

14:11:03 From Julie Fadden : when faced with the pandemic, the UK government told local authorities to house all street homeless in hotels - but then we faced our local authority in Liverpool running out of money to pay for this. I had an idea to freeze all normal lettings by housing associations across the City and let all vacant properties to homeless people. since May I led the project and we have used over 700 properties to house over 1000 homeless children and adults and raised over £1m to provide furniture, white goods and everything they need to give them a start. we provided ongoing support via homeless charities and so far all those rehoused have been sustained.

14:13:43 From douglas shoemaker : that's fantastic Julie. congrats on that success.

14:15:26 From Julie Fadden : we have now secured a further £750k of funding from the government to extend the project to the end of March

14:18:31 From Thaina Serelus- HPN : The childcare strategy resonated with me. I began in housing through working in family shelters. Such important work.

14:19:08 From Eve Stewart : thank you Walter! for your family buildings, does your org subsidize the rents for first 2 years? or does the rental assistance come from an outside agency?

14:20:38 From Walter Moreau, Fdtn. Communities, Austin,Tx : We internally support the rents for the family supportive housing. Generally we carry very low mortgage debt so we can keep rents on these units lower

14:38:23 From doug shoemaker, Mercy Housing : michael, do you interact with coordinated entry systems? have you seen a change in intensity in the types of people that you are serving or being asked to serve?

14:39:03 From Margaret Bozik : Yes to both, Doug.

14:45:49 From Margaret Bozik : Our designated mental agency pays woefully low wages and has high staff turnover, so they're often not able to serve our residents well. But they do serve as a good recruiting source for us.

14:46:25 From Thaina Serelus- HPN : Same in Massachusetts, Margaret.

14:46:36 From Susan Friedland : Same! We pay much better (and have better benefits) than local agencies (and other service-only nonprofits) so we are able to get amazing candidates for our RS jobs. I

14:47:05 From Susan Friedland : But recruiting and retaining PM staff that are the right fit for PSH is harder

14:47:05 From Julie Fadden : We have been supporting staff mental health during the pandemic, providing relaxation sessions and monthly treats to keep our staff and vulnerable tenants motivated

14:52:02 From Susan Friedland : Also, sometimes we move staff around if they are getting burned out at PSH properties

14:54:08 From doug shoemaker, Mercy Housing : I think HPN can provide a lot of value to this by focusing on getting HUD- HHS to invest in combined rent subsidy and case management for PSH in a parallel way to the VASH program but for non-veterans

15:00:39 From Eve Stewart : really good points Doug

15:01:29 From Sara Tsay : I agree with Doug. The subsidies feel like a longer term support to make our work sustainable that the Fed is in a better position to provide than local or state sources will ever be able to do on their own.

15:01:34 From Susan Friedland : Same experience here re: VA experience

15:01:46 From Lara Regus, Abode Communities : Same issue with the VA here

15:02:52 From Thaina Serelus- HPN : Especially with the mass eviction crisis

15:04:38 From Michael Monte - CHT : We need supply, subsidy and services.

15:08:01 From Mark Deitcher - Mission First : We really liked the Chicanos Por La Casa model to use Medicaid Reserves to fund affordable acquisition. perhaps federal policy could link enhanced case management funding to projects like this in a federal pilot.

15:08:34 From Susan Friedland : Putting in a plug for HPN to shift away from considering homeless housing a local issue.

15:12:04 From Margaret Bozik : Doug, agreed that if tenancy supports were part of Medicaid everywhere, it would be infinitely helpful.

15:21:08 From Nina Dooley - Linc Housing : Sorry to be late, meeting conflict. For the health sector...remember that hospitals often are large real estate owners and repurposing land and buildings for affordable housing makes them potential partners in the housing - not just investors in services. It aligns with their CNAs.

15:25:01 From Eve Stewart : yes

15:26:16 From Susan Friedland : Thanks everyone!

15:26:18 From Julie Fadden : we have put a freeze on evictions and we buy repossessed properties and leave the families in them to rent them off us

15:26:29 From Meg-Monique Roe - Eden Housing : Thanks. Great conversations