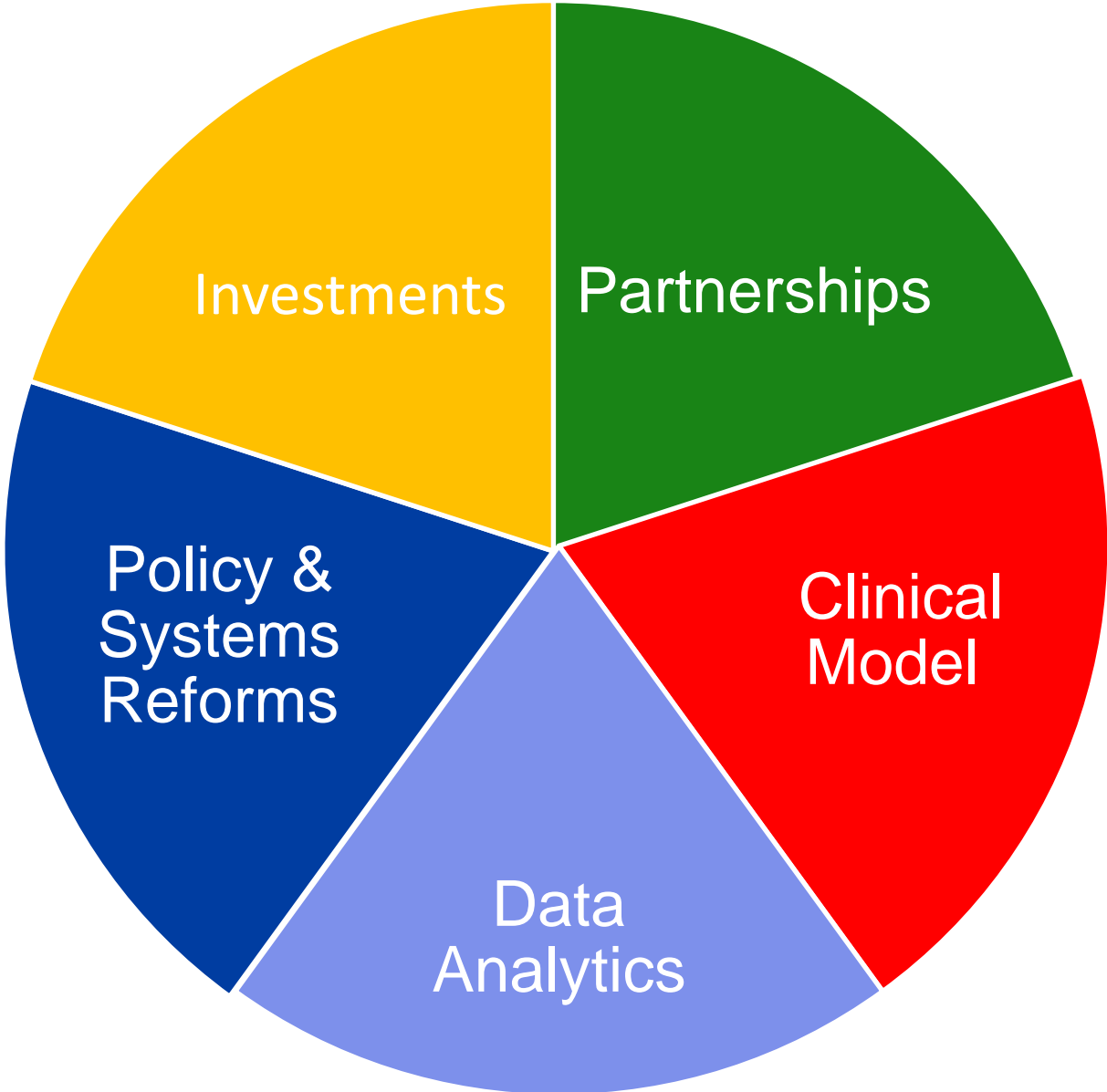HOUSING = HEALTHCARE. Period.

So now what are we doing about it?

A Multi-Pronged Approach to Housing

A **five** lever approach to expanding affordable housing opportunities and deepening the integration of housing and healthcare

Cultivating & Expanding Strategic Partnerships

- ## Healthcare for the Homeless

  Leverage partnership with National Healthcare for the Homeless (HCH) work with UHN to ensure Healthcare for the Homeless is in our networks in every market. Explore opportunities to develop medical respite programs in targeted markets.

