

Health and Housing Solutions Summit

Shaping the Future
to Accelerate Action

Welcome!



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Lutheran Services
in America



3 Critical Questions

What is the housing crisis in the communities you serve?

What is or can be unique about the Lutheran response?

What shared solutions can we unite around?

Let's build community!



<http://pollev.com/lsadc148>

Our Housing Leadership Circle!



Mission Investment Fund
A Financial Ministry of the ELCA

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Lutheran Services
in America





Unlocking the Potential of the Lutheran Ecosystem to Advance Housing Solutions

Lutheran Services in America
Health and Housing Solutions Summit
May 7, 2024

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Principal Associate for Housing and Asset Building
Abt Global

Outline

1. Interlocking Challenges of Housing, Aging and Funding Constraints
2. LSA and the Housing Solutions Collaborative
3. Value Proposition: Three Strengths to Build on
4. Nine Opportunities



Interlocking Challenges

- Housing affordability crisis
- Aging population
- Other populations with specialized needs
- Inadequate supply of housing
- Limited funding for housing and services
- Growing appreciation of social determinants of health



LSA and Housing Solutions Collaborative

Lutheran Services in America

- Nearly 300 health and human services agencies
- \$26 billion annually in Medicare, Medicaid and other funding
- Working in 46 states / 1400 communities

Housing Solutions Collaborative

- 23 LSA Members interested in growing their housing impact
- Own or manage more than 25,000 housing units



Interview Gleanings

- Deeply committed and capable organizations
- Expert in taking a “whole person approach”
- Want to expand housing activity in order to :
 - Enhance supports for older adults
 - Reach and expand support for New Americans, youth and families connected to foster care system, homeless individuals, veterans
- Seeking knowledge and skills, access to funding, and new partnerships



Value Proposition: 3 Strengths to Build On

Lutheran Ecosystem: Churches, Congregations, Schools, Financial Institutions, etc.



Whole-Person
Approach to Housing
and Services



Opportunities 1-4

Whole-Person Approach to Housing and Services

1. Raise the visibility of the Lutheran response to health and housing
2. Strengthen organizational capacity to expand investments in a whole-person approach to housing and services
3. Address the need for flexible funding for predevelopment expenses
4. Facilitate access to funding from health care sources



Opportunities 5-6

Lutheran ecosystem

5. Create a branded initiative focused on advancing housing with services in partnership with Lutheran churches and schools
6. Develop cross-population health and housing solutions
 - Older adults
 - Individuals with intellectual and developmental disabilities
 - Housing for families with children in child welfare system
 - Employees of LSA affiliates
 - Rural settings



Opportunities 7-9

LSA and Housing Solutions Collaborative

7. Fully document housing-related capabilities and results of Collaborative members
8. Facilitate one or more peer-to-peer networks for cohorts of members early in their housing journey or seeking to scale
9. Explore opportunities for shared services



Does this resonate?

Would these opportunities
help you achieve your goals?

What is missing?

“Unlocking the Potential of the Lutheran Ecosystem to Advance Housing Solutions” by Abt Global



Lutheran Services
in America®

300 members
1,400 U.S. Communities
\$26B network
Whole Person Expertise
Community Trust

Housing
Leadership
Circle

LSA Housing
Solutions
Collaborative

23 members
~25,000+ units

Value Proposition

1. Whole Person
Expertise

2. Broader
Lutheran
Ecosystem

3. Housing
Solutions
Collaborative

Ways to Unite

1. Raise visibility
2. Strengthen organizational capacity
3. Pre-development funding
4. Funding from health care sources

5. Branded initiative with Lutheran churches, schools and financial institutions
6. Innovative cross-population solutions that support clients, our workforce and family caregivers

7. Documentation of Collaborative strengths
8. Peer-to-peer cohorts (early stage and advanced)
9. Shared services

What values or ways of interacting would help make this Summit work for you?

member ideation follow life communities facilitated financing others
communication assistance real challenges curious
fellowship faced address learning shared together event globally
expand believe action dialog meet
post capital dialogue bring sharing one whole curiosity
continue listening new ideas also group access done
discuss agencies open housing discussions continued
discussion small learn examples collaboration centered lots
doing broad asking services collaborative table
large expertise assignments working breakouts connections inclusive
items members builds creative conversation funding models
documentation good

What is one strength or talent your organization brings to health and housing solutions work?



Equity Walk – Discussion

1. What surprised you?
2. Where do you see this history in your community?
3. Did anything make you think differently about your role?
4. What can you commit to take forward?



