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2<sup>nd</sup> Annual Autism Conference

March 13, 2010

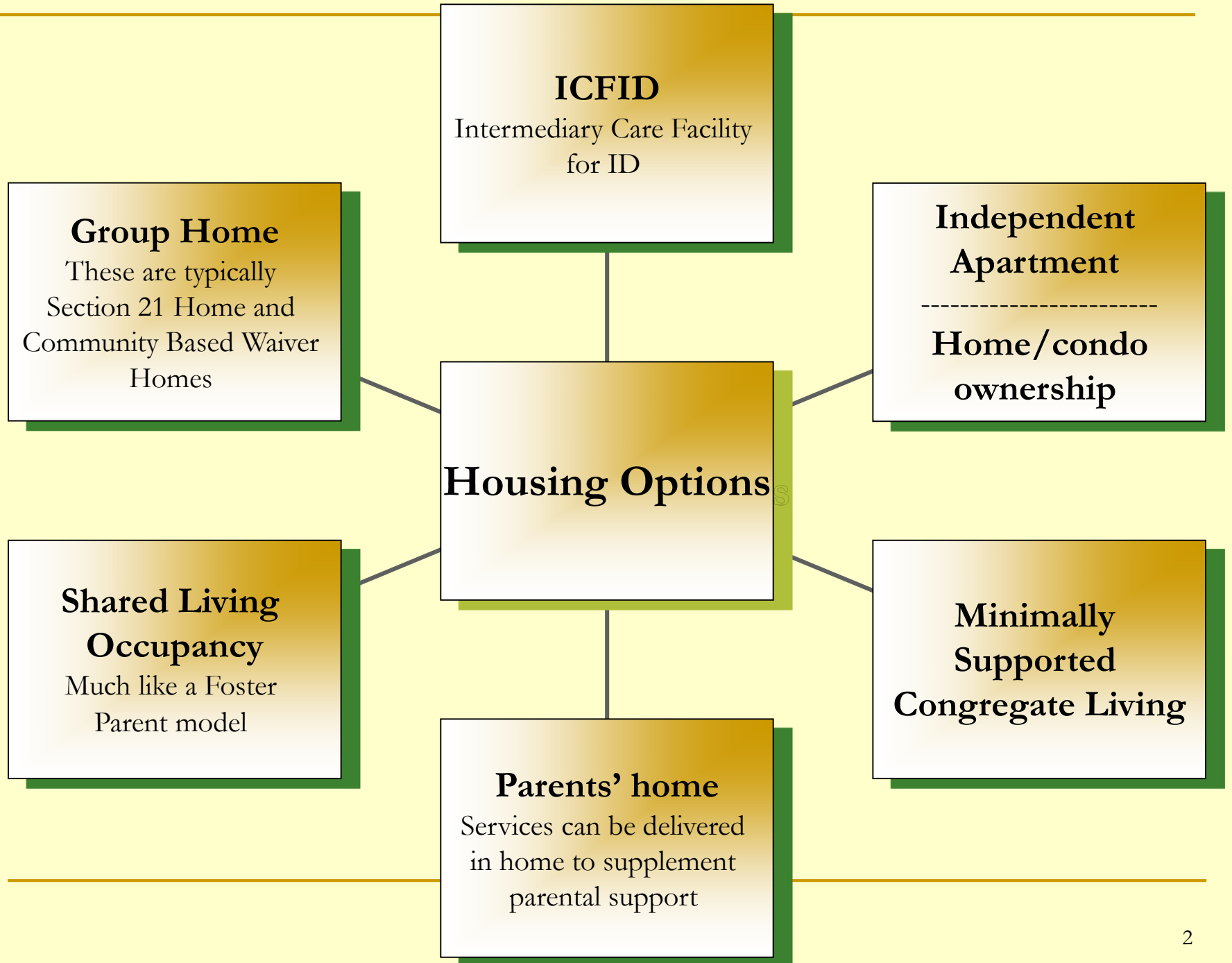
## Housing Options

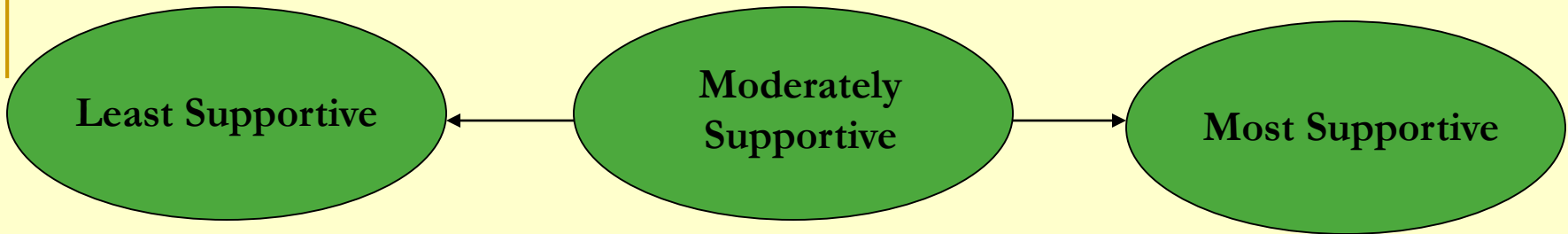
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Cullen Ryan, MA

