

Proceedings
Conversation on Resources for Senior Housing
July 11, 2017
DDD, 5 Commerce Ave, Hamilton, NJ Room 100B

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

Attendance:

Beth Abbott	Age Friendly Ridgewood
Kate Andujar	Aetna
Babette Baker	Lifelong Plainfield
Eamon Bencivengo	Bergen County's United Way
Maria Biancheri	Catholic Charities
Stu Bressler	Lifelong Elizabeth
Amy Brown	MFP Director of Education and Advocacy
Stephanie Bush	Horizon NJ Health
Renie Carniol	Grotta Fund for Senior Care
Melissa Chalker	NJFA
Victor Cirilo	NJNAHRO
Anthony Coniglio	Lutheran Social Ministries
Theresa Davis	LeadingAge NJ
Maria DiMaggio	NJHMFA
Doreen Dunnigan	UHC
DuEwa Edwards-Dickson	Mercer Co, Housing, Policy & Planning
Grace Egan	NJFA
Eleanor Frenkel	ERF CONSULTING LLC
Catherine Hart	Housing Authority City of Elizabeth
Gwenn Hauck	Ridgewood Age Friendly Team
Lea Hernandez	MFP SW Housing Coordinator
Taisha Hildebrant	UHC
Raphael Kasen	HCDNNJ
Steven Leitner	Greater Bergen CAP
Pascale Leone	CHS
Terre Lewis	DDD MFP
Jeanne Martin	Meals on Wheels North Jersey
Marie Mascherin	NJ Community Capital
Ahmad McDougle	NJDCA
Jeanne McGarry	UHC

Dennis McGowan	NJDHS DOAS
Caroline Milliken	NJ Community Capital
Sally O'Brien	Aetna
Maria Pineda	Aetna
Toki Rehder (phone)	Pennrose
Diane Riley	SHA
Cathy Rowe	SOMA
Julia Stoumbos	HMTF
John Westervelt	Catholic Charities
Terri Wilson	Aetna
Robin Zappitielli	Aetna

Introductions of attendees

The discussion from February 22 and May 9, 2017 may be found at

www.njfoundationforaging.org/policy-reports

- Feb Proceedings included a presentation on: Individuals supports, including those from Housing: DCA, Section 8, HMFA, MFP and those related to Health: MFP, MLTSS
- May Proceedings focused on Developer supports from NJ Community Capital (Community Loan Fund) for new large & rehabilitation of scattered housing and impact of Housing First from the Camden Coalition of Health Care Providers

July 11 discussion

Update on Comprehensive Medicaid Waiver's Housing Supports, Dennis McGowan mentioned that the Department was granted an extension through the end of July and the Department is still working with CMS making minor adjustments to the new waiver. We did not have any update on the specifics of expanding the role for MCO's regarding housing and expanded coverage for housing related items. The question was raised about tenancy support in the renewal. We will attempt to track down the status and specific renewal language prior to our next meeting with a representative for Department of Human Services, Medicaid and MLTSS. A comment was offered that Washington State just had their renewal approved and their language may provide some guidance regarding their housing supports. *This topic is on the agenda for the next meeting.*

Blending Housing and Health Care, Allentown, PA – Toki Rehder, Sacred Heart, from Pennrose describe this joint venture between Pennrose and Sacred Heart Hospital in Allentown, PA.

Sacred Heart Residences provides 61 new affordable apartment homes for seniors aged 62 and older. The structure includes 54 one-bedroom units and 7 two-bedroom units. Amenity space includes a community room with kitchen, fully-equipped fitness room, game room, library, a large lobby, common laundry rooms, and a roof terrace that looks out over Allentown. The project was completed in March 2017 and is fully leased.

Unique Project Features of the Allentown PA Project:

Design: Sacred Heart Residences is one of the first buildings in Pennsylvania designed to meet the Passive House standard. This provides a rigorous standard for energy efficiency that results in ultra-low energy buildings that require little energy for heating or cooling. This keeps utility costs low and makes units more affordable to residents.

Project Financing: The project was financed with 9% Low Income Housing Tax Credits from the Pennsylvania Housing Finance Agency, HOME funds from the City of Allentown, financing from JPMorgan Chase, and Redevelopment Capital Assistance Program funds from the Commonwealth of Pennsylvania.

Affordability: Rental subsidies from the Allentown Housing Authority ensure the project's affordability and long-term viability. *Twenty-four (24) of the rental units are subsidized with Project-Based Housing Choice Vouchers.* Seven (7) of the units are affordable at 20% of AMI, twenty-five (25) units are affordable at 50% AMI, and twenty-nine (29) units are affordable at 60% AMI.

On-site Healthcare Services: Sacred Heart Residences was developed in collaboration with Sacred Heart Hospital, which is located one block north of the development. The development was built on parcels of land that Pennrose purchased from Sacred Heart Hospital, the City of Allentown, and other private sellers.