- ## Continuum of Care

  Identify opportunities for data matching and sharing to engage and support of homeless members. Use HMIS data to identify members and connect them to housing.

- ## Council of Large Public Housing Agencies (CLPHA)

  Leverage national partnership with CLPHA and engage key markets and public housing agencies (PHAs). Execute data sharing agreements to identify membership and conduct analysis of member healthcare needs.
  In partnership with PHAs and community, design and execute healthcare interventions to better serve residents.

Partnership Development → Data Sharing, Matching & Analysis → Joint Community Engagement Strategies → Intervention Design → Implementation

Akron — Columbus (Ohio)
Seattle & King County (Washington)
Austin — Houston (Texas)

Leveraging Data Integration & Data Analytics

- Using data to most effectively target resources and support to our most complex care members.

- Using data to track outcomes and impacts of clinical and population health interventions on healthcare utilization.

- Integrating data with other systems to identify shared populations and increase collaboration to better serve people.
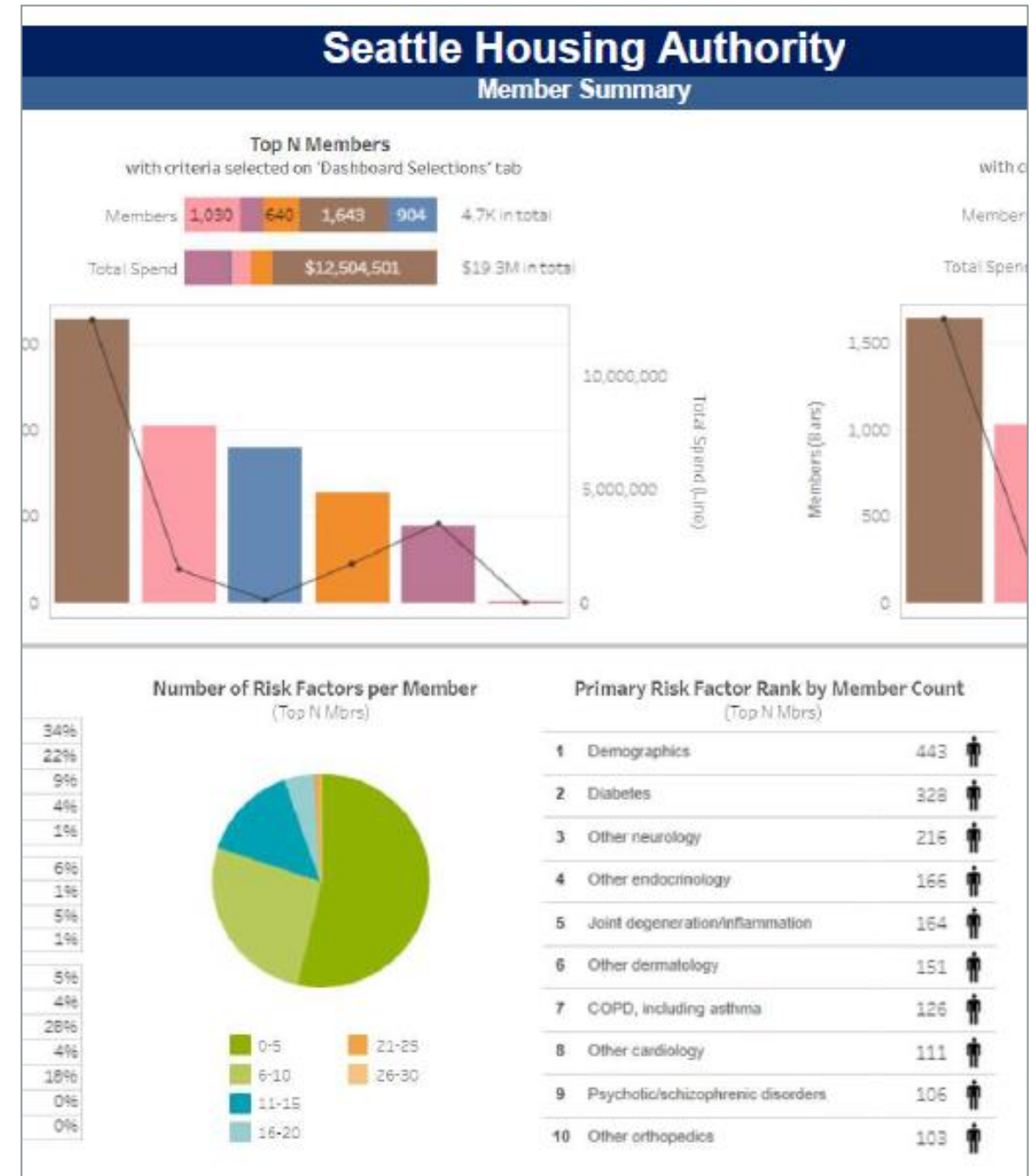
Deploying a Housing + Health Clinical Care Model