Executive Director

Community Housing of Maine

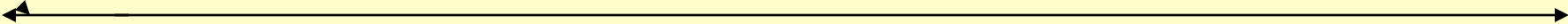




Independent  
apartment  
or  
home / condo  
ownership

Parents'  
home

Group  
Homes



Minimally  
supported  
congregate  
living

Shared  
living  
occupancy

ICFID

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## Independent apartment or home/condo ownership:

- This can mean living alone, but potentially with supportive neighbors.
  - Ownership can be more complicated than renting, and can expose someone's vulnerability to manage home ownership issues that arise.
  - Services can be provided on site or a person can go into the community as needed in pursuit of services.
  - The kind of services generally associated with people requiring little support have dried up recently.
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## Minimally supported congregate living:

- This could be roommates sharing an apartment.
- This is very similar to a group home, but may or may not have 24 hour staff.
- Many parents like this idea.
- DHHS has not funded mixed populations of high and low needs seemingly because individuals with low needs don't have funding.

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## Parents' home:

- **Services can be delivered in home to supplement parental support.**
- **This can be very isolating.**
- **This is usually time limited.**

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## Shared living occupancy:

- This is much like a foster parent model.
- The hired service provider can be a family member ,or an individual or family not related to the client. The consumer moves in, and support is provided like a foster parent, 24/7.
- This caregiver may need to attend to their own lives or offspring within the same home, sometimes affecting service delivery.
- This model was very popular in New Hampshire and was imported en masse to Maine. A variety of issues have never been resolved; for example, this involves certain amounts of training, standards, reportable events, person centered plans, etc. Also, DOL says people are entitled to employment rights such as unemployment, etc., all of which have skewed expenses dramatically.

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## Group Home:

- These are typically Section 21 Home and Community Based Waiver Homes.
- This can be 2-8 residents. Most are in the 2-5 person range.
- Costs generally increase with reduced numbers of residents.
- This was the supportive housing of choice to move people to the community from ICFID's. Costs are significantly less per person than ICFID's. Concerns of funding have caused starvation of referrals.



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## ICFID – Intensive Care Facility for ID:

- These are essentially small, typically staff intensive, institutions.
- These can be up to 12 residents.
- ICFID's typically serve people with very intense medical needs, in higher density settings.
- These are licensed and have very specific protocols.

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# About Supportive Housing Models:

- **There is no One-Size-Fits-All.**
- **There is no Silver Bullet.**
- **It really takes a variety of designs to meet individual needs.**

# The process of Housing Development: Some basics

- There is a lot of risk associated with supportive housing development. Funding for support services through DHHS is really only guaranteed one year at a time; and it can be very cyclical. Supportive housing typically has covenant restrictions attached at closing calling for 30 or more years of steady service to the target population. While that obligation stands, funding for services may go away at any time, meaning the building could be empty with repayment obligations confounded by covenant restrictions.
- Supportive housing projects really need to be developed without any paying debt because operating costs, even for energy-efficient, well-constructed buildings generally outpace rents over time.
- Supportive housing does not cover its costs as an operation. It has to be a mission-driven effort with solid commitment. It will lose money.

## Funding options for supportive housing:

- Generally it is easier for non-profit organizations to access funding for supportive housing.
- About the HOME Fund. The Housing Opportunities for Maine Fund was created by the Maine Legislature in the early 1980's and has been frequently raided for other purposes. It is designed to be a resource for affordable housing development and it is used for many other important things as well.
- MaineHousing is the primary source for affordable and supportive housing funding in the state. It does so through the HOME Fund, which it is responsible for disseminating.

## Funding Options Continued:

MaineHousing, due in part to advocacy from parents as part of the Maine Coalition for Housing and Quality Services, has set aside \$1-2M per year for non-homeless special needs supportive housing development.

