

Replicating Health and Housing Models (CIP)

Home and Community-Based Services (HCBS) Conference

December 8, 2021

[HCBS Conference | advancingstates.org](https://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

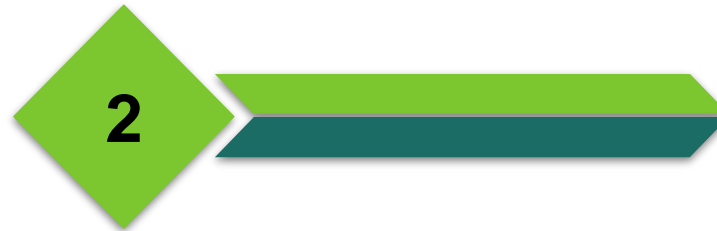
Ash Lemons
Associate Director
The Ability Center of
Greater Toledo

2021 HCSB Annual Conference
December 8, 2021

Roadmap



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



**Project Structure
Using Low Income
Housing Tax Credit**



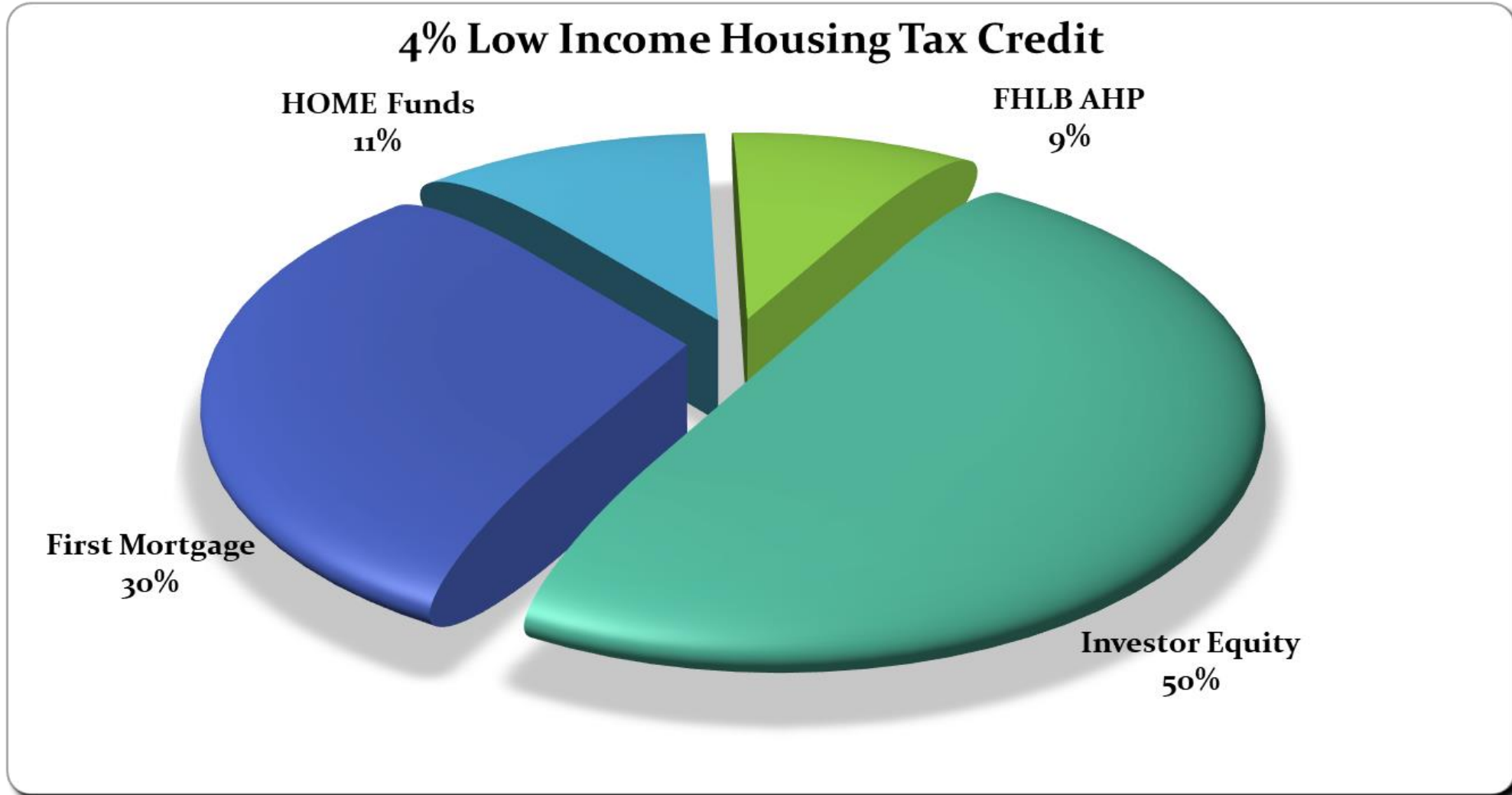
**Opportunity for
Smaller Community
Projects**



