

Community Planning Team Meeting: BHSA Housing Interventions

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LOS ANGELES COUNTY
**DEPARTMENT OF
MENTAL HEALTH**
hope. recovery. wellbeing.

▶▶ MEASURE A GOALS



Proposition 1 – Approved by Voters on March 5, 2024

Transforms the Mental Health Services Act (MHSA) Passed by Voters in November 2004 – 1% Tax on Personal Income over \$1M

NEW funding to develop an array of behavioral health treatment facilities and supportive housing

Behavioral Health Infrastructure Bond Act (BHIBA) **\$6.38B**

Behavioral Health Services Act (BHSA)

EXISTING funding that must be shifted in accordance with BHSA requirements

Los Angeles County Regional Allocations

Required Distribution of Funding by State

Behavioral Health Continuum Infrastructure Program (BHCIP)
\$479M

Funding for behavioral health treatment and residential settings

Homekey+ for Veterans
\$277.9M

Housing investments for Veterans experiencing or at risk of homelessness

Homekey+ for Non-Veterans
\$321.4M

Housing investments for persons experiencing or at risk of homelessness with behavioral health challenges

Behavioral Health Services and Supports (BHSS)
35%

17.15%
Outpatient Services

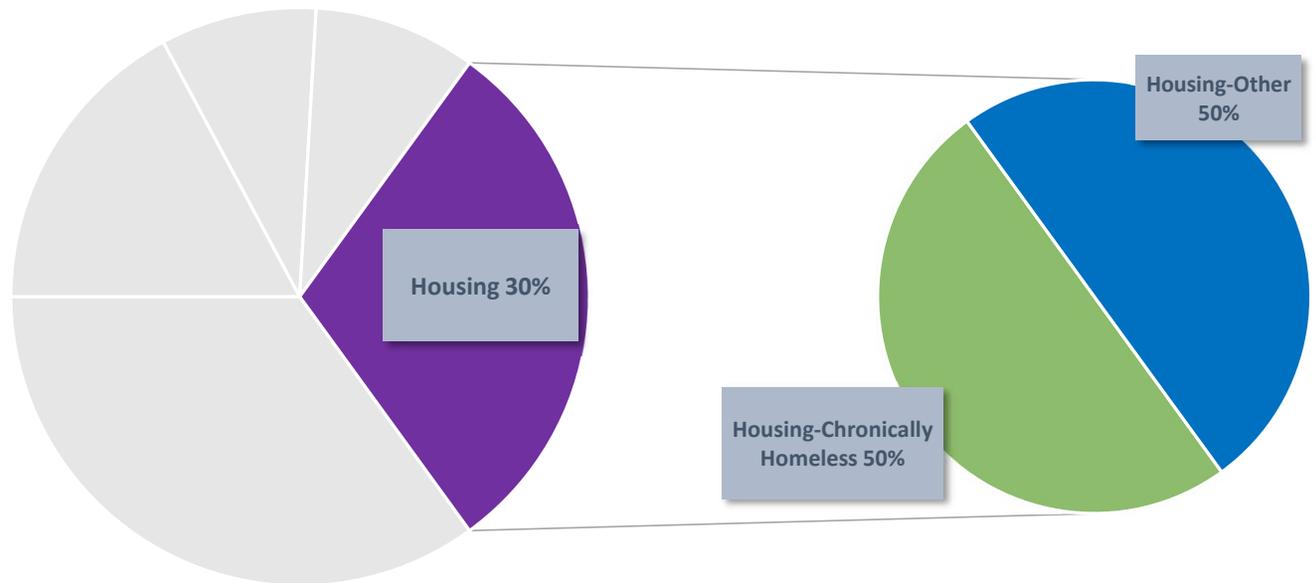
17.85%
Early Intervention (50% children and youth)

Full Service Partnership (FSP)
35%

Housing Interventions
30%

►► Breakdown of BHSA Housing Interventions Funding

- Under BHSA, 30% of funding MUST be used for Housing Interventions.
- Of the Housing Interventions funding, 50% must be used for individuals that meet criteria for chronic homelessness.
- Up to 25% may be used for the capital development of housing.