- Pros – Allows for a modest amount of supportive housing to be built. Lately MaineHousing has attached project based Section 8 to projects with four or fewer units of housing, or 25% of developments larger than that.
- Cons – Money in recent years has been in the form of a 0% loan due after 30 years – this upsets balance sheets as it looks like debt without a method of repayment. Supportive housing does not allow for debt service (it used to). Although the application process is fairly straightforward, closing the loan and the construction process can be very cumbersome.
- Bottom line - This funding allows about 6-12 bedrooms or units of housing to be created a year (as long as funding for support services is available). No matter how small the project, this is not like buying your own home.

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# Funding Options Continued:

## HUD Section 811

- **Pros – Does contain rental subsidies and allows for new construction.**
- **Cons – Very complicated and involved application process, very cumbersome mechanisms for operational funding, and the application, transaction, and administration costs are high meaning it is generally not feasible to use for small projects. This has devolved from a program that used to work better, but there is some optimism that under Shaun Donovan this program will improve.**
- **Bottom line: There are very few HUD Section 811's funded in Maine each year – Maine has been lucky to receive one per year.**

## Funding Options Continued:

### The Federal Home Loan Bank of Boston Affordable Housing Program

- **Pros – Funding is in the form of a grant.**
- **Cons – Region-wide competition and few projects are funded. Rarely would it be enough as a single source of funding.**
- **Bottom Line: This can be an important gap filler.**

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# The current state of funding options for housing

- In 2010 the funding available through MaineHousing is limited to Neighborhood Stabilization Program funds. This is a program with very specific rules and limitations – for redevelopment of foreclosed or abandoned properties. This program is open as a walk in program implemented by MaineHousing.
- A \$30M affordable housing bond was passed by the Legislature last year. 10% of that is to be set aside for supportive housing (\$3M). It is the equivalent of what the HOME Fund typically provided in years past.



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# The current state of services integral to supportive housing

- **DHHS has been in a funding crisis for 7-8 years. Very significant cuts have occurred and very serious ones have been proposed. This jeopardizes the system of community care in our state. Advocacy by parents has helped convince the Governor to produce a much more favorable budget proposal on March 3<sup>rd</sup> than originally proposed in December.**
- **There is some, but very limited, potential for cost savings. But reckless cuts, as proposed in December by the Governor, would do the opposite of create savings. Parents are likely to be called on again to ensure the system of care is not severely damaged or eliminated.**

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# The Home and Community Based Waiver

- This program has been frozen to new admissions since October of 2008. 140 people are on the Priority One waiting list. Only 4 people were added in all of 2009. The Governor's Budget Proposal could open this program for possibly 100 individuals.

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# Section 21 Waiver: Community Support Benefits for MaineCare Members with Developmental Service Needs

- **The Home and Community Based Benefit (HCB or Benefit) for members with Mental Retardation or Autistic Disorders gives members eligible for this Benefit the option to live in their own home or in another home in the community thus avoiding or delaying institutional services. The Benefit is offered in a community-based setting as an alternative for members who qualify to live in an Intermediate Care Facility for Persons with Intellectual Disabilities (ICF/ID). The Benefit supplements, rather than replaces supportive, natural personal, family, work, and community relationships and complements. It does not duplicate other MaineCare services. This Home and Community Benefit for members with Intellectual Disabilities or Autistic Disorder is not intended to replace Section 29, Community Support Benefits for members with Intellectual Disabilities and Autistic Disorder.**
- **To be eligible for this Benefit, members must meet medical eligibility requirements and there must be a funded opening. In addition, the planning process includes identifying and documenting the member's needs in a Personal Plan. The Personal Plan describes certain habilitative, therapeutic and intervention services and supplies with an overall goal of community inclusion.**

## Covered Services include:

Members receiving Home and Community Benefits may receive the following services, as specified in the SAS, as long as they are not available under another section of the MaineCare Benefits Manual and the services are medically necessary.

- Home Support
- Community Support
- Communication Consultation
- Employment Specialist Services
- Communication Assessments
- Work Support
- Home Accessibility Adaptations
- Specialized medical equipment and supplies
- Occupational Therapy (Maintenance)
- Consultation Services (Occupational Therapy, Physical Therapy, Speech Therapy, Therapy and Psychological services)
- Communication Aids
- Non-Traditional
- Non-Traditional
- Counseling
- Crisis Intervention Services
- Crisis Assessment
- Transportation
- Speech Therapy

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# Application for Section 21

