Administration for Community Living Administration on Disabilities (AoD)

Turning Resources into Action: Increasing Integrated Housing Options for People with I/DD

May 11, 2023
4:00 PM – 5:30 PM

ACL
Administration for Community Living
Advancing independence, integration, and inclusion throughout life

WELCOME

Housing and Services
Resource Center

A partnership between

Housing and Services
Resource Center

Coordinating access to affordable,
accessible housing and critical community services

acl.gov/HousingAndServices   HSRC@acl.hhs.gov

OPENING REMARKS

INTRODUCTION OF THE SPEAKERS

Opportunities to Strengthen Health and Housing under Medicaid Home and Community-Based Services Programs

Martha Egan, Technical Director

Division of Community Systems Transformation

Disabled and Elderly Health Programs Group

Center for Medicaid and CHIP Services

Centers for Medicare & Medicaid Services

Home & Community-Based Services (HCBS)

- Examples of Medicaid HCBS
  - —Personal care services
  - —Home health services
  - —Rehabilitative services, which may include HCBS
  - —HCBS waiver programs (section 1915(c))
  - —State plan HCBS (section 1915(i))
  - —Self-directed personal assistance services (section 1915(j))
  - —Community First Choice (section 1915(k))

Opportunities for States to
Enhance, Expand, or Strengthen HCBS

Section 9817 of the American Rescue Plan Act of 2021 (ARP)

- Provides qualifying states with a temporary 10 percentage point increase to the federal medical assistance percentage (FMAP) for HCBS

- State Medicaid Director Letter (SMDL) released on 5/13/2021 provides guidance on implementation of ARP section 9817, including the requirements that:
  - funds from the increased FMAP must supplement, not supplant, existing state funds expended for Medicaid HCBS; and
  - states must use the increased funds to implement or supplement activities to enhance, expand, or strengthen HCBS.

- SMDL is available at https://www.medicaid.gov/federal-policy-guidance/downloads/smd21003.pdf

Opportunities for States to Enhance, Expand, or Strengthen HCBS (Con't)

Money Follows the Person Demonstration (MFP)

- Provides eligible Medicaid beneficiaries who live in institutions the opportunity to transition to the community

- Consolidated Appropriations Act, 2021 made several changes to the MFP demonstration to advance MFP program progress

- Consolidated Appropriations Act, 2023 extended MFP through federal fiscal year 2027

- MFP Supplemental Services

- MFP Capacity Building Funding Opportunity

Medicaid.gov Resources

- CMS State Health Officials Letter: [Opportunities in Medicaid and CHIP to Address Social Determinants of Health (SDOH)](#)

- [Long-Term Services and Supports Rebalancing Toolkit](#)

- State Medicaid Director Letter (#21-003): [Implementation of American Rescue Plan Act of 2021 Section 9817: Additional Support for Medicaid Home and Community-Based Services during the COVID-19 Emergency](#)

- [Money Follows the Person](#)

- [SUPPORT Act Innovative State Initiatives and Strategies for Providing Housing-Related Services and Supports: Sections 1017 and 1018](#)

- [Medicaid Innovation Accelerator Program State Medicaid-Housing Agency Partnerships Toolkit](#)

Turning Resources into Action

Lisa Coffman – HUD
May 11, 2023

HUD's Homeless Assistance Programs

- **Continuum of Care (CoC) Program**—(FY22 $2.8 billion) awarded through annual competition. Projects are ranked and awarded as part of a community entity also called a CoC. Program components include Permanent Supportive Housing (PSH), Rapid-Rehousing (RRH), Supportive Services (SS).

- **Emergency Solutions Grants (ESG)**—(FY21 $290 million) Distributed by formula to states and localities. Program components include street outreach, emergency shelter, homelessness prevention (HP), RRH, and HMIS; as well as administrative activities.

- **ESG-CV**—($3.96 billion CARES Act funding in 2020) 100% of funds must be expended by September 30, 2023. Same program components as ESG.

- **Youth Homelessness Demonstration Program (YHDP)** – Since 2016 HUD has awarded $368 million to 94 communities developing and implementing a coordinated community approach to preventing youth homelessness

HUD's Homeless Assistance Programs (Con't)

- **Housing Opportunities for Persons with AIDS (HOPWA)**—(FY22 $450 million) Distributed by formula to eligible cities, states, and nonprofit organizations to provide housing assistance and supportive services to low income people with HIV and their families

- **HOPWA-CV**—($65 million CARES Act funding in 2020) – Grantees have a three year period of performance. Same activities as HOPWA
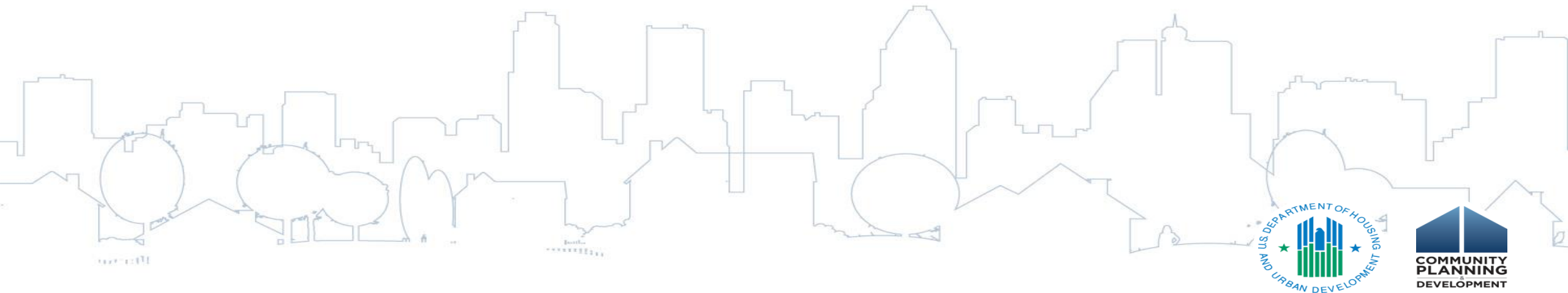
Continuum of Care Program

A Continuum of Care (CoC) is a regional or local planning body that coordinates housing and services funding for homeless families and individuals.