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



Funds for 9% Low Income Housing Tax Credit

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





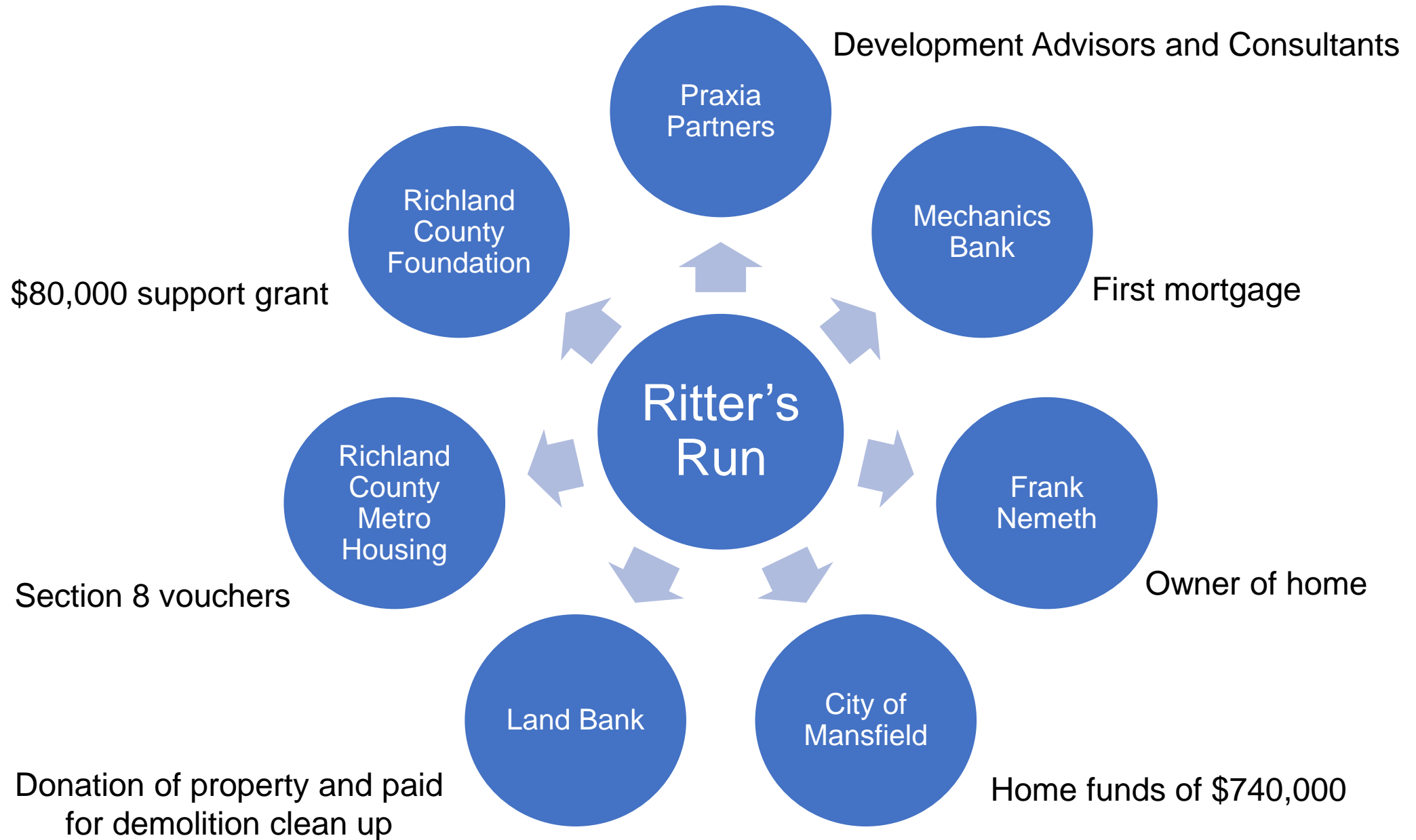
