Housing with Services: Place Based Strategy Development

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National Health Policy Forum

Presented by:
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Agenda

• Discussion Points
  - Discuss place based strategies including affordable assisted living and adult foster care
  - Complexity of bringing together housing with services
  - Successful models for replication

• Open Discussion
It Takes More Than Money to Spark Lasting Economic Progress

- Empowering communities through
  - Innovative community lending
  - Expert technical assistance
  - Effective policy development

- Key areas of work include
  - Affordable cooperative housing
  - Cooperative service purchasing arrangements
  - Community-based and facility-based LTSS enhancement
  - Community-based health and behavioral care
  - Educational Facilities
Connecting Long Term Supports Policy with Real World Practices

• CLTSI team provides innovative, expert technical assistance to community-based organizations working in underserved and moderate- and low-income communities

• Mission to help older Americans and people with disabilities to conduct their lives with maximum independence, dignity and connection to their communities

• Develop models to foster community ownership and meet consumer preference to maintain independence
Affordable Assisted Living Integrates Housing with Services in Licensed Setting

NCB Capital Impact worked with states to develop AAL

- Coming Home focused on three pronged policy approach:
  - Affordable Housing
  - Medicaid Waiver
  - Assisted Living Licensing

- States include AK, AR, FL, IA, IL, ME, MA, VT, WA and WI

- 30 states now offer Medicaid 1915 (c) waivers for AAL
Titusville Towers example of partnership with Public Housing
Integrated and Smaller Settings Meet Consumer Preferences

- Adult Family Homes provide a smaller, homelike environment for 2-6 persons
- Can serve individuals at varying levels of acuity
- Services provided on site by licensed provider
- Typically more affordable rental rates
- Provides for an economic development strategy additional agency coordination and collaboration
Adult Foster Care Important Tool for Community Integration and Smart Growth

- **Housing capacity**
  - Utilization of foreclosed home surplus; fully integrated in community
  - *Modifications vs. New Construction = Sustainable/Smart Growth*
  - Small business development can assist local economy

- **Recent study released by AARP Public Policy Institute on state-level Adult Foster Care programs**
AFC Markets Vary Widely Based on State Policies and LTS Provider Mix

<table>
<thead>
<tr>
<th>States Including AFC in Medicaid for 10 or More Years</th>
<th>States Including AFC in Medicaid for Five or Fewer Years</th>
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<tbody>
<tr>
<td><strong>State</strong></td>
<td><strong>Market Trend</strong></td>
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<tr>
<td>AZ</td>
<td>Contracting - Assisted Living expansion</td>
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<tr>
<td>MA</td>
<td>Expanding - Community First Initiative</td>
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<tr>
<td>MN</td>
<td>Stable - But with expanding commercial presence</td>
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<tr>
<td>OR</td>
<td>Contracting - Assisted living expansion and state efforts to grow</td>
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<tr>
<td>PA</td>
<td>Expanding - Policy change in another program</td>
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<tr>
<td>WA</td>
<td>Contracting - State efforts to expand</td>
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<td>WI</td>
<td>Stable - State efforts to grow</td>
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Despite Variation, Descriptive Themes Emerged

- **Value and Role** - Still a valued element in LTS choices

- **Competition with Assisted Living** - Assisted living has become dominant in some states and harder to develop

- **Capacity to Support High Acuity** - Despite assisted living expansion, AFC providers appear more likely to serve people with greater needs

- **Medical Services** - Most providers reported ample access to medical services (e.g., in-home nursing services, etc.)

- **Provider Rationale for Participating** - Interest in delivering supports appears to be an important reason for being an AFC provider
Despite Variation, Descriptive Themes Emerged

- **Provider Needs** - Certain needs to maintain capacity were common

- **Features Related to Single and Commercial Operators** - Homes with commercial relationships tend to be in urban areas

- **Leveraging Natural Supports and Community Connections** - Many noted the importance of linkages to make business possible

- **Licensure Versus Certification** - Providers highlighted oversight as a critical factor in their operations but have differing views on impact

- **Sensitivity to Changes in Operating Costs** - AFC providers appear particularly sensitive to changes in operating costs
We Also Found Common AFC Needs

- **Training**
  - Clinical and business management
- **Respite and Leave**
  - State financed and commercial relationships
- **Business Tools and Supports**
  - Financial Management
  - Local small business technical assistance
- **Ongoing access to nursing and clinical care**
  - Increasing acuity at greater proportions
- **Organizational Representation**
  - Little or no trade association representation
Promising Practices

- **Business Tools and Supports**
  - Business training, Washington State
  - Business manual and financial tools, Arkansas

- **Connection with Other Programs**
  - Heart Homes, Massachusetts

- **Financing Tools**
  - Development Grants, Massachusetts
  - HCBS Loan Fund, Iowa
Cross Agency and Program Collaboration Critical to Development

- Cross agency communication of strategic direction and alignment of priorities
- Alignment of eligibility and program requirements across the administration
- State housing finance agencies balancing needs of multiple stakeholders
- Flexibility in licensing services versus settings
  - State of Minnesota
For More Information

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