The CoC is designed to promote community-wide planning and strategic use of resources to address homelessness and improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness.
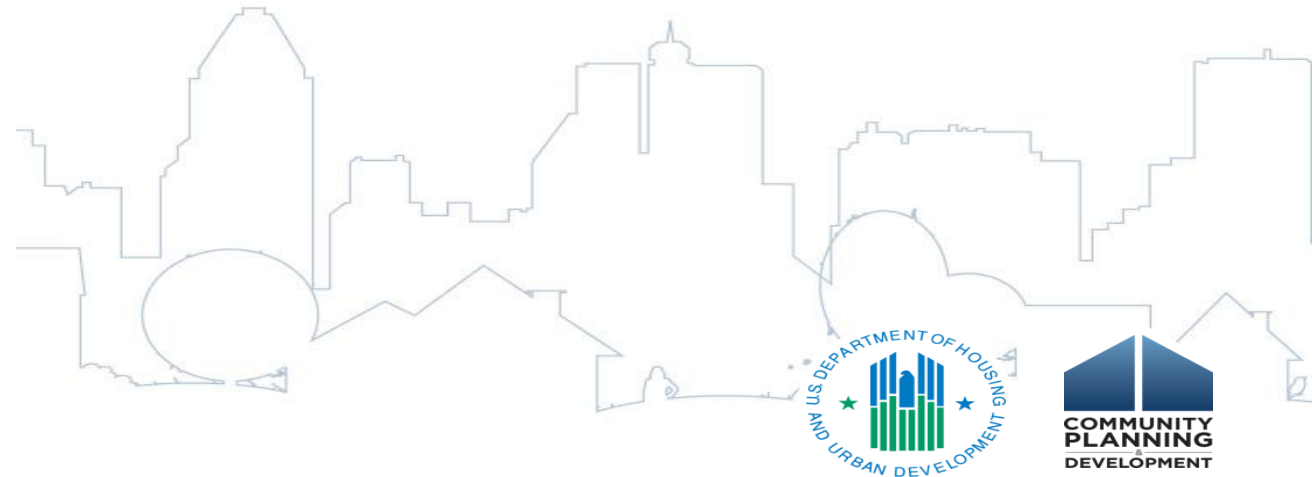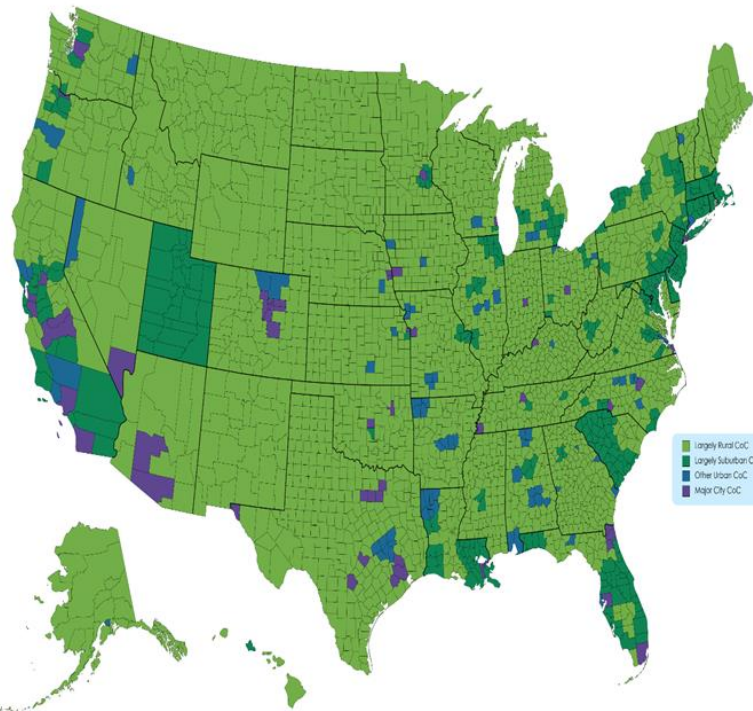
Continuum of Care Process

- CoCs run local competitions to select and rank projects for their consolidated application
- HUD awards projects based mostly on the order in which CoCs rank them and HUD has grant agreements with individual recipients for each project
- The amount of funding a CoC receives depends on:
  - A formula for the geographic area covered by the CoC
  - The amount of funding needed to renew all projects in the CoC for one year
  - How well the CoC scores in the competition
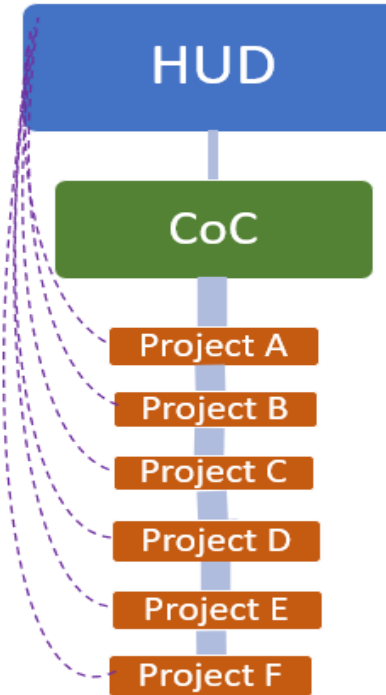
Continuum of Care Program
Operations and Eligible Activities

Each year, HUD competitively awards over $2 billion to about 400 CoCs across the country

CoCs allocate funding to nonprofit organizations, State and local governments, and Public Housing Agencies (PHAs) within their jurisdiction to fund specific projects

Permanent Housing

Community-based housing without a limit on length of stay

• Permanent Supportive Housing

• Rapid Re-Housing

Transitional Housing

Time-limited housing with supportive services, with a goal of moving household to permanent housing within 24 months

Other Eligible Activities

• Supportive services only
• Homeless Management Information System (HMIS)
• Homelessness prevention (high performing communities only)

Eligible Emergency Solutions Grants Activities

- Street Outreach
- Emergency Shelter
  - Renovation
  - Essential Services
  - Shelter Operations
  - Relocation Assistance
- Homelessness Prevention
  - Housing Relocation/Stabilization
  - Short/Medium Term Rental Assistance

- Rapid Re-Housing
- HMIS
- Administration (7.5%)

Eligible Youth Homelessness Demonstration Program Activities

- Permanent Housing
- Transitional Housing
- HMIS
- Supportive Service Only

- Host Homes and Kinship Care
- Shared Housing
- Planning
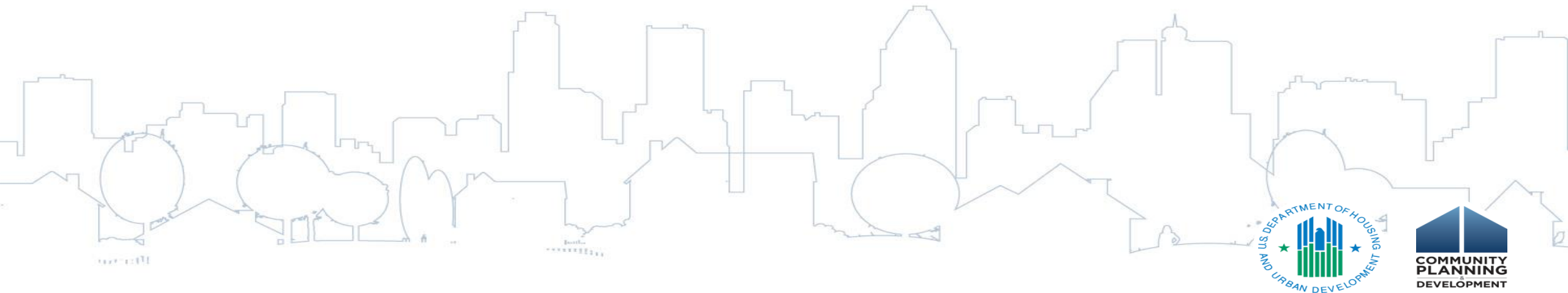
Eligible HOPWA Activities

- Facility-based and scattered-site emergency, transitional, and permanent housing
- Short-term rent, mortgage, and utility assistance to prevent homelessness
- Permanent housing placement
- Housing information services

- Supportive services
- Resource identification
- Administration (by statute, 3% for grantees and 7% for project sponsors)

Find Out More in Your Area

Questions and Resources

www.hudexchange.info

- **Search for local grant recipients and/or programs**
  https://www.hudexchange.info/grantees/

- **Get future funding opportunities by joining CPD's listserv, go to**
  https://www.hudexchange.info/mailinglist/

- **Submit Questions to the HUD Exchange Ask-A-Question at:**
  https://www.hudexchange.info/get-assistance/my-question/

COMMUNITY
PLANNING
&
DEVELOPMENT

Who Uses Housing Vouchers?

