

The background features a pattern of stylized human figures in various shades of blue. Each figure is composed of a circular head and a trapezoidal body, with some figures having a vertical line representing a neck. The figures are arranged in a way that they appear to be looking towards the right side of the frame.

Kaiser Permanente of the Mid Atlantic States (KPMAS) Housing for Health Grantmaking & Organizing 2020-2021

Fairfax County Housing Symposium
March 10, 2021

George L. Leventhal, Ph.D.
Director, Community Health
Kaiser Permanente

Why Housing for Health?

Safe, stable housing is a key determinant of both physical and mental health.



Average life expectancy for a person without stable housing is 27.3 years less than the average housed person



Without a place to live, it is nearly impossible for a person to take care of basic health needs.



The solution to homelessness is housing.

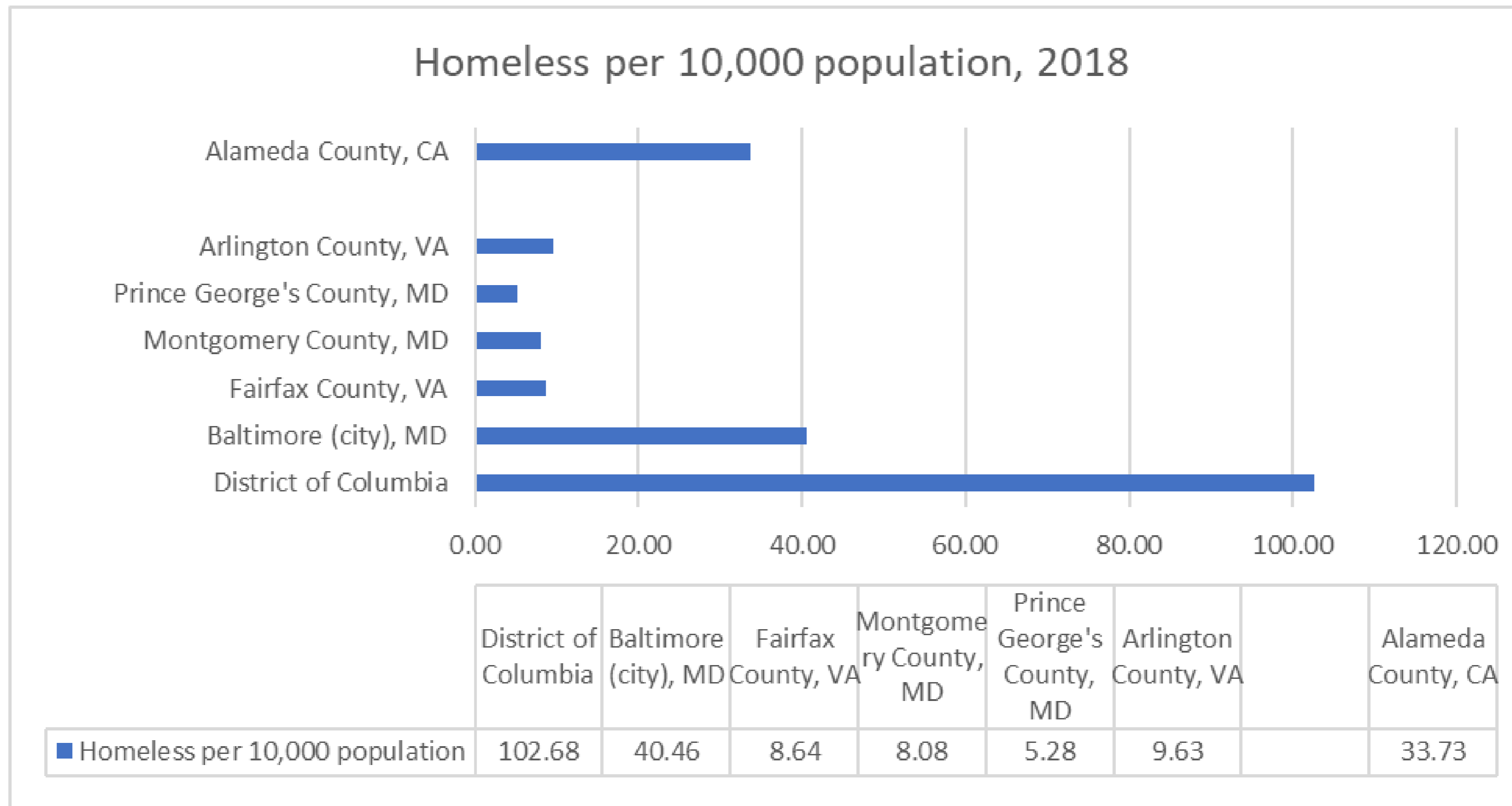


Since 2000, Washington, D.C., suffered the most widespread low-income displacement of any major central city.

Choucair, B. and Watts, B. Rx For Health: A Place To Call Home, Health Affairs Blog, August 27, 2018

Institute on Metropolitan Opportunity at the University of Minnesota Law School, American Neighborhood Change In the 21st Century, April 2019

Washington, D.C. is the epicenter of the homelessness crisis in our region.



MAS Housing for Health Grantmaking & Organizing 2020-2021

- In 2020, KPMAS contributed **\$2.4 million** to local governments and nonprofit service providers to address the region's homelessness catastrophe.
- Of this amount, **more than \$1 million** was contributed in the District of Columbia, which has the region's worst incidence and prevalence of homelessness.
- KPMAS works closely with program office, and with Community Solutions, to identify grant opportunities that advance the goals of the Built for Zero campaign.
- KPMAS continues to lead the Accelerating Investments for Healthy Communities initiative, sponsored by the Center for Community Investment (CCI), to produce and preserve affordable housing in the Purple Line Corridor in Montgomery and Prince George's Counties, MD. In 2020, KPMAS contributed **\$250,000** to related projects, while CCI contributed **\$375,000**.
- In 2021, we are proposing to support affordable housing projects in our other two place-based initiatives (west Baltimore and Fairfax County, VA) as well.