Solutions Debrief

1. Which solution did you pick?
2. What areas of agreement were generated?
3. What challenges were raised?
4. What is the **feasibility** of uniting around this solution?

1 = no way! 10 = let's start today!

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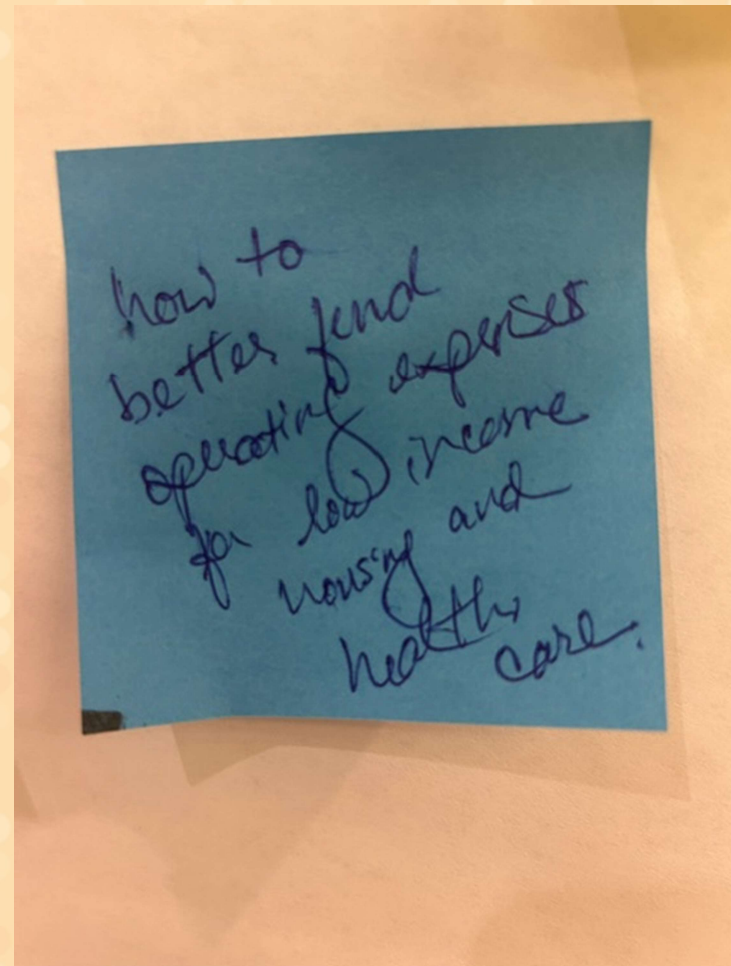
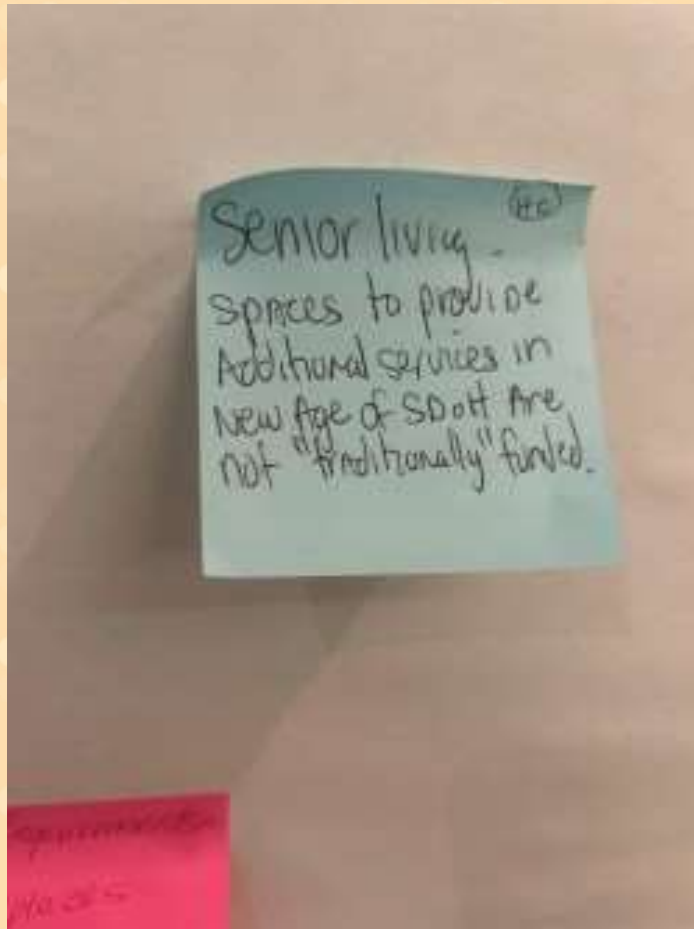
Lutheran Services
in America