Housing + Health is a data-driven, evidence-based solution that stabilizes high-need members who are experiencing homelessness

- **Intensive wraparound care delivered on site:**
  - End-to-end care management
  - Patient-centered health coaching and goal planning
  - Addiction recovery support
  - Employment navigation
  - Non-emergent transportation assistance

- **Transition to community:**
  - Medically stable and financially self-sufficient members are transitioned to market-rate housing
  - Ongoing support from care teams

Aligning the Policy Environment

- **1115 Waivers – Tenancy Supports & Implementation**
  Support Medicaid agencies request to CMS to approve 1115 waivers that enable states to use Medicaid to pay for tenancy supports to better serve complex care populations

- **Aligning HUD COC vouchers with Primary and Behavioral Healthcare**
- Pursue Homeless Management Information System (HMIS) data Integration and sharing agreements and align voucher assistance with connections to healthcare

- **HUD Voucher Policy Alignment**
  Engage with HUD to assure policy alignment on voucher eligibility across housing programs

- **PHA Administrative Plans**
  Work with PHAs to adopt administrative policies that provide prioritization and/or set-aside of vouchers for individuals and families with complex care need and histories of homelessness

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Leveraging Managed Care Organization Investments to Address Homelessness

Introduction

UnitedHealthcare is committed to supporting our Medicaid and dually eligible members to ensure they have access to safe, decent, affordable housing. We are also committed to supporting the expansion of affordable housing in the communities we serve. To that end, we are proposing a managed care housing strategy - modeled after HUD's successful Rapid Re-Housing program - to provide temporary rental assistance to targeted health plan members to keep them off the streets and stabilized in housing until they are eligible for ongoing rental assistance through a McKinney-Vento Homeless Assistance Grant (or other sources).

Current Issue

Demand for rental assistance through local Continuum of Care for permanent supportive housing rental assistance across the country drastically outstrips supply. Thousands of individuals and families experiencing homelessness who are eligible for COC or other rental assistance must wait months, and sometimes years, to obtain housing assistance. Many of these individuals and families remain on the streets, living in uninhabitable locations, in shelters, and many more cycle between homelessness, incarceration, hospitals, and detox. This occurs at great public expense and with limited and more often no health or community benefit.

Proposed Solution

We propose to appropriately align state Medicaid resources – with the approval of our state partners - to fund time-limited rental assistance to targeted Medicaid members. This effort will be based on HUD's Rapid Rehousing model, and will follow Housing First principles, including immediate placement into housing, with ongoing engagement through motivational interviewing and wrap around supports.

Participants will be identified by our care teams in conjunction with homeless and supportive housing provider partners. Referrals will come primarily from individuals and families in shelters and on the streets; and individuals fleeing domestic violence etc.

Once a member has been identified for housing and services, program staff will work to provide temporary housing adhering to Housing First principles. We will provide motel stays to members when a unit of housing is not immediately available, rather than utilizing shelters for immediate and emergent need. When a targeted member is identified in a shelter, plans will be made to transition to short term housing as soon as possible. If the member is currently in a recuperative respite facility, plans will be established to move forward with identified housing rather than using shelter as step down in services.

Investing to Spur Housing Development

- **SAFH Affordable Communities Fund**
  Explore opportunity to be sole investor in $100M+ Fund with Stewards for Affordable Housing for the Future (SAFH).