Ritter's Run

- 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





Relationships = Partnerships





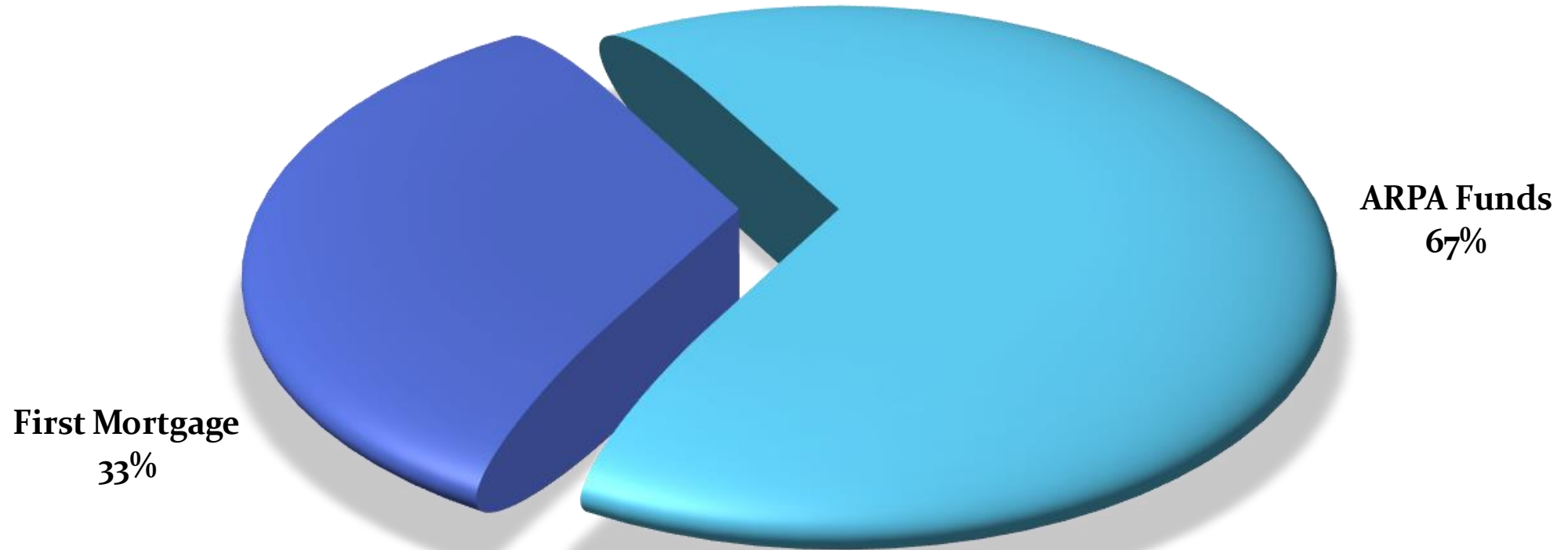
American Rescue Plan Housing Opportunities