About 5 million people in 2.4 million households

Other households — 13%

Older adults, incl. those with disabilities ("elderly") — 30%

Families with children — 32%

Non-Elderly people with disabilities — 25%
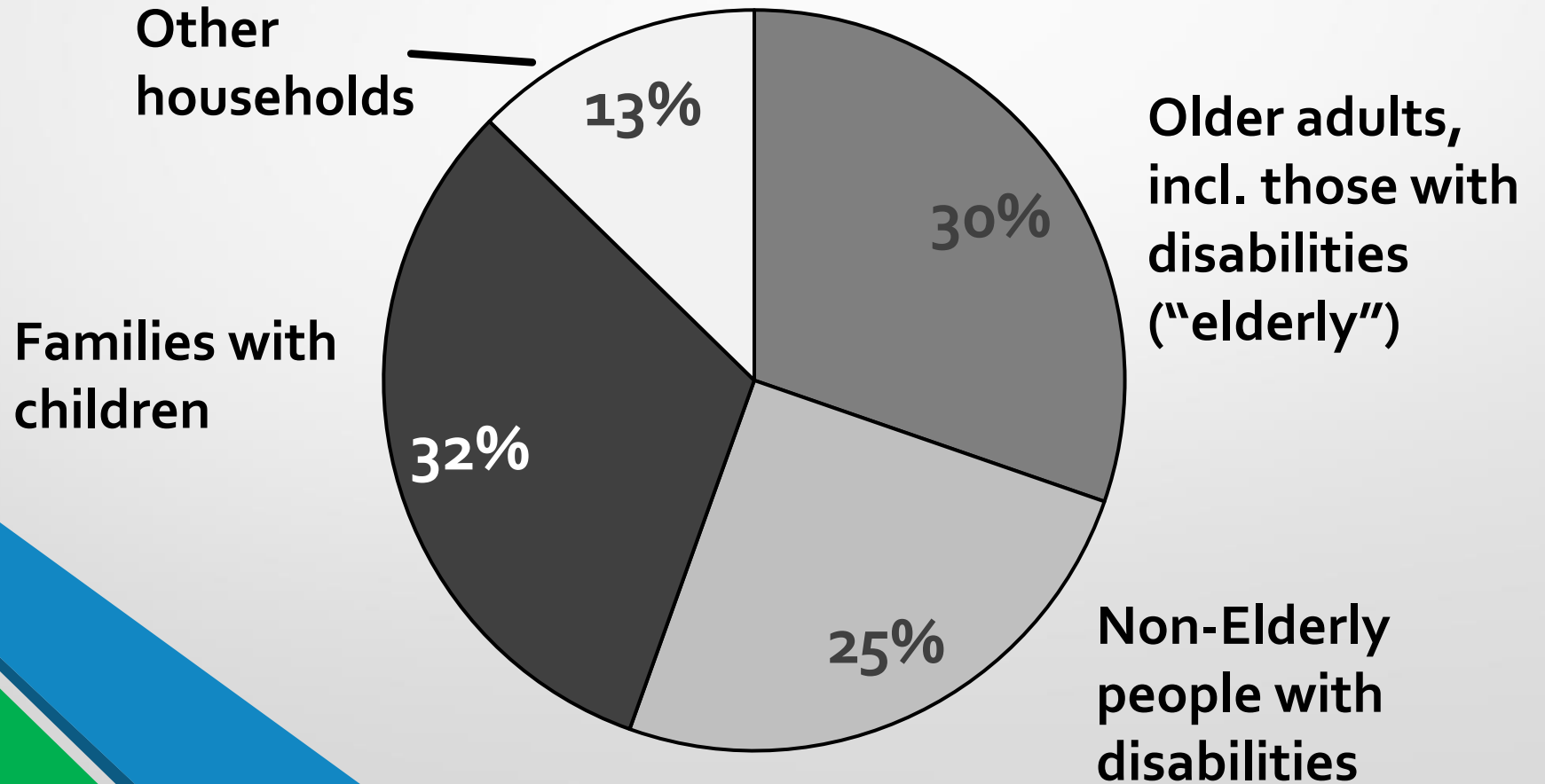
Housing Choice Vouchers Are Flexible

- Eligible households use HCVs to rent private market units

- Portable

- May be "project-based," i.e., tied to specific supportive housing or other developments

- Shared housing with other assisted or unassisted families

- Live-in aides allowed as reasonable accommodation

Housing Choice Voucher Programs

HCV Program	Authorized	Leased
Mainstream	*69,017*	*52,028*
Non-Elderly Disabled (NED)	*54,727*	*46,666*
VA-HUD Supportive Housing	*108,515*	*78,975*
Emergency Housing Voucher	*70,000*	*51,843*
All Other HCVs	*2,502,949*	*2,147,735*
Total	2,805,208	2,377,247

Mainstream Voucher Program

- Only non-elderly people with disabilities are eligible.

- Other than household eligibility requirement above, Mainstream vouchers follow the same program policies as the regular tenant-based voucher program.

- Funding and financial reporting for Mainstream vouchers are separate.

Recent Mainstream Funding Allocations

- Congress appropriated ~$500 million in new funding for new Mainstream vouchers in 2017, 2018, and 2019.

- Through NOFAs in 2018 and 2019 and non-competitive awards in 2020-22, HUD awarded 56,000 new vouchers

- For list of PHA awards and other data, see HCV Data Dashboard:
https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard

Mainstream NOFA PHA Rating Factors

1. Experience assisting people with disabilities and established partnerships with state Medicaid agencies (e.g., MFP), homeless assistance providers, health and human services agencies

2. Admissions preference for one of following:

   - Transitioning out of institutional or other segregated settings

   - At risk of institutionalization

   - Homeless

   - Previously experienced homelessness and is a resident of permanent supportive housing or a rapid rehousing program

   - At risk of homelessness

3. Ability to connect assisted households with housing and community-based services

4. Program evaluation and improvement

Resources

- HUD's Mainstream Voucher page: [Mainstream Vouchers | HUD.gov / U.S. Department of Housing and Urban Development (HUD)](#)

- [PIH Notice 2020-01: Revised Policies and Procedures for the Mainstream Voucher Program](#)

- Topic guides: https://www.hudexchange.info/resource/6548/mainstream-voucher-topic-guides/

- Submit your questions to MainstreamVouchers@hud.gov.

Section 811 Supportive Housing for Persons with Disabilities Program

Office of Multifamily Housing Programs

U.S. Department of Housing and Urban Development

Program Purpose

- **Created to provide housing** by developing affordable integrated housing options for these vulnerable populations.