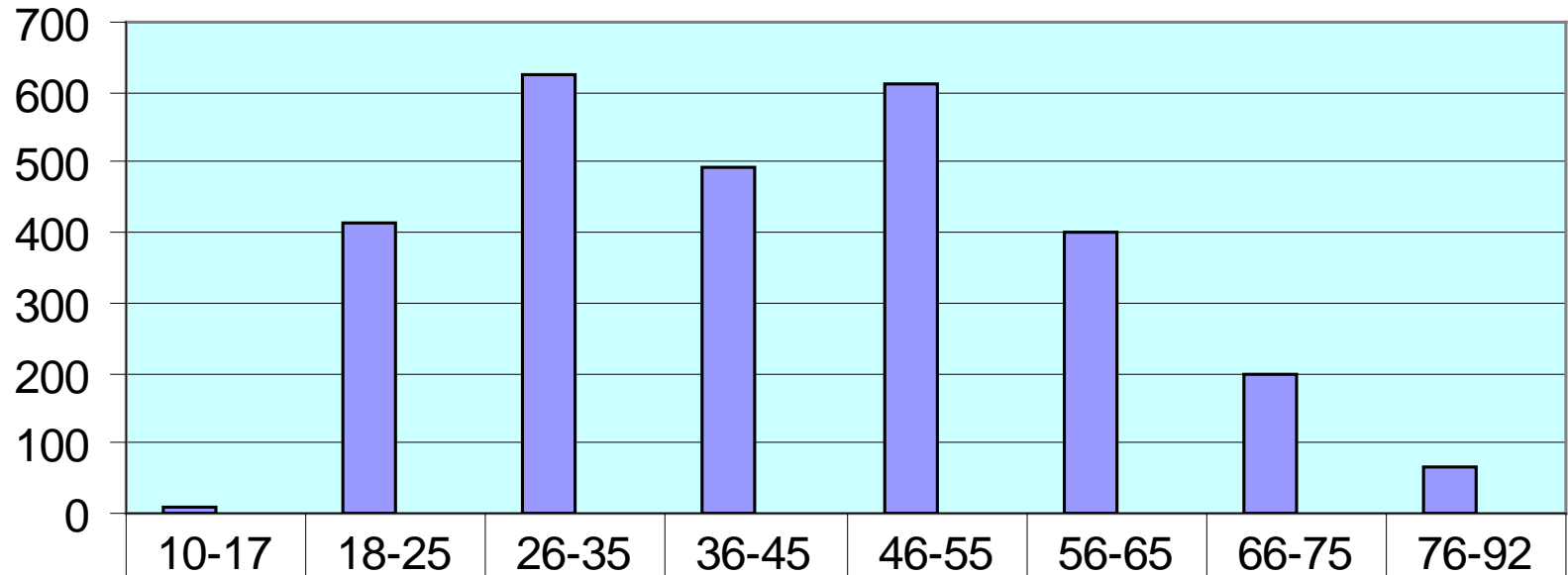
Support is made through case workers who submit requests along with annual plans recommending the support and the initial assessment referral form (BMS 99). Based on review of the Assessment Referral Form, the Personal Plan, a Qualified Intellectual Disabilities Professional designated by DHHS will determine the member's medical eligibility for services under this Section and upon approval support may begin. If support is denied the member may exercise the right of appeal of this decision.

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## Section 21 Waiver Services Data Summaries

- **Age of Section 21 Waiver Recipients:**
  - 61.45% of Section 21 recipients, age 26 to 55 fall between young adult and middle age.
  - There are a small number of children receiving waiver service.
  - This waiver was closed to children in 2006.
  - The aging population from age 56 to 92 represents 23.5% of the recipients.

