



# Building Relationships Between Service and Housing Agencies

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# 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

| Supply Excess (Deficiency)               | 2010 Actual | 2015  | 2020   | 2025   |
|--|-------------|-------|--------|--------|
| <b>Nursing Homes</b>                     |             |       |        |        |
| Beds                                     | 1378        | 2995  | 4999   | 7208   |
| CNA                                      | 421         | 914   | 1525   | 2199   |
| <b>Home and Community Based Services</b> |             |       |        |        |
| PCA                                      | 0           | (382) | (797)  | (1294) |
| Home Health Aide                         | 0           | (720) | (1493) | (2416) |

## Lesson 8 – The Messenger Matters

### Governor Malloy's Strategic Rebalancing Plan Updated July 1, 2015

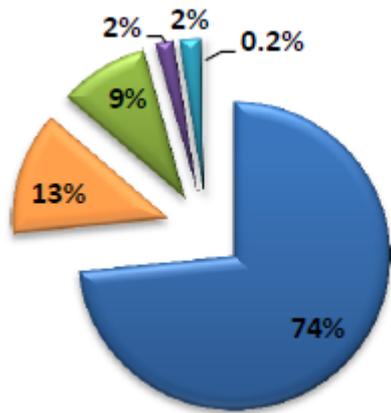
#### The Rebalancing Plan addresses the following systemic barriers:

- 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

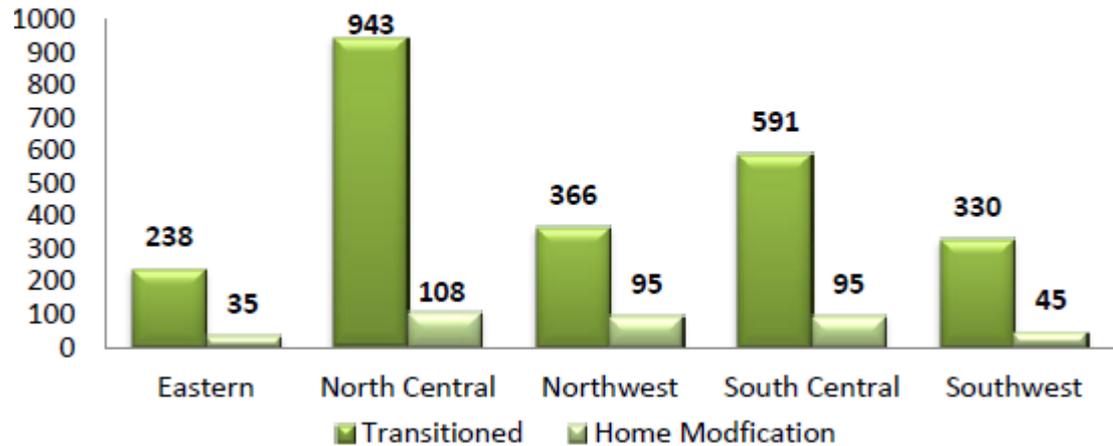
Money Follows the Person Transitions 12/4/08 – 3/31/215

2789 People Transitioned



- Apartment Leased By Participant, Not Assisted Living
- Home Owned By Family Member
- Home Owned By Participant
- Apartment Leased By Participant, Assisted Living
- Group Home No More Than 4 People
- Not Reported

Cumulative Number of Clients Who Transitioned and those with Home Modifications by Region



# 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](http://www.DSS.state.ct.us)

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