- **Provides <u>integrated</u>, permanent supportive housing** for non-elderly persons with disabilities through a state level housing and services partnership.

- **Target populations** = people living on the streets or in shelters, people living in institutions, states with settlement agreements.

Office of Multifamily Housing Programs

Goals of the 811 Programs

- Provide persons with disabilities with meaningful choice about housing, health care and long-term services and support.

- Fund innovative Section 811 permanent supportive housing models that will be at the forefront of design, service delivery and efficient use of federal resources

- Encourage formal partnerships with health and human service agencies or local service agencies to coordinate voluntary services and support to enable persons with disabilities to live independently.

Section 811 Programs

Offers two distinct programs

Section 811 Capital Advance

Section 811 Project Rental Assistance

811 Portfolio Snapshot

Assisted Properties by Program

Program Type	Property Count	Unit
All 811	**3,516**	**35,588**
Section 811 PRA	764	5,952
Section 811 Capital Advance	2,752	29,636

*Source (1/2023): MPRD/HEREMS

Capital Advance Program

- Provides funding for the development of housing for very-low persons with disabilities to non-profit organizations.

- Provides funding for rental assistance to maintain ongoing affordability for forty years.

Project Rental Assistance (PRA) Program

- Provides funding to state housing agencies for housing assistance for extremely low-income persons with disabilities.

- Requires the collaboration between the State Housing Agency and the State Health and Human Service/Medicaid Agencies.

- Program aims to target homeless or at risk of homeless, people living in institutions, states with Olmstead settlement agreements.

Who do we serve?

- "Person with disabilities" means a household composed of one or more persons who is 18 years of age or older and less than 62 years of age, and who has a disability.

- A person shall be considered to have a disability if such person is determined, pursuant to regulations issued by the Secretary to have a physical, mental, or emotional impairment which is:

  ➢ expected to be of long-continued and indefinite duration,
  ➢ substantially impedes his or her ability to live independently, and
  ➢ is of such a nature that such ability could be improved by more suitable housing conditions

Accessing the 811 Programs

Meet the income requirements under the program

- Capital advance, 50% below Area Median Income
- PRA – 30% below Area Median Income

How to Apply

- For 811 Capital Advance – apply directly at the property
- For 811 PRA – Contact your state housing agency that has received a PRA grant

Connection to Services

Section 811 Capital Advance

Must provide a well-develop supportive service plan
- Must be tailored for the population the housing is expected to serve
- Must use a person-centered approach
- Align with state/local's approach to expanding community living opportunities for persons with disabilities
- Document the implementation and strategies for outreach, referrals, communication, transition services, and tenancy supports.
- Outlines partnerships and coordination of services with local service providers.

Connection to Services (Con't)

Section 811 PRA

Must provide an Inter-Agency Partnership Agreement outlining the partnership between the State Housing Agency and Health and Human Service/Medicaid Agency

- Description of the target population
- Methods for outreach and referral
- Commitment to make the appropriate services
- Outlines the available state administered services and how the such services will be available to residents.

Helpful Resources

- **811 Capital Advance properties**
  - HUD Resource Locator, https://resources.hud.gov/

  - Multifamily Regional Centers and Satellite Offices

- **811 PRA properties**
  - PRA Program Grantees

Arizona Division of Developmental Disabilities

Department of Economic Security - DES

Mission: The Arizona Department of Economic Security makes Arizona stronger by helping Arizonans reach their potential through temporary assistance for those in need, and care for the vulnerable.

True North: All Arizonans who qualify receive timely DES services and achieve their potential.

<u>**Divisions and Departments of DES**</u>:

- Developmental Disabilities (DDD)
- Aging & Adult Services (DAAS)
- Child Support Services (DCSS)
- Child Care (DCC)

- Arizona Early Intervention Program (AzEIP)
- Benefits & Medical Eligibility (DBME)
- Employment & Rehabilitation Services (DERS)
- Community Assistance & Development (DCAD)

DDD Mission Statement

The Division of Developmental Disabilities empowers individuals with developmental disabilities to lead self-directed, healthy, and meaningful lives.

# Division of Developmental Disabilities - DDD

DDD provides supports and services to individuals diagnosed with developmental disabilities, such as

- Autism,
- Cerebral Palsy,
- Epilepsy,
- Cognitive/Intellectual Disability,
- Down Syndrome

DDD currently serves more than **50,000** Arizonans

DDD Membership: Primary Disability

Total Individuals Currently Served: 51,130
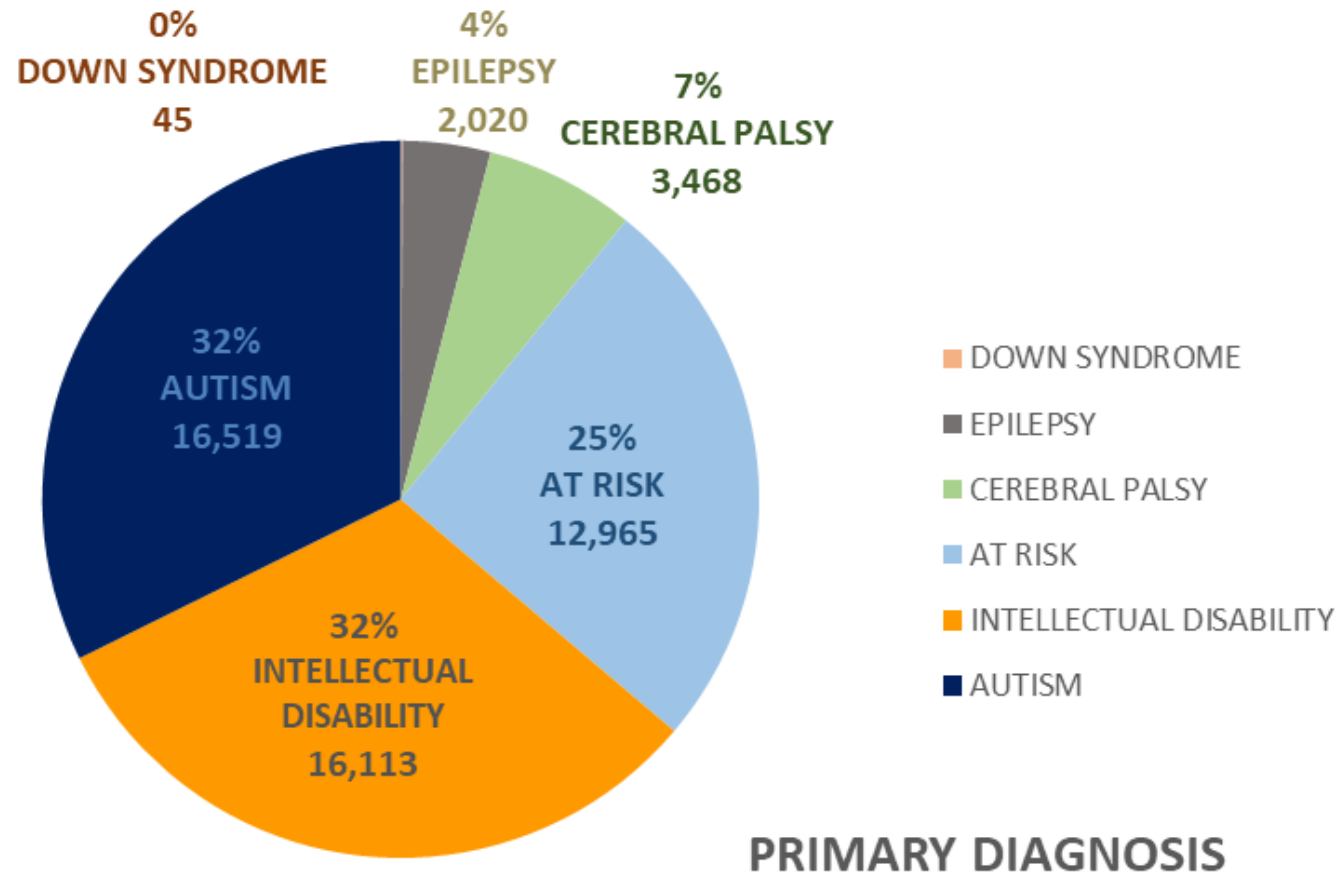
as of: April 30, 2023

