Lapham Park Venture

Model for Integrating Housing with Services
Lapham Park Venture

The Venture is a public/nonprofit partnership with the mission to create a supportive continuing care community for low-income older adults to comfortably age-in-place.
Lapham Park is a public housing highrise for seniors located on 6th & Reservoir, within a few blocks of Milwaukee’s downtown.
Lapham Park Residents

- 198 units and 205 residents (incl. caregivers)
- 1% ages 90+; 10% 80-89; 20% 70-79
- 91% African-American; 7% Hispanic
- Median income--$9,093 (Poverty level = $10,830)
- The Lapham Park residents are among the most frail elderly, and most at-risk for nursing home placement.
- The typical Lapham Park resident has 4-5 major health care conditions, all of which can be directly traced back to a lifetime of poverty.
How the Venture started

• 1991—Complaints and concerns about elderly public housing in Milwaukee, including mixing of elderly and younger disabled, lead City and County to form Blue Ribbon Committee.

• 1992—Final report of “Blue Ribbon Committee” is issued, and includes recommendations on management, safety and security, and health and social service needs of seniors in Milwaukee’s high rise developments. Recommends a pilot program with a lead agency to coordinate social services.
How the Venture started

- 1992: SET Ministry receives a 3-year grant from Robert Wood Johnson Foundation to pilot case management model for public housing elderly and disabled at 2 high rises. By 1995, SET was working part-time in Lapham Park.
- 1996: Increased concern about the frail aging population at Lapham, their ability to continue to live independently, and the need for more effective and cost-efficient service delivery.
How the Venture started

• 1996--Informal group meetings start with initial partners: Housing Authority, Milwaukee County Dept. on Aging, SET Ministry, and the Lapham Park Resident Organization. This eventually becomes known as the Lapham Park Venture.
How the Venture started

1996: The Milwaukee County Dept. on Aging decides to work with SET Ministry to implement & coordinate on-site case management of elderly at Lapham Park.

---Before—23 different off-site case managers coming into building at various times throughout month to visit their clients (usually once/month).

---After—1 to 2 on-site case managers meeting with clients and seeing them regularly, in some cases daily.
How the Venture started

1996: Resident focus groups are held.

- Residents identified the lack of clinical services on-site as their primary concern. Residents indicated they were too frail to take public transportation to medical appointments, lacked access to medical facilities (none close to Lapham), and were too frail to wait for extended periods of time for routine medical care.

- Residents also felt isolated from each other, citing the lack of community space and social activities that would support community.
How the Venture started

• 1997--Partners see need for more intensive services for the most frail seniors and the need for a partner to bring in clinical services. The partners identify Community Care Organization (who runs a PACE Partnership Medicare Medicaid waiver program) as a new potential partner to help serve residents who are functionally eligible for nursing home care.
Partners

- Milwaukee Co. Department on Aging
- S.E.T. Ministry
- Community Care
- Lapham Park Resident Organization
- Marquette University School of Nursing
LAPHAM PARK VENTURE

Mission: To create a supportive continuing care community where low-income older adults can comfortably age in place.

COMMUNITY CARE
On-site medical care.

MILWAUKEE COUNTY DEPARTMENT ON AGING
Funding for case management, transportation, community-based long-term care; operation of meal site.

MARQUETTE UNIVERSITY College of Nursing
On-site student community service

ST. MARY'S FAMILY PRACTICE RESIDENCY PROGRAM
On-site physician services

HOUSING AUTHORITY (HACM)
Building space, remodeling and renovation; liaison with the Resident Organization.

S.E.T. MINISTRY
Outreach, on-site case management staff

GOODWILL INDUSTRIES
Manages on-site Meal Program

ALZHEIMER'S ASSN. OF SOUTHEASTERN WISCONSIN
Promotes and coordinates "Circle of Friends" focusing on socialization and management skills.

LAPHAM PARK RESIDENT ORGANIZATION
Advocates on behalf of residents; liaison between project partners and residents

Updated 2/07
Facilities

• 1996-1998: The Lapham Park Venture originally was housed in 1, then 2 small units on the first floor. However, increased resident use of clinic services created desire for more clinic and community space.

• 1998-2000: HACM put up half of estimated $1 million renovation costs out of Capital funds. The rest of the money was raised by HACM and Venture partners, primarily from local foundations.
Why does it work?

• Resident-focused
• Each partner has a specific role (e.g., housing, case management, health care, etc.) and delivers services in its own area of expertise.
• Each partner has brought resources to the table, and the partners work together collaboratively towards common mission.
• By bringing in independent health care and social service partners & just providing them space for their programs, HACM has avoided falling under state regulations for state-defined assisted living facilities or nursing homes, etc.
Why does it work?

- By bringing in partners that have established Medicaid and/or Medicare waiver programs (e.g., Community Care Organization PACE Partnership, AAA with the State Family Care program), we avoid long process for requesting new waivers.
- The Venture provides a continuum of care for older adults with traditional amenities by reallocating limited financial resources of partners and does so without any increased cost to the resident.
VENTURE OUTCOMES

• Over 97% of the Lapham Park residents are able to age-in-place
• Over $1.4 million in Medicaid nursing home costs are saved on an annual basis
• Reallocation of each agency’s resources with limited start-up costs
• Agency collaboration strengthens services to residents and breaks down barriers between organizations
• Builds and sustains community among the Lapham Park residents
Replication

• Define the needs of the elderly population to be served
• Identify potential partners in your area
• Secure commitment of partners to mission and model
• Determine responsibilities, identify any needed resources
• Finalist for 2000 Innovations in American Government Award (Ford Foundation & Harvard University)

• 2004 National Social Advocacy Award from American Planning Association

• Gold Award for Municipal Excellence from the National League of Cities

For more information, see: 

www.hacm.org