Replicating Health and Housing Models (CIP)

Home and Community-Based Services (HCBS) Conference
December 8, 2021
HCBS Conference | advancingstates.org
Welcome

Remarks
• Lori Gerhard, Director of the Office of Interagency Innovation, Administration for Community Living (ACL), Department of Health and Human Services (HHS)

Facilitator
• Larke Recchie, CEO, Ohio Association of Area Agencies on Aging and Direction Home, LLC

Webinar hosted by the Administration for Community Living (ACL)
Today’s Agenda

• Framing the Conversation - Larke Recchie

• Housing Development - Joseph Recchie JD

• Service Coordination - Duana Patton

• Collaboration and Partnerships - Justin Moor and Ash Lemons

• Wrap up and Takeaways – Lori Gerhard
Ohio Area Agencies on Aging
Housing Roadmap and Success Story

Joseph Recchie
CEO
Community Building Partners and Praxia Partners

Duana Patton
CEO
Ohio Dist. 5 Area Agency on Aging

Justin Moor
VP of Planning & Program Development
Area Office on Aging of Northwestern Ohio

Ash Lemons
Associate Director
The Ability Center of Greater Toledo

2021 HCSB Annual Conference
December 8, 2021
Roadmap

1. The Need for Affordable Senior Housing...and the Opportunity for Community-Based Organizations

2. Project Structure Using Low Income Housing Tax Credit

3. Opportunity for Smaller Community Projects
Affordable Housing: What’s the Why?

- Needed everywhere in the state
- CBOs can earn fees from acting as the developer of senior housing
  - Developer fees
  - Distribution of annual profits from operation
  - Management fees (if self-managing property)
  - Equity in property after mortgage paid off and investors retired
Funds for 4% Low Income Housing Tax Credit

- Home Funds: 11%
- FHLB AHP: 9%
- First Mortgage: 30%
- Investor Equity: 50%
Funds for 9% Low Income Housing Tax Credit
Buckeye Fields Apartments

- Developed by Buckeye Hills / Area Agency on Aging
- Multiple units, 1 and 2 bedrooms
- 32 ranch-style duplexes, 1 community building
- Solar power generated on site
- LEED Gold design
- Land leased from Washington County Commissioners
Ritter’s Run

- 12 apartments (6 one-bedroom, 6 two-bedroom)
- Land gifted by the local Land Bank
- Adjacent property gifted by landowner
- Financing
  - HOME Funds from the city
  - Construction and permanent loan from Local Lender
  - Support from local Foundation for onsite washers and dryers
Ritter’s Run

- Richland County Foundation
- Mechanics Bank
- Frank Nemeth
- Land Bank
- City of Mansfield
- Development Advisors and Consultants

**$80,000 support grant**

**Section 8 vouchers**

**First mortgage**

**Owner of home**

**Home funds of $740,000**

- Donation of property and paid for demolition clean up

- Owner of home
American Rescue Plan Housing Opportunities

- Provides counties and municipalities with funds for flexible use
- Local governments have unique chance to make one-time investment in affordable housing now, with the local community setting the priority objectives
- Locks in affordable senior housing for 20 years
  - Option to extend period of affordability even further
How ARPA Funds Can Fund Affordable Housing

American Rescue Plan Local Model

First Mortgage 33%

ARPA Funds 67%
Service Coordination

A centralized process by which multiple services and supports are synchronized to address the needs of an individual.

Image Source: U.S. Department of Housing and Urban Development
Community Health Workers (CHW)

What is a CHW?
Community Health Workers are trained in public health and act as a bridge between health/social services and the community.

Ohio Certification Requirements
- Complete an approved training program
- Minimum of 100 classroom hours and 130 clinical hours
- Submit application to the Ohio Board of Nursing

CHWs add value to the team and can provide an opportunity for generating revenue.
Service Coordination Funding

- Grants
- Development Fees
- Operational Budget of the Property
- Third Party Payors when using a certified CHW
Service Coordination Funding when Utilizing a Qualified CHW

- Insurance Carriers
- Managed Care Organizations
- Medicaid
- Medicare
Where HUBs Are Working

SOURCE: Pathways Community HUB Institute (PCHI)
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<td>Linkage to other programs, including meals</td>
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Service Coordination + CHW + HUB = $$

Connect with Client

Complete Pathway

Agency receives payment from MCO
Social / Environmental Factors & Individual Behavior Affect Longevity More Than Genetics & Medical Care

Impact of different factors on risk of premature death

- Genetics: 30%
- Individual behavior: 40%
- Social and environmental factors: 20%
- Healthcare: 10%

Source: Kaiser Family Foundation
3 Biggest Expenses in Retirement

While many worry about the cost of health care as they age, transportation costs represent 16% of expenditures, while health care represents 13%.

Source: NewRetirement, The Biggest Expenses in Retirement
Unaffordable Housing

Over 1-in-4 older adults (age 65+) households (27%) live in unaffordable housing.

Housing is considered unaffordable if the costs, including utilities, are more than 30% of household income.

Source: U.S. Census Bureau
Subsidized Housing

3,803 AOoA region older adults (age 62+) households rely on housing subsidies, including public housing, Supportive Housing for the Elderly (202), and the Housing Choice Voucher Program.

Source: Community Solutions estimate based on HUD data (2016)
Developing Safe, Affordable, Accessible, and Beautiful Housing

Lakewood II Senior Village

Island Parkway
Additional Developments

Riverview Terrace

Westhaven
Lakewood Campus has:

- Senior Center
- Congregate and single unit affordable housing
- Veteran’s Housing
Missing Piece
Program for All-Inclusive Care for the Elderly
Ways the Area Office on Aging Integrates Health

- MMP – MyCare Ohio
- Medicaid Waiver services
- Medical Mutual of Ohio – MA plan
- Anthem – commercial health
Partnership with the Ability Center of Greater Toledo

In 2011, Temporary Ramp Program pilot with Money Follows the Person (HOME Choice) Since beginning this program, we have installed and recovered multiple ramp systems, serving more than 153 consumers. These systems continue to enable safe discharge from institutions as well as assist those “at risk” of not being able to maintain independent living.
How CILS and AAA Work to Keep People at Home

Programming between the AAA and CIL (ACT) has grown over the past 10 years:

- Since 2008 we have completed over $1.4 million worth of Home Modifications. (AOoA bid awards only and does not account for other senior funded projects).
- At The Ability Center (ACT), 60% of our consumers over the age of 60.
- Collaborate on the coordination and construction of Home Modifications (Ramps, Grab bars, low-rise steps etc.) and the gifting of Durable Medical Equipment.
How CILS and AAA Work to Keep People at Home Continued

- Collaborate also includes the gifting of Durable Medical Equipment.

- The Top 5 requested DME requested= Shower Transfer Bench, Shower Chair, Wheelchair, Raised Toilet Seat + Rollator. Items which enable better self-care.

- DME program is sustained by community donations + grants. A community “Donations Ask”, a sanitizer, and a staff person is all you need to get started.
Wrap Up

Questions? Ideas?
Email us at hsrc@acl.hhs.gov