▶▶ BHSA Housing Interventions Priorities & Eligible Populations

Housing Interventions Priorities

- Reduce homelessness among BHSA eligible individuals, focusing on the chronically homeless
- To the extent possible, provide individuals with permanent supportive housing
- Provide flexibility for counties to respond to local conditions and needs, and to innovate
- Provide individuals receiving Housing Interventions with access to clinical and supportive behavioral health services
- Support the provision of low barrier, harm reduction and Housing First principles
- Complement ongoing state, county, city, Continuum of Care and tribal efforts to address homelessness including but not limited to those provided through Medi-Cal

Housing Interventions Eligible Populations

- Those that meet Specialty Mental Health criteria or have at least one diagnosis of a moderate or severe substance use disorder
- Chronically homeless, with a focus on people in encampments, or experiencing homelessness or at risk of homelessness

Homeless definitions are broader than HUD's:

- If homeless prior to entering an institution, considered homeless or chronically homeless as long as they met the criteria prior to entering the institution and regardless of length of stay
- Chronic homelessness is defined as any number of occasions of homelessness so long as the combined duration is at least 12 months

▶▶ BHSA Housing Interventions: Expenditures Guidance

Allowable Expenditures:

- Rental Subsidies
- Operating Subsidies
- Allowable Settings (Non Time-Limited Permanent Settings and Time-Limited Interim Settings)
- Other Housing Supports
 - Landlord Outreach and Mitigation Funds (e.g., holding fees, damage reimbursement, unit holds, eviction prevention)
 - Participant Assistance Funds (e.g., credit report and housing application fees, storage fees, furniture, and pet, security and utility deposits)
 - Housing Transition Navigation Services and Housing Tenancy and Sustaining Services
- Other Housing Interventions Requirements

Housing Interventions may not be used for:

- Mental health or substance use services
- Housing supports covered by a Medi-Cal Managed Care Plan (MCP) including the CalAIM Community Supports Housing Trio (Housing Transition Navigation Services, Housing Tenancy and Sustaining Services, and Housing Deposits) and Transitional Rent

▶▶ Impact of CalAIM Community Supports – Housing Deposits and Transitional Rent



Counties can only use BHSA Housing Interventions to cover items or services that are not covered by Medi-Cal managed care including CalAIM Community Supports under the Managed Care Plans (MCPs) such as Transitional Rent and Housing Deposits.



Counties can use the BHSA Housing Interventions category to cover items or services not covered under Medi-Cal managed care or after the MCP Community Supports benefit is exhausted.



DMH and DPH-SAPC are planning to leverage contracts held by the Department of Homeless Services and Housing (HSH) with the Medi-Cal MCPs rather than contracting directly and are currently working with HSH and their MCP partners to develop workflows and strategies on the roll out of Transitional Rent effective January 1, 2026.



DMH and SAPC leadership participate on weekly Housing Workgroup meetings hosted by the County Behavioral Health Directors Association of California (CBHDA) that are focused on the implementation of BHSA Housing Interventions and Transitional Rent and have used that forum to clarify policies and provide feedback to the State as appropriate given the significant impact Community Supports will have on BHSA and how it is implemented.

▶▶ BHSA Housing Interventions: Allowable Settings Non-Time-Limited Permanent Settings

Supportive housing	Apartments including master-lease apartments	Single and multi-family homes	Housing in mobile home communities
Single room occupancy units	Accessory dwelling units including Junior Accessory Dwelling Units	Tiny homes	Shared housing
Recovery/Sober Living housing including recovery-oriented housing	Assisted living (adult residential facilities, residential facilities for the elderly and licensed board and care)	License-exempt room and board	Other settings identified under the Transitional Rent benefit

▶▶ BHSA Housing Interventions: Allowable Settings Time-Limited Interim Settings

Housing and motel stays

Non-congregate Interim housing models

Congregate settings that have only a small number of individuals per room and sufficient common space (not larger dormitory sleeping halls)
-Does not include behavioral health residential treatment settings

Recuperative care

Short-term post-hospitalization housing

Tiny homes, emergency sleeping cabins, emergency stabilization units

Peer respite

Recovery/Sober Living housing including recovery-oriented housing*

▶▶ Other BHSA Housing Interventions Requirements

All BHSA Housing Interventions information must be entered into the Continuum of Care's Homeless Management Information System (HMIS).

All settings funded through BHSA Housing Interventions must meet minimum quality standards in alignment with the standards under Transitional Rent.

Funding can only be used in housing settings that meet minimum standards for habitability under the National Standards for the Physical Inspection of Real Estate (NSPIRE).

Housing Interventions must be available to support Family Housing which prioritizes not separating family members and meets the needs of the family. If a child is eligible for BHSA Housing Interventions, the family is eligible as long as the parent or guardian lives with the child.