The disability must result in substantial functional limitations in three (3) or more of these (7) major life areas:

1. <u>Self-care</u>: Requires significant assistance in performing eating, hygiene, grooming, or health care skills or the time required to perform impacts ability to retain employment or conduct other ADLs.

2. <u>Receptive and Expressive Language</u>: Unable to communicate with others successfully without assistance (AAC; 3rd party).

3. <u>Learning</u>: Obtaining & processing of new information (attention factors, acquisition, storage & recovery) and unable to participate in age-appropriate activities without using additional resources.

The disability must result in substantial functional limitations in three (3) or more of these (7) major life areas:

4. <u>Mobility</u>: Mechanical device or another person is required for movement from one place to another.

5. <u>Self-Direction</u>: Managing personal finances, protecting self-interest, or making independent decisions.

6. <u>Capacity for Independent Living</u>*: Safety or well-being requires daily assistance or supervision for health & housekeeping.

7. <u>Economic Self-Sufficiency</u>*: Unable to maintain regular employment or ability to earn income falls below poverty level.

* Applies to age 18 years and older

DDD Membership: DD Only, Targeted (AHCCCS), Long Term Care (ALTCS)

Developmental Disability DD ONLY

Will receive as DDD Member:

- Support Coordination (Case Management)
- Person Centered Service Plan (PCSP) 180 days
- Community Resources
- Not Medically Eligible for ALTCS and not financially eligible for AHCCCS
- Responsible for own health insurance coverage

Targeted Support Coordination (TSC) AHCCCS

Will receive as DDD Member:

- Support Coordination
- PCSP (90, 180 or 365 days)
- Physical Health Care and Behavioral Health Care from 1 of 7 AHCCCS Complete Care Programs
- Community Resources
- Financially Eligible for AHCCCS, and determined Targeted Support Coordination eligible by AHCCCS

Long Term Care (LTC) ALTCS

Will receive as DDD Member:

- Support Coordination
- PCSP (90 days)
- Physical Health Care and Behavioral Health Care from 1 of 2 DDD Contracted Health Plans (Mercy Care or United Healthcare Community Plan), or the Tribal Health Program (THP)
- Receives Long Term Services and Supports based on assessed need and medical necessity
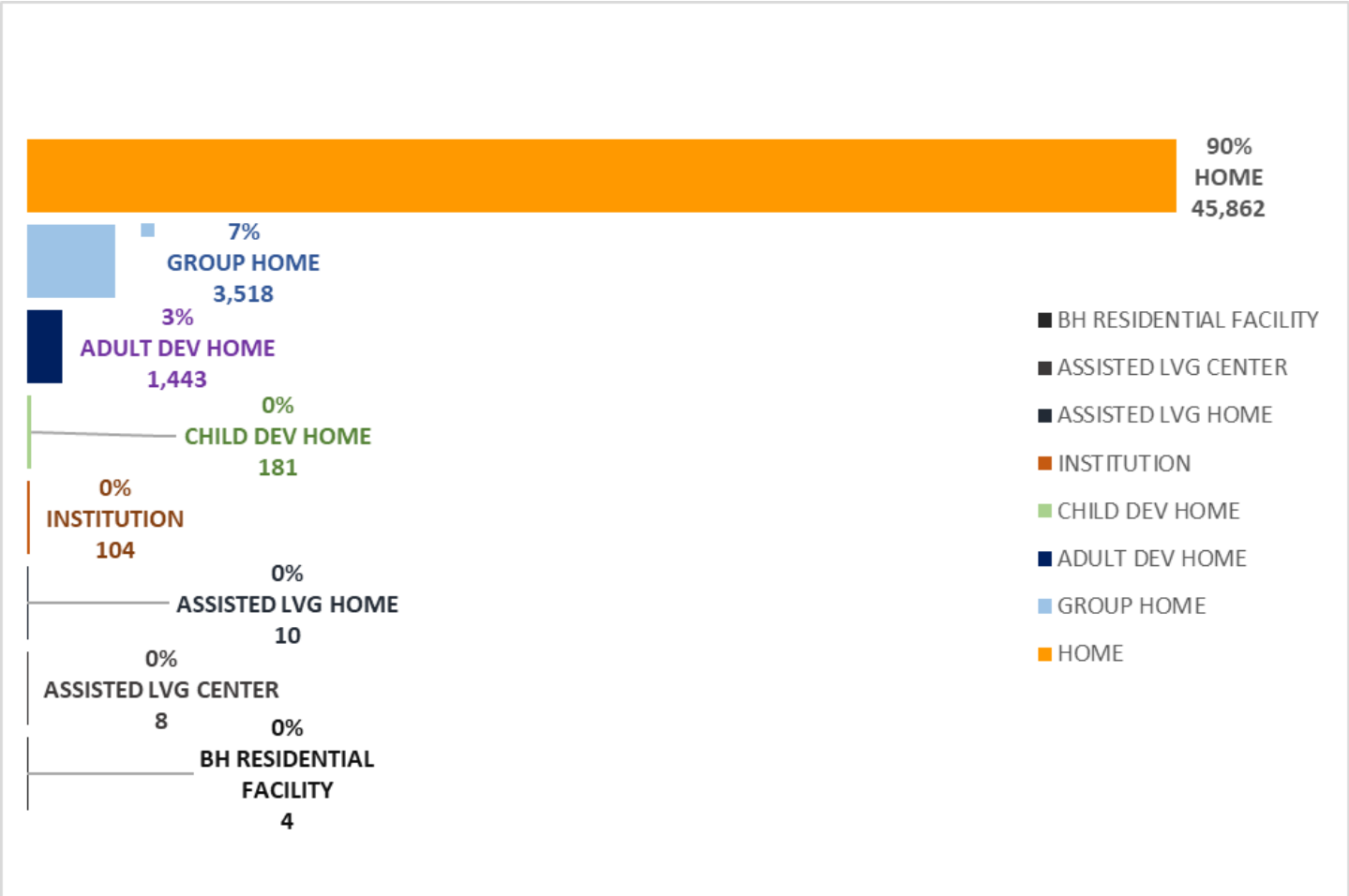
DDD Membership