On the first floor of the building, the hospital is renting and fitting out 6,000 square feet of space for geriatric, physical therapy, and other senior focused medical functions. *The clinic will be open to building residents and **to the general public in September 2017.** A detailed MOU between the hospital and developer describes the services that the hospital will provide.*

For more information about this project, please contact Toki Rehder at (267) 386-8674 or trehder@pennrose.com. A one page-handout is provided in the Reference Handout section, www.njfoundationforaging.org/policy-reports July 11 Conversation Handouts

HUD Pilot

NJ has several senior housing units that are participating in a new HUD initiative announced in January. The goal to help low income seniors age in place by adding a part-time Nurse and full-time Service Coordinators to pilot buildings.

John Westervelt and Maria V Biancheri, both from Catholic Charities and Domus discussed application and the future implementation of a HUD pilot in Union City. Both John and Maria expect significant positive results for the building residents. They are awaiting the signing of a MOU. Their slides are provided in the Reference Handout section., www.njfoundationforaging.org/policy-reports July 11 Conversation handouts.

There is a match requirement after three years for sustainability which could be budgeted into the overall operating of the HUD assisted building. There are three other sites located in NJ are participating in the pilot. The Lewin Group will be evaluating the project.

Pascale Leone mentioned that in NY State, there was a pilot for services and building development which dramatic results such as reducing ER and hospital visits, falls, etc. But when the project ended there wasn't follow up and now in the building they are seeing a rise in falls, hospitalizations etc. The group agreed that follow up is essential.

Marie Mascherin mentioned NJCC is interested in lining up services for people who want to age in place, there are some examples in other states. We also talked about people who are above MLTSS income eligibility. Jeanne Martin mentioned PAL, Portable Assisted Living program in Elizabeth Davis's Building in Westwood. Elizabeth will hopefully address this at our next meeting.

The Village model was briefly discussed which provides geriatric care management services for a membership fee with add-ons for more intense services that might be needed. Also, it was noted that the 21 County Offices on Aging provide Information and Assistance (I&A) to seniors regardless of their income and often connect seniors and caregivers to a variety of services.

Marie from NJCC mentioned Civil Works in Baltimore with Johns Hopkins will assist at patient discharge coverage. Home assessments for ramps, etc. NJCC is hoping that Baltimore's data might document the need for such services. The more about Civil Works Elder Services <http://civicworks.com/wp-content/uploads/2014/08/CAA-Brochure-Final-06042015.pdf>

Long Term Care (LTC) insurance questions were raised regarding in-home servicers and modifications. Often the policies dictate the possible coverage options. However, we are seeing fewer insurance companies offering LTC policies.

Discussion on Metrics for Success:

Elizabeth Davis was not able to join us. However, we hope she will offer details on her HUD senior building at the next meeting.

Theresa Davis mentioned that Ridge Oak Two opened their wait list. Theresa from LeadingAgeNJ presented the **2015 Lewin Study-Impact of Services in Senior Bldgs.** That was done with the national organization Leading Age. They used a survey tool to determine co-located services. The report is more descriptive than evaluative. You can see the full report on the NJFA website, www.njfoundationforaging.org/policy-reports along with the slides of Theresa's presentation.

The survey asked for onsite staff, resident needs and co-located services and partners. 14% had both a service coordinator & activity coordinator, Service Coord in section 202 building, activity public housing as nurse as well. The hours for each differed. Most of the staff was funded by HUD. Often the nurses were covered by partner relationships. ¾ of those surveyed were assisting the residents when they move in, other were assessing residents once a year. The service options varied. Congregate Meal programs were often co-located in these buildings and this seems to attract other services into the building.

Pascale Leone also mentioned a report stating that when Federally Qualified Health Centers (FQHC) that are located in HUD buildings they saw improved health results for residents that utilized the services of the FQHC.

Raphael Kasen, provided the group with a description of **Thriving NJ** which the Housing & Community Development Network NJ (the Network) is advancing. The handout is in the Reference Section. More materials on at their website, www.hcdnnj.org This handout provides an example of the loss of funds for NJ housing. It is projected by the Network that an investment of \$6,000,000 of State money is needed to get the housing economy going. Options include: the State Realty Transfer Funds should be going for NJ Housing Trust Fund; the State Rental Assistant Program (SRAP) should be funded by NJ General Treasury, etc. For more details email, Rkasen@hcdnnj.org He also described the advocates' bus trip to DC on July 26th which is being organized by Monarch Housing.

Diane Riley noted that Monarch Housing has a link to registration for the buses to DC. www.MonarchHousing.org They are looking for residents and providers to join the Bus trip who have been helped by housing and supportive housing services. \$200,000,000 in cuts have been listed in the Presidents' budget.

Next steps, it was agreed that we want to continue meeting and we will arrange for a date in September. Possible topics for the next meeting:

- Medicaid Waiver renewal and housing requirements
- CMS Community Benefits Program
- Elder care models, Home and Community Based Services (HCBS) for seniors above the thresholds for MLTSS level. (Activities and Daily Living and income)
- Hackensack-Meridian CMS grant
- Scatter Housing Options details
- Future Work Group to proposed on priorities
- Determine populations needs and the impact of housing and other supports to improve a person's health
- Needs of seniors, and those who are hard to house.