Prevent Homelessness

Working with program office to implement Medical-Legal Partnerships into KP care delivery.

\$750,000 to The Community Partnership for Prevention of Homelessness (Washington, DC) to convert GPD (Grant Per Diem) housing to permanent housing for seven homeless veterans in the District of Columbia, reduce GPD beds by 14, and divert 200 veterans from entering homelessness.

\$75,000 to Housing Initiative Partnership for counseling to assist Prince George's County, MD tenants at risk of displacement.



Transform Care: Whole Person Approaches

Working with CoCs throughout the Baltimore-D.C. region to promote membership in the Mid-Atlantic Community network (Thrive Local).

\$150,000 to Baltimore's Mayor's Office of Homeless Services to develop the **Digital Data Locker** project, providing free digital storage of vital documents for low-income and homeless service seekers in crisis which can then be accepted by government social services agencies.

\$250,000 to Washington, DC to pay for increased COVID-19 testing in shelters as well as work to connect homeless persons in DC with permanent housing solutions.



Strengthen Homeless Systems of Care

Sponsoring a regional forum on homelessness in spring 2021 to promote collaboration between cities and counties, including sharing of best practices.

\$50,000 to Arlington Street People Assistance Network (Arlington, VA) to support A-SPAN's COVID-19 prevention response through PPE, deep cleaning of the Service Center, rapid testing, quarantine space, medical care, telework for non-essential staff and street outreach for vulnerable persons.

\$125,000 in regional funds to support COVID-19 prevention and response for five nonprofits in Washington, D.C., & Montgomery County, MD that are working to end homelessness.



Increase Affordable Housing Supply

Carrying out our responsibilities under the Accelerating Investment for Healthy Communities (AIHC) initiative in the Purple Line Corridor (Montgomery and Prince George's Counties, MD), and expanding our partnerships with housing practitioners in our Baltimore and northern Virginia place-based initiatives.

Considering a \$5 million KP impact investment in a Purple Line Corridor revolving loan fund, to be combined with funds from Robert Wood Johnson Foundation and JPMorgan Chase for a total loan fund of \$10 million.



Prevent Homelessness

\$375,000 to Community Solutions (Fairfax County, VA) to provide case management and funds to individuals at risk of losing their housing and entering a shelter. We expect that these efforts will decrease the number of people who enter shelter from a non-homeless destination by 30% by December 2021.

\$375,000 to Baltimore's Mayor's Office of Homeless Services for a Rapid Rehousing flex fund to clear barriers that threaten clients' ability to move into, or successfully remain in, housing placements. For example, case managers could draw down funds to purchase essential furniture, place utility deposits, or pay utilities for the first six months of a client's tenure in rapid rehousing. Funding should result in 150 people exiting homelessness.

\$150,000 to Montgomery County, MD to support single adults on the verge of homelessness through person-centered case management and financial incentives to enable individuals to identify and secure housing.

\$150,000 to Cornerstone, Inc. (Fairfax County, VA) to help mitigate the impact of COVID-19 on low- and moderate-income families in Fairfax County at risk of eviction and homelessness. The funds will support work to improve communication between tenants and landlords and to engage landlords in a pledge to defer actions such as foreclosures and evictions.



Increase Affordable Housing Supply

The Purple Line Corridor Coalition Housing Accelerator Action Team (HAAT), convened by KP, works to ensure no net loss of the 17,000 affordable homes in the corridor that will be alongside the new light-rail system. Every other month, the HAAT convenes over 50 community development experts, local government officials, for-profit and non-profit developers, bankers, and lenders to serve as a catalyst for the production and preservation of affordable housing in the corridor.

To this end, we provided:

\$200,000 for predevelopment expenses at Hillbrooke Towers in Silver Spring and Hillwood Manor in Takoma Park (Montgomery Housing Partnership)

\$50,000 to SEED, Inc. for predevelopment expenses at Headen Spring in Riverdale, MD, near the Riverdale Park/Kenilworth Purple Line station. The site will include 290 units of affordable and market rate housing, a 25,756 square foot community building, 3,200 square feet of retail space, and 526 parking spaces.



Prevent Homelessness

\$100,000 in regional funds to support efforts at regional collaboration, with ideas for grants to emerge from the regional forum in the spring.

Continued work with Community Solutions and local CoCs to identify future grant opportunities to reduce or eliminate homelessness in targeted subpopulations (veterans, individuals chronically experiencing homelessness, families, youth).



Increase Affordable Housing Supply

In the Purple Line Corridor in 2021, we propose:

An additional \$70,000 to SEED, Inc. for consulting and legal expenses associated with the Headen Spring development

\$20,000 to Habitat for Humanity Metro Maryland, Inc. to cover interest and closing costs on the purchase of a house in Takoma Park, MD, near the Arliss Street Purple Line station, and its renovation into two dwelling units that will be sold to neighborhood residents at deeply affordable prices.

\$180,000 for Purple Line Corridor projects TBD in Q3 & Q4.

In other service areas, we propose:

\$200,000 to Parity Homes to support a rising Black mission-oriented developer who will purchase vacant homes in our West Baltimore Place-Based Initiative (Future Baltimore) impact area, renovate them, and sell them to neighborhood residents at deeply affordable prices. In 2021, she plans to purchase and renovate nine homes.

\$70,000 to Wesley Housing for consulting and legal expenses associated with the First Christian Church project, which will provide 113 affordable senior apartments on seven acres owned by a church, located in our Bailey's/Culmore Place-Based Initiative impact area in Fairfax County, VA.