Membership by Type

STATE ONLY (DD), 4,814

TARGETED SUPPORT COORDINATION (TSC), 6,248

ALTCS, 40,068
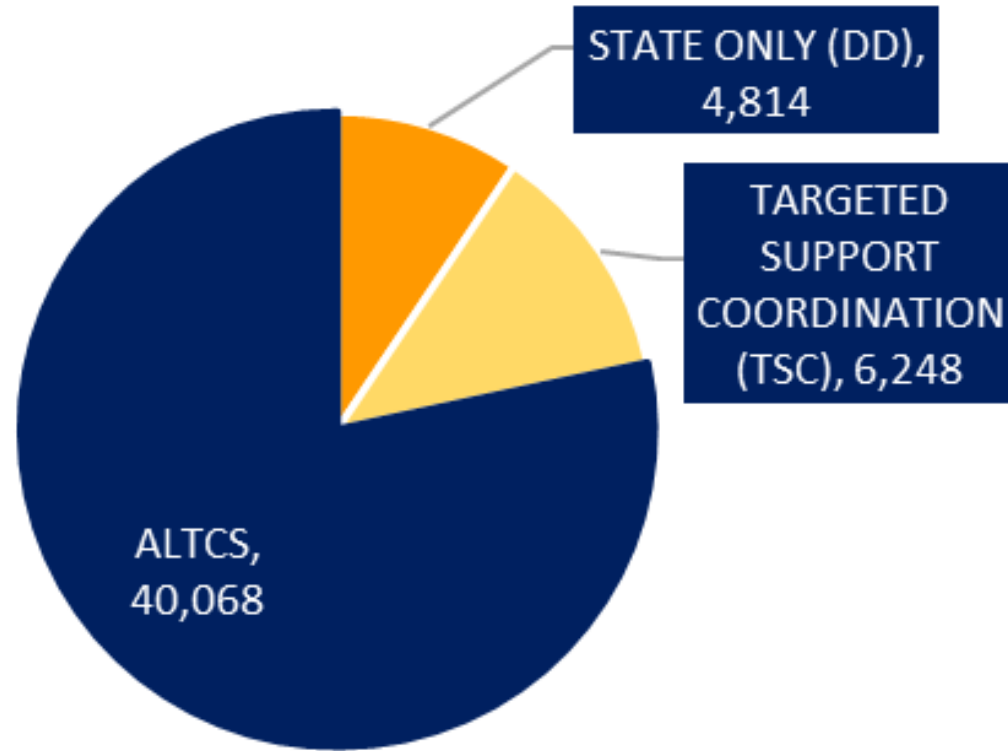
■ ELIGIBILITY ■ STATE ONLY (DD) ■ TARGETED SUPPORT COORDINATION (TSC) ■ ALTCS

as of: April 30, 2023

DDD Membership: Where They Live

Total Individuals Currently Served: 51,130

90%
HOME
45,862

7%
GROUP HOME
3,518

3%
ADULT DEV HOME
1,443

0%
CHILD DEV HOME
181

0%
INSTITUTION
104

0%
ASSISTED LVG HOME
10

0%
ASSISTED LVG CENTER
8

0%
BH RESIDENTIAL FACILITY
4

- BH RESIDENTIAL FACILITY
- ASSISTED LVG CENTER
- ASSISTED LVG HOME
- INSTITUTION
- CHILD DEV HOME
- ADULT DEV HOME
- GROUP HOME
- HOME

as of: April 30, 2023

Advocating for our Members

DDD members don't typically access housing in the same way a member of the public would.

Their vulnerability and functional limitations create barriers to accessing the coordinated entry and shelter systems.

This makes creating innovative partnerships and connecting with Public Housing Authorities (PHAs), Continuums of Care (COC), and Housing Providers imperative.

Affordable Housing In Arizona

State Facts

MINIMUM WAGE	$12.80
2-BEDROOM HOUSING WAGE	$23.44
NUMBER OF RENTER HOUSEHOLDS	916,254
NUMBER OF RENTER HOUSEHOLDS BELOW 30% AMI	193,961
PERCENT OF RENTER HOUSEHOLDS BELOW 30% AMI	21%
NUMBER OF RENTER HOUSEHOLDS BELOW 50% AMI	317,014
PERCENT OF RENTER HOUSEHOLDS BELOW 50% AMI	35%

Affordable Rent for Low Income Households

Minimum Wage Worker
$666/mo

Household at 30% of Area Median Income
$624/mo

Household at 50% of Area Median Income
$1,040/mo

Fair Market Rent

1-Bedroom Fair Market Rent
$995/mo

2-Bedroom Fair Market Rent
$1,219/mo

Working at minimum wage
$**12.80**/hr
Each week you have to work
60 HOURS
To afford a modest 1 bedroom rental home at Fair Market Rent
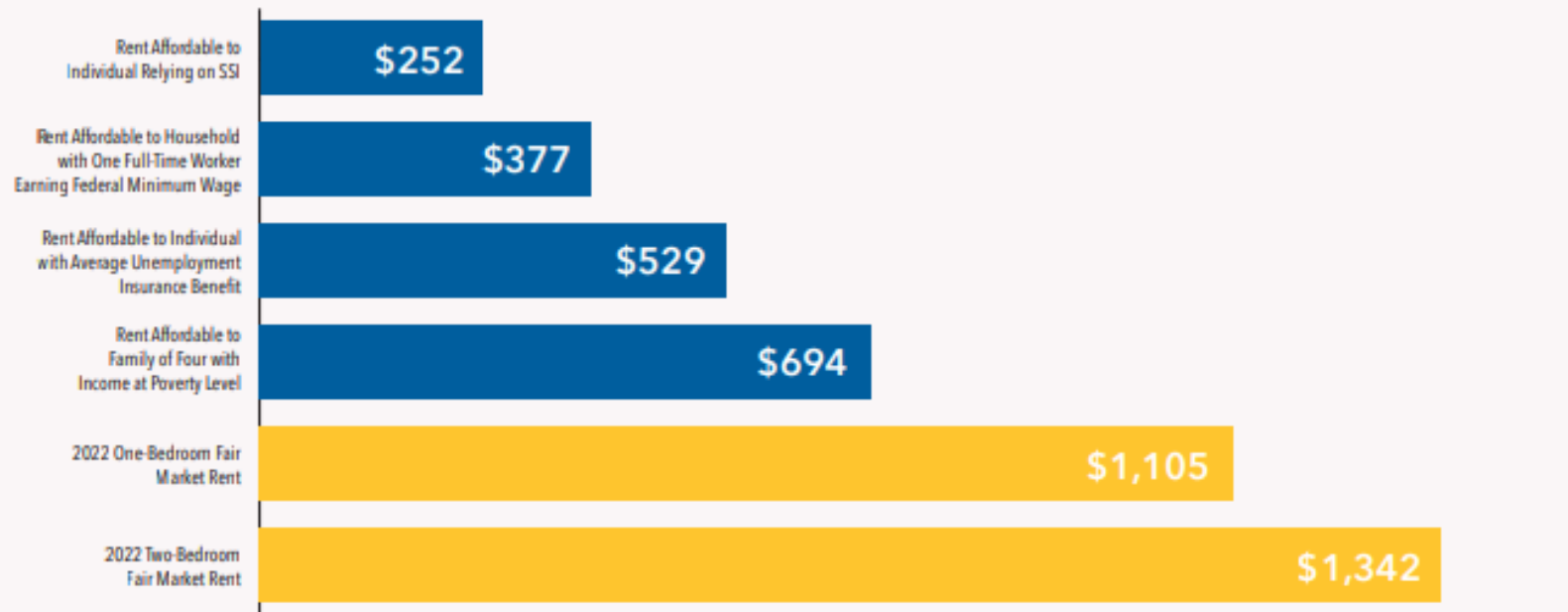
DOWNLOAD STATE REPORT