- **Pay for Success (PFS) Investments**
  Partner with UHG Treasury team to identify, vet and underwrite Pay for Success and outcomes-based financing mechanisms initiatives that expand supportive housing opportunities Key opportunities include:

- **Low-Interest Catalytic Capital**
  Explore opportunities to provide early in, low interest capital to spur investments in housing, FQHCs, and more
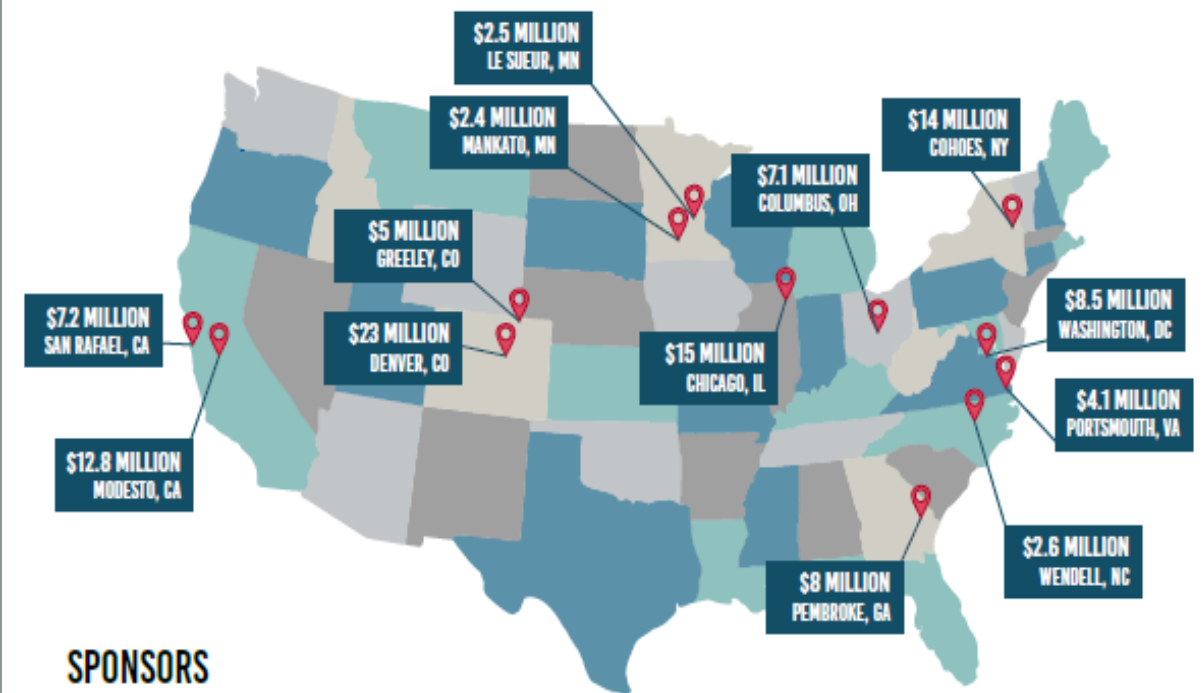

PREMIER SPONSOR FUND
INVESTMENT PROFILE

- Over $100 Million in SAHF member-sponsored LIHTC investment opportunities
- Thirteen premier, risk managed projects at negotiated pricing
- Reserves equal to 3 months' OERDS with ODG for 9 months
- Senior and family communities benefiting from on-site services and outcome oriented management
- Projected investor close Summer, 2019

KEY BENEFITS
- Blended Fund: 4.25% QIRR
- CRA Tier I: 4.00% QIRR
- CRA Tier II: 4.15% QIRR
- Premium Tier: 5.00% QIRR

$2.5 MILLION LE SUEUR, MN
$2.4 MILLION MANKATO, MN
$14 MILLION COHOES, NY
$7.1 MILLION COLUMBUS, OH
$5 MILLION GREELEY, CO
$7.2 MILLION SAN RAFAEL, CA
$23 MILLION DENVER, CO
$15 MILLION CHICAGO, IL
$8.5 MILLION WASHINGTON, DC
$4.1 MILLION PORTSMOUTH, VA
$12.8 MILLION MODESTO, CA
$2.6 MILLION WENDELL, NC
$8 MILLION PEMBROKE, GA

SPONSORS
BRIDGE Housing
CommonBond Communities
The Community Builders
Good Samaritan Society
Mercy Housing, Inc.
National Church Residences
NHP Foundation
NHT Communities
Preservation of Affordable Housing
Retirement Housing Foundation
Volunteers of America

UnitedHealthcare® COMMUNITY & STATE

COIVD-19 Implications, Trends, and Opportunities

Need for Medical Respite programs

Housing and Health – CARES Funding Alignment

Need for telehealth services and onsite connections

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