- 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



Service Coordination

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





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

AAA5 Data for The Woods 12-Month Period

14 Linkage to other programs, including meals

12 Housing Issues

31 Environmental Issues

21 Advocacy / Support

19 Education / Employment

5 Personal Care / Homemaker

33 Health and Safety

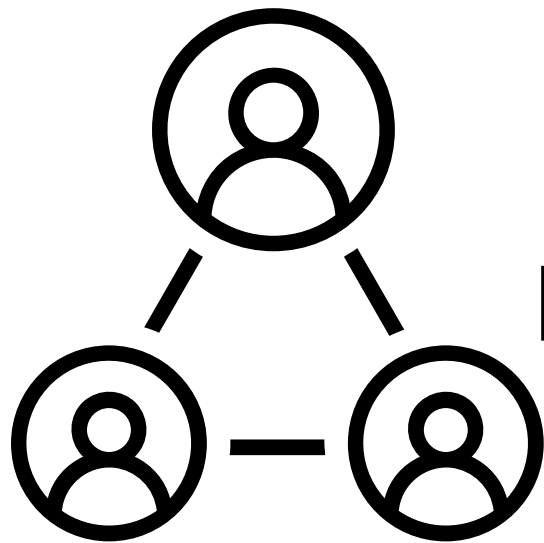
84 Wellness Program

5 Transportation

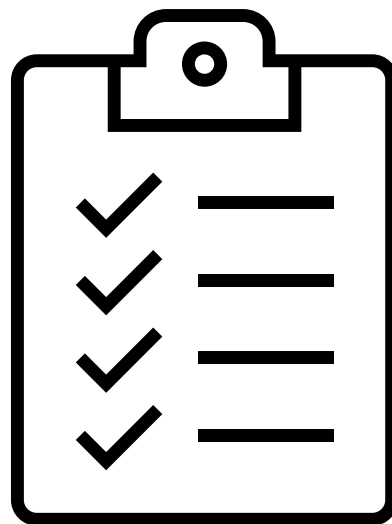


Service Coordination + CHW + HUB = \$\$

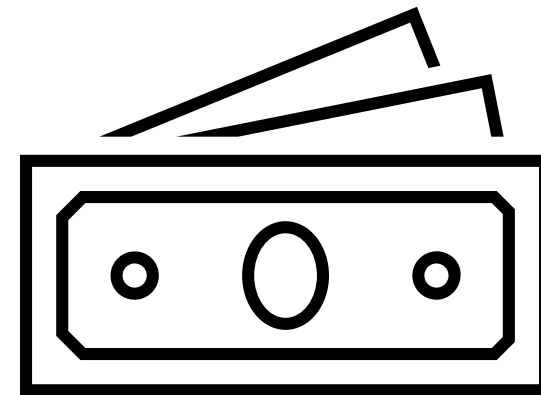
Connect with Client



Complete Pathway



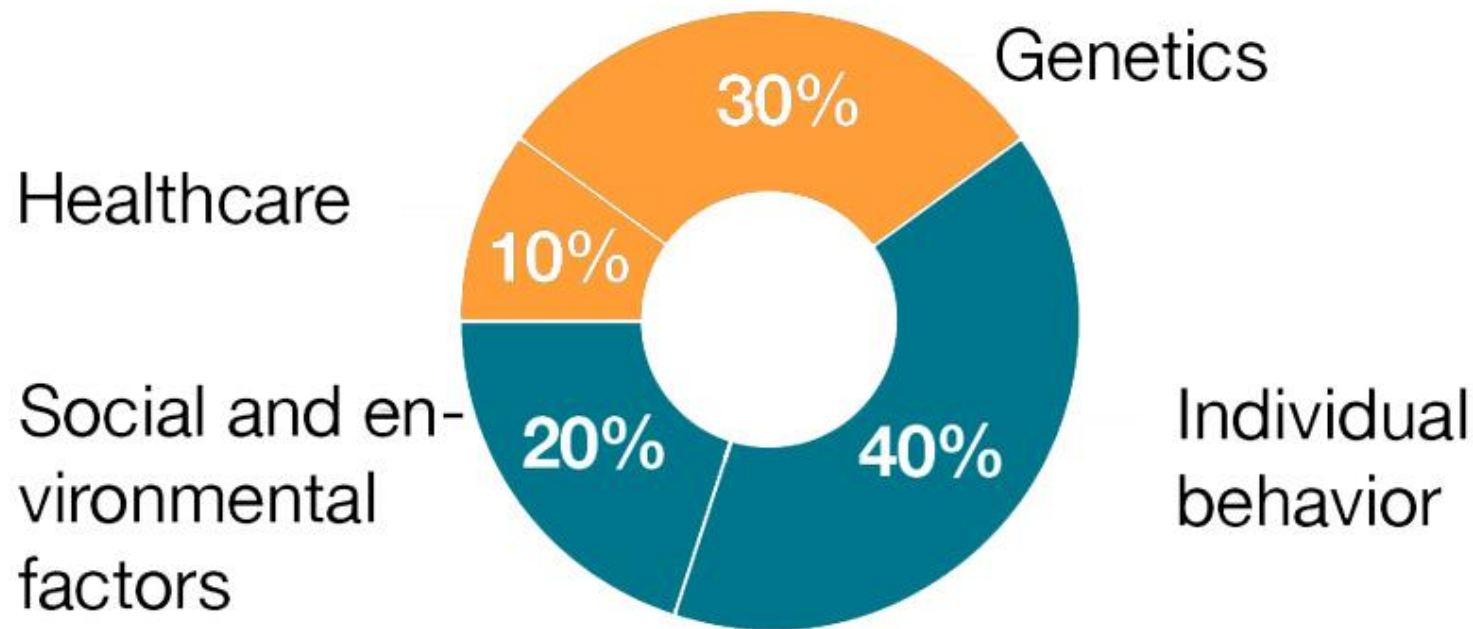
Agency receives payment from MCO





Social / Environmental Factors & Individual Behavior Affect Longevity More Than Genetics & Medical Care