LSA Staff Takeaways from Day 1

- **We do health and housing really well**
- **Build out flexible/critical funding streams**
 - Pre-development funds
 - Working capital
 - Unlocking health care funding
- **Use our scale to influence financing/funding/policy**
 - Raise our voice/advocate, particularly with equity lens
 - Build partnerships (churches/schools/mission-aligned developers, etc.)
- **Opportunities for scale/replication**
 - Innovative solutions
 - Peer cohorts
 - If I knew then/what I know now TO national replication
 - Lower barriers for LSA community
 - Church/school land and trust
- **Amplify our work/raise visibility**

Need to reconsider how to fund/finance



Equity Issues Raised

INCLUDING
REFUGEES + OTHER
NEWCOMERS (E.G.
AFGHANS, UKRAINIANS)
AMONG VULNERABLE
GROUPS OF CON-
CERN FOR HOUSING

Solutions
Need to
focus on
Prevention

Like NOT
Waiting Til
families are
involved
with child
welfare

Rent Requirements=
Some places
require income
to be 3x rent.
Who makes that
much w/ rents so high!

and expenses
lead income
narrow and
health
care.

Rent Requirements

training +
assistance
and local
combat
policy

Housing cohorts
that are enterin

We need to work on our shared definitions

"Whole Person"
Needs to
Evolve
Whole Family or
Whole Community

How are we
defining neighborhoods
with "greater opportunities"
and what does that mean
for the communities those
families leave?

The external/local context for housing is key

Create training & technical assistance to influence local cities - combat NIMBY, which derails policy.

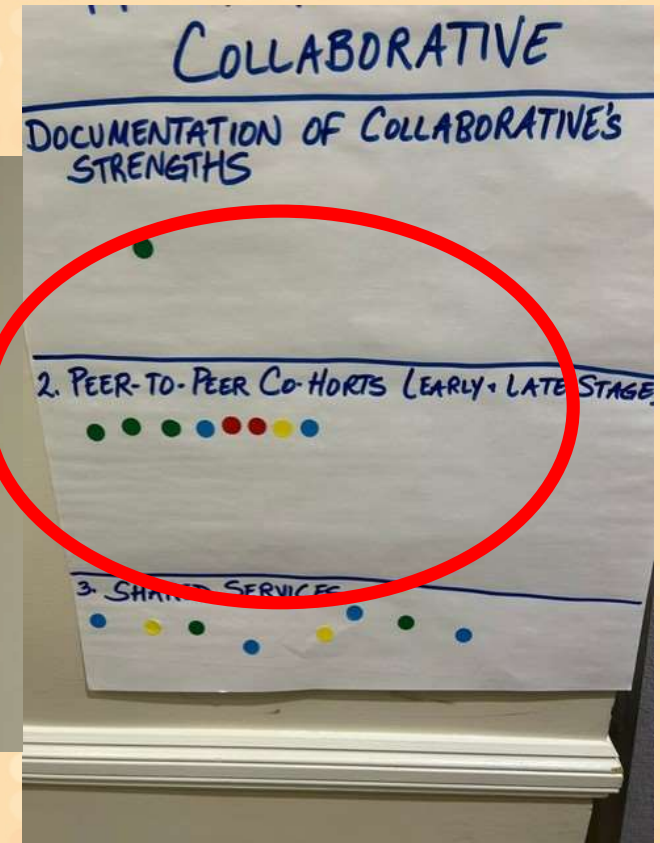
LISC
Washington, DC

PRESERVATION WORKS

LISC DC's Role in Preserving Quality Affordable Housing



Thanks for your votes!



Day 2 – Policy Focus

8:00 – 8:45 a.m. Breakfast

8:45 – 11:00 a.m. Breakouts and Panel

11:00 – 12:15 Federal Agency (HUD/CMS) & Capitol Hill Speakers

>>>

(OPTION) 1:00 – 4:00 p.m. Capitol Hill Meetings

Breakouts – Day 2

Group A-1 – Floor 3 Conference Room (elevator access) (note: this is new)

Group A-2 - Conference Room 5

Group B-1 - Main Meeting Room Left

Group B-2 - Main Meeting Room Right

Thank you for your Summit evaluation!

