b></li> </ul> <p><a href="#"><u>HOPWA: Housing Opportunities for Persons With AIDS - HUD Exchange</u></a></p>
<p><b>U.S. Department of Housing &amp; Urban Development - Veterans Affairs Supportive Housing Program</b></p> <p><b>HUD-VASH</b></p> <p>Pairs vouchers with VA case management and clinical services</p> <p>Serves homeless veterans (often those experiencing chronic homelessness)</p>	<p>Federal program jointly administered by HUD and the U.S. Department of Veterans Affairs (VA)</p> <p>Local Public Housing Authorities (PHAs) administer vouchers, while the VA provides services through VA Medical Centers and affiliated providers.</p> <p>VA case management is intensive and ongoing. Participation in services is <b>mandatory</b> (unlike many PSH models).</p> <p><b>Developers do not apply directly for HUD-VASH funding; access comes through coordination with PHAs and VA partners.</b></p> <p><a href="#"><u>HUD-Veterans Affairs Supportive Housing (HUD-VASH)   HUD.gov / U.S. Department of Housing and Urban Development (HUD)</u></a></p> <p><a href="#"><u>PHA Contact Information   HUD.gov / U.S. Department of Housing and Urban Development (HUD)</u></a></p>

<p><b>Local Continuum of Care (CoC)</b> <b>Regional or local planning body responsible for coordinating and funding the delivery of services to individuals experiencing homelessness</b></p>	<p>CoCs receive funding from HUD’s Continuum of Care Program to use as part of a local strategy to address homelessness. It can help housing planners and developers make informed decisions by leveraging resources and data that CoCs provide.</p> <p><b>HUD Continuum of Care (CoC) Funding</b> supports housing and services for people experiencing homelessness and has historically been a major source of permanent supportive housing funding. While the CoC program remains authorized under federal law, recent administrative changes have significantly altered funding priorities, with reduced emphasis on permanent housing and increased competition and uncertainty for existing projects. As a result, CoC funding should be treated as a potentially volatile source and paired with more stable rental assistance and services funding streams.</p> <p><b>You can find your local CoC contact information here:</b> <a href="#"><b>Homelessness in PA - PA Department of Community &amp; Economic Development</b></a></p>
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