Impact of different factors on risk of premature death



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



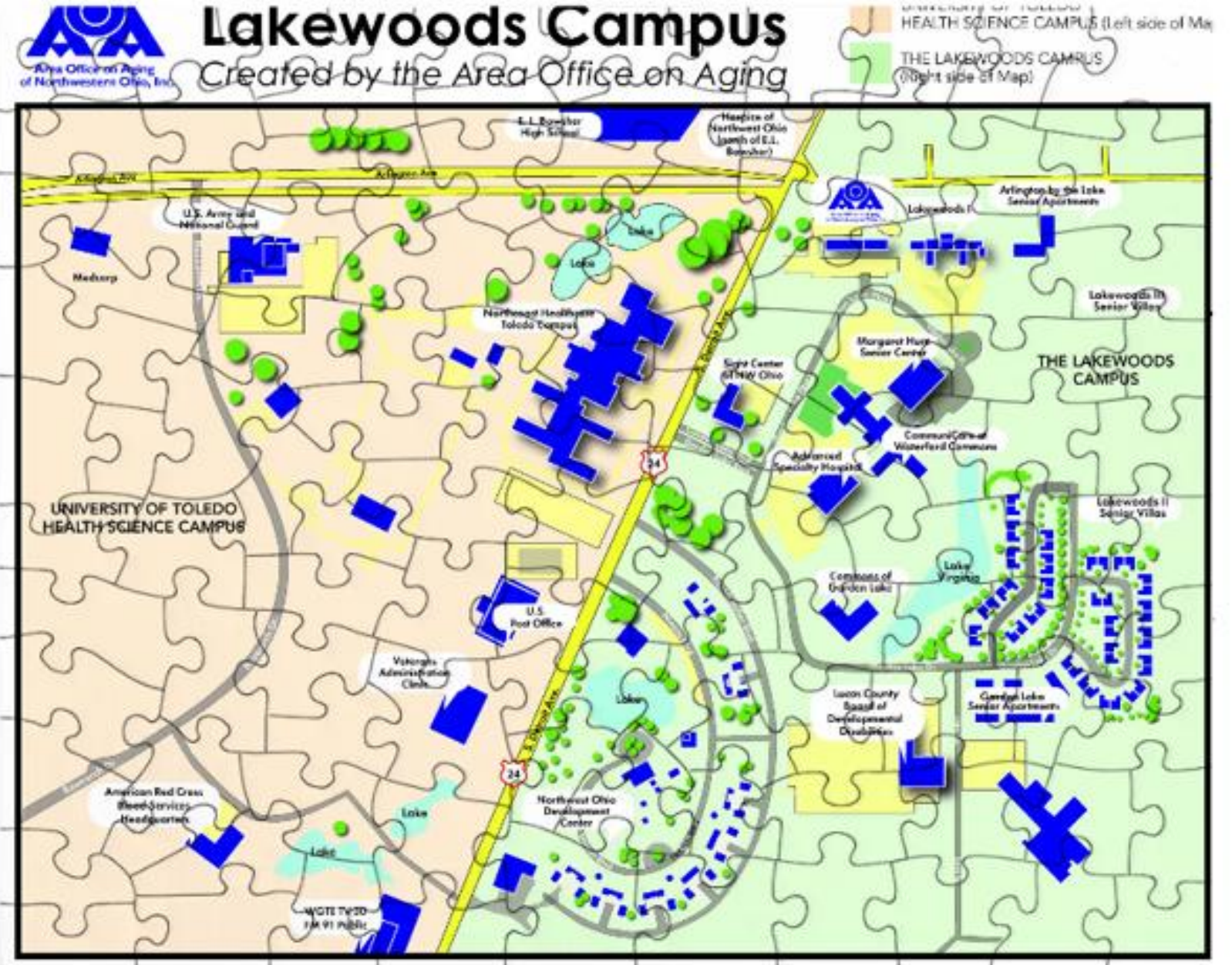
Riverview Terrace



Westhaven

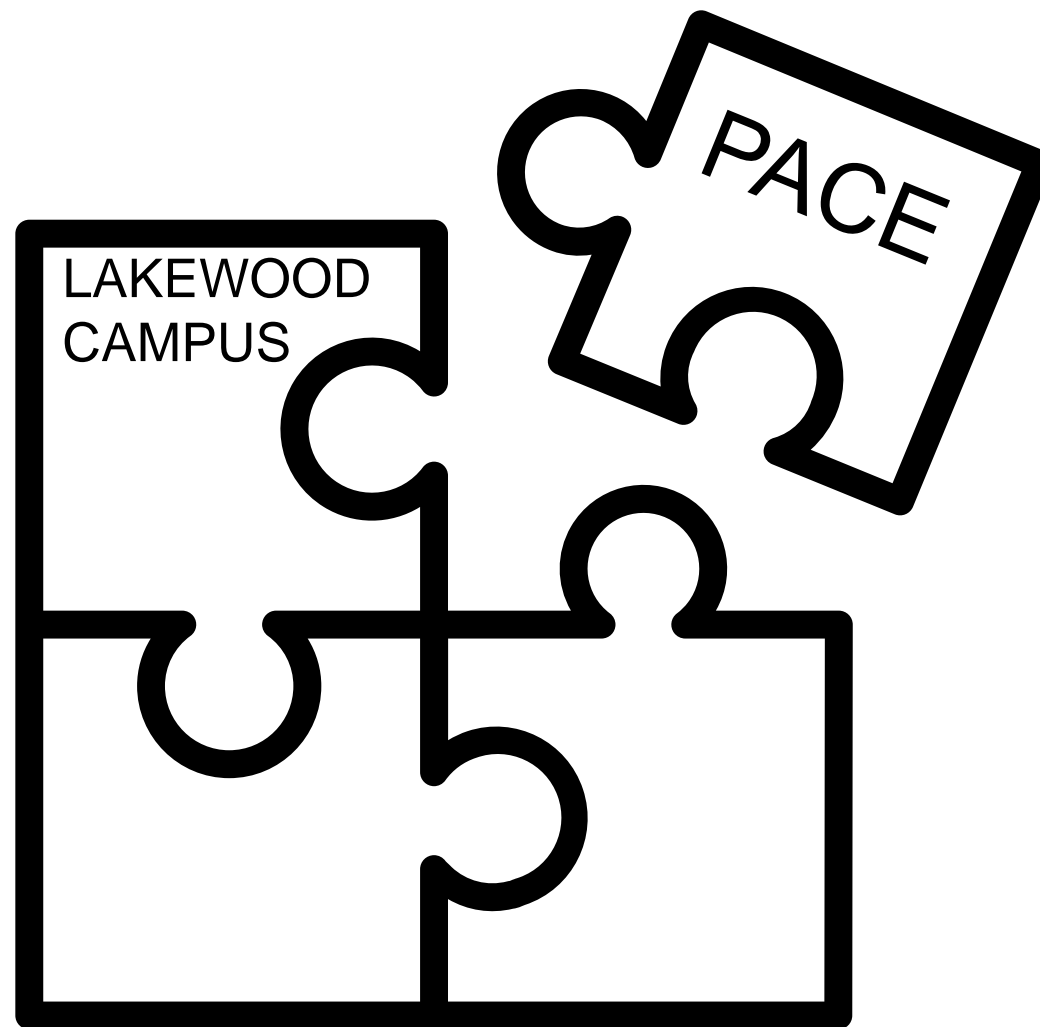
Lakewood Campus has:

- ▣ Senior Center
- Congregate and single unit affordable housing
- Veteran's Housing





Missing Piece





PACE

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.

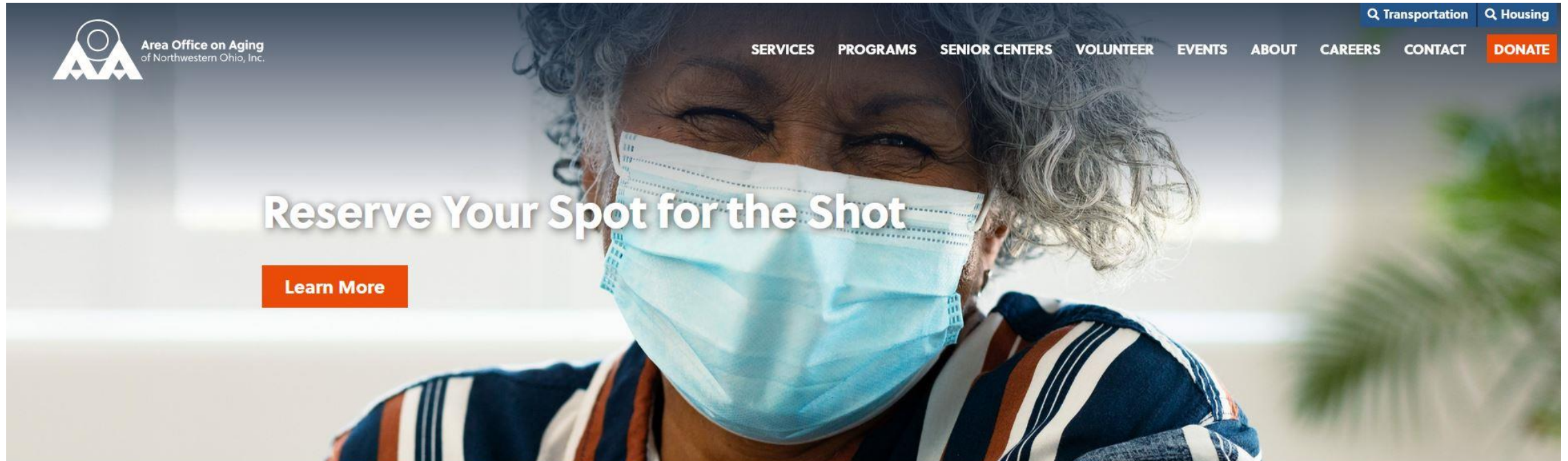



How CILS and AAA Work to Keep People at Home Continued

- 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.



Area Office on Aging Website Resource



 Area Office on Aging
of Northwestern Ohio, Inc.

[Transportation](#) [Housing](#)

[SERVICES](#) [PROGRAMS](#) [SENIOR CENTERS](#) [VOLUNTEER](#) [EVENTS](#) [ABOUT](#) [CAREERS](#) [CONTACT](#) [DONATE](#)

Reserve Your Spot for the Shot

[Learn More](#)

Transportation Search

Looking for the cheapest, quickest, or best way to get transported across town, you've come to the right place. Click here to get connected to the transportation resource that is the best bet for your needs.

[Start Searching](#)

Housing Search

While moving can be an ordeal, finding the next place to call home doesn't have to be. If you're wanting to move locally, you can identify the housing best bet for you by estimated cost, location, and move-in timeframe here.

[Start Searching](#)



Q & A

Wrap Up

Questions? Ideas?

Email us at hsrc@acl.hhs.gov



Housing and Services
Resource Center