Building Relationships Between Service and Housing Agencies

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NASUAD
National Home and Community Based Services Conference
Overview

Current Status

10 Lessons Learned

Outcomes
Current Status: Money Follows the Person Demonstration

- 3094 people have transitioned to the community;
- 36% utilize housing subsidies;
- 74% move to an apartment;
- Over 1100 rental subsidies and security deposits authorized by MFP for people who transition;
- Medicaid appointed to Inter-agency Committee on Supportive Housing;
- 3 Right-sizing grants focus on housing development;
- Housing development under 811 grant in process;
- Town by town affordable, accessible housing projections scheduled by January 2016.
Lesson 1 - Know Why it Matters

- Consumers overwhelmingly wish to have meaningful choice in how they receive needed long-term services and supports (LTSS).

- Average per member per month costs are less in the community.

- In Olmstead v. L.C., 527 U.S. 581 (1999), the Supreme Court held that title II prohibits the unjustified segregation of individuals with disabilities.
  - Medicaid must administer services, programs, and activities in the most integrated setting appropriate to the needs of qualified individuals with disabilities.
Lesson 2 - Learn the Language

- What is a CON Plan?
- What is MAR?
- What does ‘Port Out’ mean?
- What do these numbers mean: 236, 202, 811?
- What is 80% of area median family income (AMFI)?
- What is the Low Income Housing Tax Credit program?
- What is the HOME program?
- What is PHA?
Lesson 3 – Why is it Important to Them?

• Do they have an aligned mission?
• Do they want to decrease the vacancy loss on empty apartments?
• Are they trying to diversify their business model?
• Are they looking for operating subsidies to support underwriting loans for development?
• Do they have agreements requiring them to fill units with specific populations?
Lesson 4 – Build or Join Coalitions

- Identify key people or groups in the state;
- Create housing workgroup;
  - Make sure there is representation from Medicaid participants;
- Get appointed to the state’s Housing Task Force.
Lesson 5 – Never Miss the Opportunity for Outreach

- Practice the message;
- Present at workshops;
- Arrange meetings with key stakeholders;
- Attend key meetings;
- Ask for time on the agenda of key meetings;
- Talk about housing over lunch.
Lesson 6 – Build Relationships…and Housing
Lesson 7 – Define the Urgency

Supply and Demand Projections

<table>
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<th>Supply Excess (Deficiency)</th>
<th>2010 Actual</th>
<th>2015</th>
<th>2020</th>
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The Rebalancing Plan addresses the following systemic barriers:

- Lack of sufficient services, supply, and information about home and community based services (HCBS),
- Inadequate support for self-direction and person-centered planning,
- Lack of housing and transportation,
- Lack of a streamlined process for hospital discharges to the community rather than nursing homes for persons requiring LTSS,
- Lengthy process for accessing Medicaid as a payer, and
- Lack of a sufficient workforce
Lesson 9 – Collect Data

Money Follows the Person Transitions 12/4/08 – 3/31/215

2789 People Transitioned

- Apartment Leased By Participant, Not Assisted Living: 74%
- Home Owned By Family Member: 13%
- Home Owned By Participant: 9%
- Apartment Leased By Participant, Assisted Living: 2%
- Group Home No More Than 4 People: 2%
- Not Reported: 0.2%

Cumulative Number of Clients Who Transitioned and those with Home Modifications by Region:
- Eastern: Transitioned 238, Home Modification 35
- North Central: Transitioned 943, Home Modification 108
- Northwest: Transitioned 366, Home Modification 95
- South Central: Transitioned 591, Home Modification 95
- Southwest: Transitioned 330, Home Modification 45
Proposal – Incentivize Developers

Proposal:

There is a proposal to project base rental certificates to provide an incentive for developers to include some percentage of units for MFP participants through Department of Housing’s development rounds.

Questions:

*Do you have any further detail on the change, data to support the need, the funding method, the expected funding obligation, and any expected evaluation of the efficacy of the initiative?*
Data based on Challenges

• 38% of MFP participants utilize a rental voucher;

• Housing search adds 92 days on average to time in transition;

• Housing modifications add 82 days on average to time in transition;

• Need for both housing and modifications together, adds 152 days total (not 174) to time in transition.
Cost Analysis

Assumes: Vacancy loss paid at 80% cost of rent up to 3 months when an individual vacates a unit.

Rather than subsidizing the rent, the state will pay 80% of the fair market rent (FMR).

Example: Bridgeport, FMR for 1 BR is $1,004. 80% = $803 up to 3 months = $2,409 (vacancy loss paid)

Decreases the average 3 month housing search for transitioning MFP client. Cost of delay = $9,000 (assumes nursing home care at a cost of $100/day ($200/day reduced by 50% for FFP)).

Potential savings per client for expedited placement = $6,591
Lesson 10 – Remember it is About the People

“All in all, I am very happy, satisfied, if not thrilled every day to be living an independent life. My apartment even has a view of a Naugatuck River waterfall just a few hundred yards outside my dining and living room windows.”

“They knew I had the facilities to go to the next step [to live on my own] and once I did that I had a housing coordinator, Jessica. And my transition coordinator, Amanda, who is my go to person.”
What impact has this had for people served?

*We have increased the percentage of people who:*

- are happy with the way they live their lives - from 62% while institutionalized to 79% after their move to the community

- report that they are doing fun things in their communities - from 42% while institutionalized to 60% after their move to the community

- increased the percentage of people who report that they are being treated the way in which they wish to be - from 82% while institutionalized to 93% after their move to the community
Public Contact Information

www.DSS.state.ct.us

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