

Proceedings
Conversation on Resources for Senior Housing
February 22, 2017
Building 6 at Quakerbridge Plaza

The Goal of the discussion is to explore with Stakeholders resources needed for development new affordable housing units and supportive services for low-income seniors, disabled persons and those who are chronically homeless.

Attendance In Person:

Amy Brown	I Choose Home /Office of the Ombudsman for the Institutionalized Elderly
Julie Cannariato	NJ Dept. of Human Services
Melissa Chalker	NJ Foundation for Aging
Arnold Cohen	Housing &Community Development Network of NJ
Theresa Davis	LeadingAgeNJ
Nancy Day	NJ Division of Aging Services
Deborah DeSantis	Corporation for Supportive Housing
Maria DiMaggio	NJ Housing and Mortgage Agency
Steven Durham	NJ Dept. of Community Affairs
Grace Egan	NJ Foundation for Aging
Pascale Leone	Corporation for Supportive Housing
Terre Lewis	I Choose Home, NJ Division of Developmental Disabilities
Alisa Mead	I Choose Home, NJ Division of Aging Services
Dennis McGowan	NJ Division of Aging Services
Diane Riley	Supportive Housing Association

Attendance by Phone:

Alicia Anderson HUD DC office
Barbara Dickerson HUD Newark office

Following brief introductions of the attendees, Grace Egan opened the general discussion with stakeholders to explore the challenges to developing more affordable housing units and to assure the integration of services for residents living in affordable housing options in the community. The population we are focusing on includes persons with disabilities, low-income seniors, the chronically homeless and the hard to house populations.

Exploration of the Senior Demographics & Housing Needs

Grace and Melissa Chalker cited details from the Elder Index. See the Reference Section. The data indicated that more than 255,000 seniors who live alone or in elder couple households do not have sufficient resources to cover their living expenses. The example of a woman whose sole income is Social Security at \$15,191 annually would be only 52% economically secure. Accessing public

benefits if this person applied for and received a variety of public benefits including SNAP, PAAD and medical assistance, utility assistance, etc. she would still fall short of covering her expenses. She would be only 79 % secure. The only benefit that closes the gap is affordable housing.

Exploring the Current Social and Supportive Housing Supports

Managed Long Term Services and Supports-MLTSS- Nancy Day described the services available through MLTSS. This program focuses on rebalancing the costs for long-term care services from institutional settings to community settings. The client for MLTSS must be clinically eligible for nursing home level of care and be income eligible, meaning (in 2017) they have no more than \$2205 in monthly income and have less than \$2000 in assets. There is an option for individuals that have assets over \$2000 using a Qualified Income Trust (QIT). The move to MLTSS is supported by a CMS-approved Medicaid Waiver. Services are now delivered through five Managed Care Organizations (MCOs) and five Programs of All Inclusive Care of the Elderly (PACE) programs. A sixth PACE is expected to open later this year in Atlantic County.

Questions include the Balancing Incentive Program (BIP) funding which is targeting rebalancing efforts.

Housing First- Steven Durham from DCA described the State Rental Assistance Program (SRAP) and the 500 vouchers for the Housing First initiative supported by DCA. Housing First provides vouchers to the chronically homeless. 500 vouchers were also made available to the Continuums of Care (COC) for the Moving On Rental Assistance program which targets families residing in supportive housing who no longer require the depth of service associated with their current housing voucher. There is currently a waiting list for elderly, disabled and family SRAP vouchers but DCA will accept pre-application process for placement on the waiting list in March 2017. See Reference Section for the Public Notice. DCA would like to increase participation on the SRAP program by 1500 vouchers over the next three years. DCA's Public Notice is in the Reference Section.

Questions included the policy and portion of carve out of vouchers for seniors.

HUD Demonstration- Alicia Anderson (on the phone) provided details on a new pilot awarded on January 13, 2017. The Press Release from 1.17.2017 is provided in the Reference Section. The pilot is a randomized research study with control sites. In NJ four sites were selected to receive support for a Part time RN and a Service Coordinator in HUD assisted senior housing development. And the control group in NJ was selected but not identified in the press release. HUD's selection process was based on interested applicants.

HF-HF=> High Fidelity-Housing First- Julie Cannariato from DHS described the housing supports that are being incorporated into the Medicaid renewal waiver being submitted to CMS known as High Fidelity- Housing First (HF-HF). Covered services would include application fees for housing, security deposits, moving costs, furniture, utilities installation, etc. The renewal identifies Housing supports for all Medicaid clients. The program is set up as a shared saving program with CMS that aims to reinvest into services.