Flexible Housing Subsidy Pool (FHSP) – Coordinating Multiple Funding Streams

Using the FHSP is a key strategy recommended by the State to support local partners in braiding and coordinating multiple streams of funding for housing including Community Supports

DMH already uses the FHSP through a direct contract with Brilliant Corners (BC) and by leveraging Department of Health Services – Housing for Health’s FHSP contract with BC



▶▶ HISTORY OF THE FLEXIBLE HOUSING SUBSIDY POOL IN LOS ANGELES COUNTY



LA Department of Health Services – Housing for Health contracted with BC and FHSP received an infusion of funding from the Hilton Foundation and Board office



Structured to allow other Departments and entities to invest in the FHSP for housing resources



Uniform policies, procedures, workflows and forms for various funding sources (funding source may layer other requirements) with similar programs



In 2024 DMH entered into a direct contract with BC to administer DMH's Interim Housing Program and other Behavioral Health Bridge Housing Funds

▶▶ BENEFITS OF THE FHSP



Reduces burden on County's contracts and finance departments if County were to manage the funds directly



BC can enter into agreements with any facility or landlord as needed



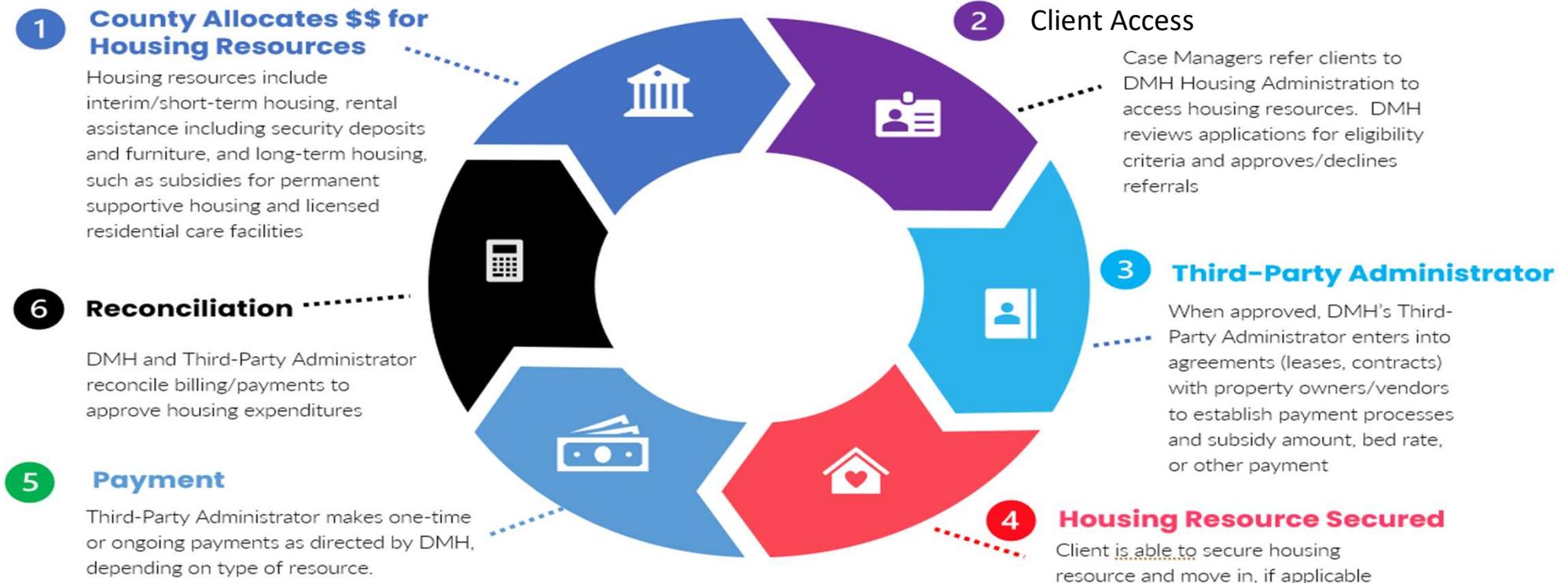
Opportunity to swap out subsidy to Federal Vouchers (if considered a type of time-limited subsidy)



May cost less than County administering the programs themselves

▶▶ HOW THE FHSP WORKS

Case Managers refer clients to DMH Housing Administration to access housing resources. DMH reviews applications for eligib.



▶▶ Homekey+ DMH and DPH-SAPC Funding Commitments to Expand PSH Opportunities for Individuals with SMI/SED and SUD



DMH and DPH-SAPC in total have committed \$100M over the next 5 years for rental subsidies to HK+ which will be administered through the FHSP



DMH contribution for capital investments to HK+ through Mental Health Services Act (MHSA) funds



Total SAPC and DMH investments of local funds used for HK+ match