CONNECT TO NETWORK
Arizona »

National Low Income Housing Coalition

National Average of Affordable Housing

FIGURE 1: RENTS ARE OUT OF REACH

Rent Affordable to Individual Relying on SSI	$252
Rent Affordable to Household with One Full-Time Worker Earning Federal Minimum Wage	$377
Rent Affordable to Individual with Average Unemployment Insurance Benefit	$529
Rent Affordable to Family of Four with Income at Poverty Level	$694
2022 One-Bedroom Fair Market Rent	$1,105
2022 Two-Bedroom Fair Market Rent	$1,342

Source: NLIHC calculation of weighted-average HUD Fair Market Rent. Affordable rents based on income and benefits data from BLS QCEW, 2020 adjusted to 2022 dollars; U.S. Department of Labor, Employment and Training Administration, March 2022; and Social Security Administration, 2022 maximum federal SSI benefit for individual.

THE 2022 NATIONAL HOUSING WAGE IS $25.82 PER HOUR FOR A MODEST TWO-BEDROOM RENTAL HOME AND $21.25 PER HOUR FOR A MODEST ONE-BEDROOM RENTAL HOME.

https://nlihc.org/oor

DDD Affordable Housing Opportunities

811 Project Rental Assistance (811 PRA)

For each of these opportunities, members pay 30% of their total household income for rent. Each DDD opportunity provides preference to our DDD members, which means the Division refers the members directly to the opportunity instead of a public waitlist.

Coffelt-Lamoreaux Apartment Homes

Mainstream Vouchers

Non-Elderly Disabled Vouchers

811 PRA Property

Some Ways Arizona is Accessing Affordable Housing

The 811 Project Rental Assistance Program is a Grant from HUD to the Arizona Department of Housing, with the Arizona Health Care Cost Containment System, the Arizona Department of Health Services, and The Division of Developmental Dis
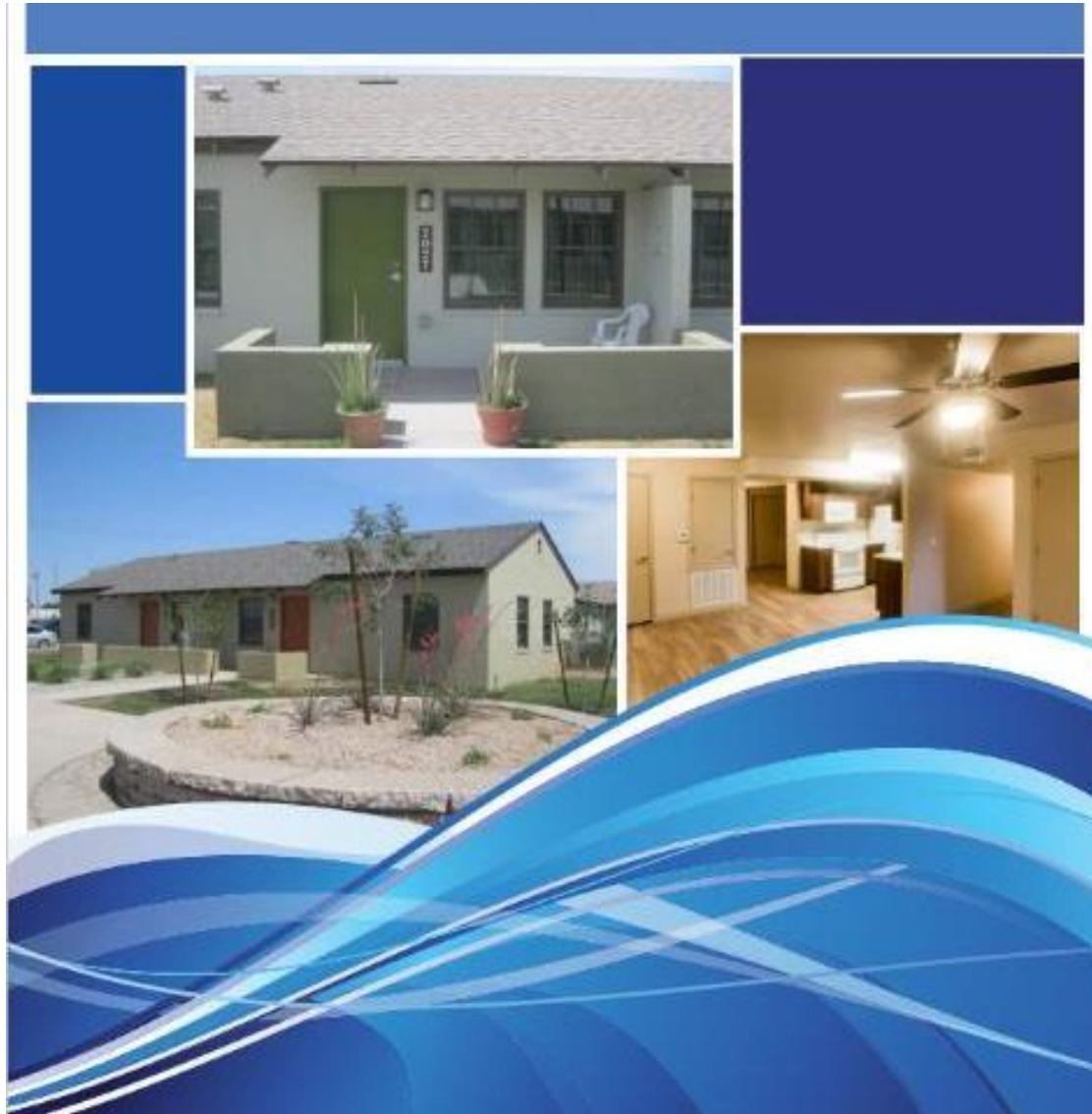
FY13 $2.94 Million

- 55 Units

FY19 $3,000,499

- Approximately 50 units

Coffelt-Lamoreaux Apartment Homes

Vouchers are set aside for DDD referrals.

DDD Collects all documents and submits a complete referral packet to the housing authorities.

The individual must be DDD Eligible.