The renewal also identifies a need for the MCOs to employ housing specialists to assist clients.

Questions included what type of housing options would available for participants.

MFP- Money Follows the Person- MFP- Money Follows the Person- Terre Lewis from I Choose Home, NJ Division of Developmental Disabilities indicated that MFP is a federal grant program funded by the Centers for Medicare and Medicaid known at the state level as “I Choose Home NJ”. In NJ, MFP is a collaborative effort between the Divisions of Aging Services (DOAS), Developmental Disabilities (DDD) and Disability Services (DDS) as well as the Office of the Ombudsman for the Institutionalized Elderly (OOIE). The Program helps Medicaid eligible older adults and individuals with disabilities transition from nursing homes back to community living with the services and supports they need to thrive. To be eligible to participate in ICH/MFP individuals must:

- Be in the institution for 90 consecutive days or more
- Be Medicaid eligible
- Transition to a home or apartment owned or rented by the individual or their family
- Be clinically and financially eligible for Managed Long Term Services and Supports (MLTSS) rendered by the five Managed Care Organizations contracted with the state.

MLTSS includes services such as personal care, home delivered meals, personal emergency response systems and Community Transition Services. Community Transition Services include the security deposits that are required to obtain a lease on an apartment or home; essential household furnishings and moving expenses required to occupy and use a community domicile, including furniture, window coverings, food preparation items, and bed/bath linens; set-up fees or deposits for utility or service access, including telephone, electricity, heating and water; services necessary for the individual’s health and safety such as pest eradication and one-time cleaning prior to occupancy; necessary accessibility adaptations to promote safety and independence; and activities to assess need, arrange for and procure needed resources.

For those individuals that meet this eligibility criteria, NJ realizes a savings of 25% per person for all services rendered to them for the first 365 days they are in the community. CMS requires that every MFP state utilize these savings to strengthen community infrastructure. In NJ, these savings have been utilized for:

- Funding for the College of Direct Support which is an advanced internet-based educational program for professionals providing direct care to people receiving HCBS through DDD. This online learning system combines a cutting-edge curriculum with testing and suggestions for on-the-job competency development.
- Capital funding (acquisition and/or rehabilitation) for new development of homes to serve individuals leaving developmental centers. 12 homes were created and housed 48 individuals with IDD.
- Start up and operating costs for the Supportive Housing Connection located at NJ HMFA.
- Creation of the Money Follows the Person Housing Partnership Program which provides capital funding for the creation of 1 bedroom units in apt complexes for individuals with physical disabilities transitioning from nursing facilities.
- Employment support services in the form of scholarships for online educational/computer skills enrichment courses for twenty (20) eligible MFP employment referrals so that they can become more marketable while seeking employment.

Right now, 140 persons in nursing homes want to transition back to the community.

SIL-Services Independent Living Program- Maria Di Maggio provided written background on the program which is in the Reference Section. This program began in 1988 and currently there are 87 buildings which also includes some tax credit buildings that participate. The SIL program provides onsite Services for Independent Living (SIL) Coordinators that assist the residents with access to transportation, health screening and social activities. Results include reduced evictions and reduced Emergency Room visits for building residents

[The next speakers' comments were brief but are expected to be provided in greater detail at the next session.]

Developer Stakeholders

Diane Riley from SHANJ noted developer incentives are needed in form of low- income building tax credits through HMFA, or federal Loan programs for special need housing.

Deb DeSantis from CSH indicated there are both opportunities and challenges which include financing but more important are the links to supports for the residents for successful transitions and tenancy. Pascale Leone provided a CSH Handout and mentioned there is Camden Project that CSH is working with now.

Theresa Davis mentioned LeadingAgeNJ has more than 50 housing providers and see a need for this collaboration.

There was an open discussion regarding the **Next Steps** including a time to discuss in greater depth developer concerns and agenda items **Current Opportunities** and **Current Barriers**.

Addition participants were suggested for the next conversation including public housing authority representatives, MCOs, ADRCs, Veterans Organizations, the Public Guardian and interested Developers. Participants were asked to suggest contacts to widen future discussions.

Speakers were asked to review the draft summary of their comments so that accurate proceedings of the conversation could be developed going forward.

Reference Section- materials in the order of their distribution at the meeting

- Segments of the Elder Index
- Public Notice from DCA (SRAP)
- HUD Press Release
- Description of Services for Independent Living (SIL) program
- CSH Handout