Housing Authority of Maricopa County (HAMC) Mainstream Vouchers

City of Tucson Vouchers: Non-Elderly Disabled (NED)

Referral Process Eligibility Requirements

	Coffelt-Lamoreaux	811 PRA Phoenix	811 PRA Tucson	811 PRA Camp Verde	Tucson Vouchers	Tucson Vouchers*
ALTCS Eligible	Yes	Yes	Yes	Yes	Not Required	Not Required
Member aged between 18-62	Yes	Yes	Yes	Yes	Yes	Yes
SC Referral	Yes	Yes	Yes	Yes	Yes	Yes
Current Person Centered Service Plan (PCSP)	Yes	Yes	Yes	Yes	Yes	Yes

Housed by Program

Total of Housed Members: 93

Tucson 3.2%
HAMC 12.9%
811 52.7%
Coffelt 31.2%

3 · 12 · 49 · 29
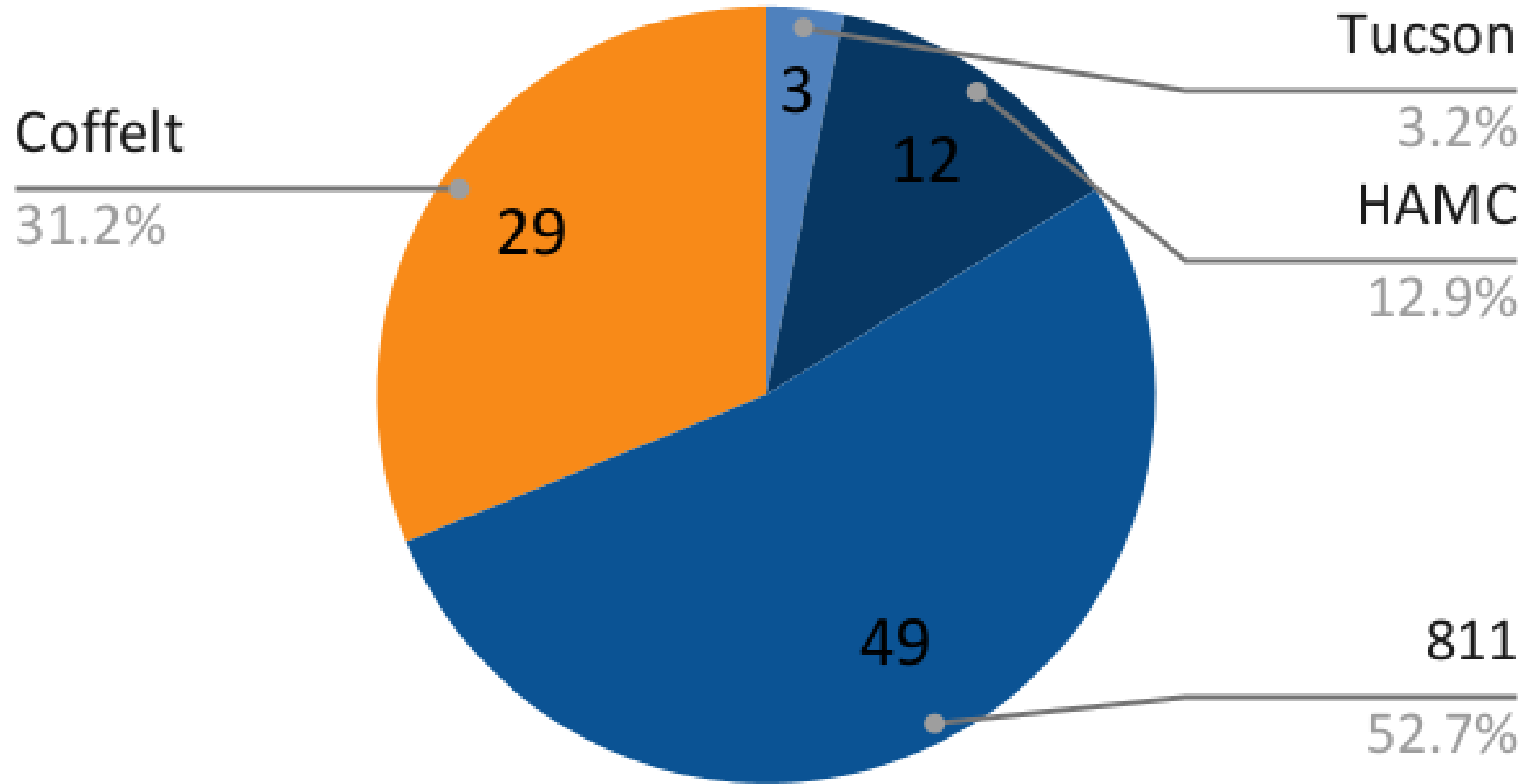
Affordable Housing 811/Coffelt Wait List

Number of People on DDD Waitlist by Bedroom Size

1 Bedroom	**72**
2 Bedroom	**43**
3 Bedroom	**14**
4 Bedroom	**4**
Total Currently Waiting	**133**

Total referrals 459 since the program began

Longest wait: 2.7 years
Shortest wait: 7 days
Average wait: 7 months from referral to move in

Wait Time

Overall Cost Savings

- From 2017 to April 2023 the Division has saved in service costs by members making progressive moves into the community.

- This includes 11 members that made progressive moves from group homes and developmental homes..

$2,537,662

Productive Partnerships

How can DDD partner with Housing Providers, Public Housing Authorities, and Community Housing Agencies?

- We maintain our own waitlists for our current programs divided by eligibility criteria and can refer members off our waitlist directly to vacant opportunities.

- DDD can write letters of support for funding or assist in meeting priority/specialty population needs.

- We can provide eligible DDD Members with in-home services and case management to support their tenancy

- Announce public waitlist openings to our case managers to assist members in accessing housing opportunities available to the public while by reaching a traditionally underserved population.

Advocating for Members

DDD members don't typically access housing in the same way a member of the public would.

Their vulnerability and functional limitations create barriers to accessing the coordinated entry and shelter systems.

This makes creating innovative partnerships and connecting with Public Housing Authorities (PHAs), Continuums of Care (COC), and Housing Providers imperative.

Member Success Stories by Lyn Riley

"The excitement of Blue's new home is contagious. Zamora ticks off a list of attributes: "It's huge. It's really beautiful. It's bright. The neighborhood is nice and very well maintained." Another plus is having a clean slate on which to design your home to fit your personality."

"Blue receives habilitation services from Leticia Salieda, a caregiver with DDD contracted provider Sonora Sky Community Services. The habilitation services help to improve Blue's cooking, money and community safety skills. According to Zamora, "Leticia is a great help.""
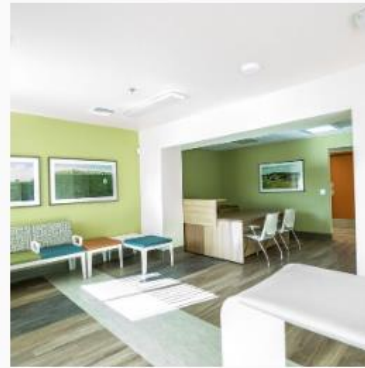
Angie lives with her brother who helps her budget and pay bills.

Interview with Anderson Moore

Office of Individual and Family Affairs
Megan Akens, MPA

Affordable Housing Program
DDDHousingGeneralInfo@azdes.gov

1-844-770-9500

Thank You!

QUESTIONS?

Please use the chat box to ask your question

CLOSING & CALL FOR IDEAS

THANK YOU