## Section 21 Home & Community Waiver



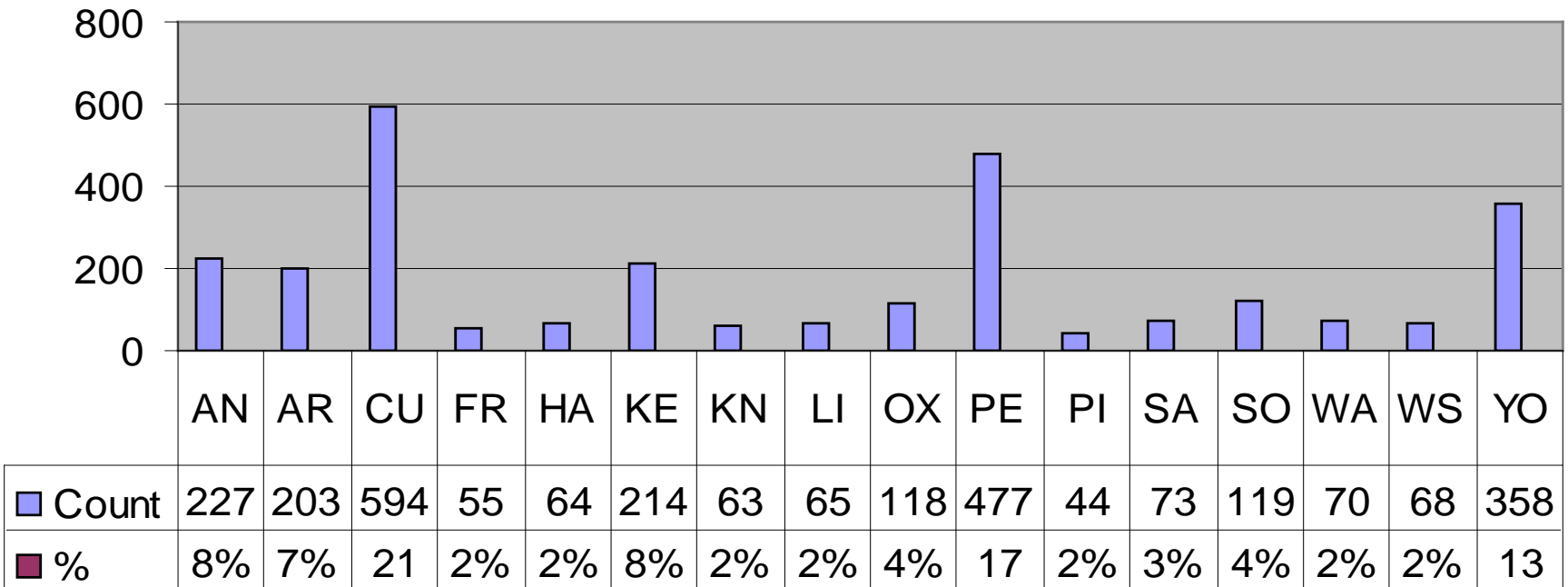
■ Count	10	412	624	492	612	399	200	64
■ %	0.36%	14.65%	22.19%	17.50%	21.76%	14.19%	7.11%	2.28%

**Age Groups**

# County of residence of Section 21 Waiver Recipients:

The highest percentages of waiver recipients live in counties with large metropolitan areas starting with Cumberland, followed by Penobscot and York. Aroostook, Androscoggin, and Kennebec make the second cluster of counties with all other counties serving fewer than 100 MaineCare members.

## Section 21 Waiver Count by County



County



## Section 29 – (Day Habilitation Services)

Housing Type	Count	%
Living with Parents/Relatives	881	62.17%
Own Apartment/Home (no support)	134	9.46%
Own Apartment/Home (partial support)	104	7.34%
Unlisted	72	5.08%
Boarding/Lodging House	64	4.52%
Level II Residential Care Facilities (3-6 beds) (Per Diem)	46	3.25%
Level IV Residential Care Facilities (7 or more beds)	42	2.96%
Level III Residential Care Facilities (3-6 beds, Level I plus) (Per Diem)	32	2.26%
Assisted Living Program (Congregate)	16	1.13%
All other types	26	1.83%
<b>Totals</b>	<b>1,417</b>	

# About Costs of Services, and the Pineland Consent

## Decree:

- From Gerald Pettrucelli:
    - The Pineland Class is a closed Class it was originally 1500 and is currently 755.
  - There is currently effectively a 3 tier system:
    - Class Members- who are served well
    - Non-Class Members- who are being served well:
    - Non-Class Members- who are not being served well, and due to each of the MaineCare programs being closed, are effectively excluded.
  - If the Consent Decree is terminated then we lose ground for all. The Class standards are a bar to compare services to. If it is terminated then the bar is lowered substantially.
  - Pineland was the place of last resort, now that place is in the community.
- From Jane Gallivan:
    - The Legislature too often hears about the cases that have cost a lot of money. It is important that we share all stories with them. The DD population costs on average \$90,000 vs. \$40,000 for elderly care, to have in the community. Most Legislators compare the two amounts and don't understand why it is so much more. We need to educate them about the different expectations of care. The Sec 29 is closed and Sec 21 has a waiting list of 240 people. 110 need services ASAP.
    - The average age of Class members (the Pineland Consent Decree) is 57 and there are 735 members left.

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# Community integration models

- **Group homes**
- **Congregate Living**
- **Home ownership**
- **Low Income Housing Tax Credit set-asides**
- **Section 8**
- **MicroBoards**

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## Advocacy Efforts

### The Maine Coalition for Housing and Quality Services

The Maine Coalition for Housing and Quality Services began in May, 2006, formed by a group of parents of children with special needs. Ultimately, the goal of the Coalition is to create a system of quality housing and personal supports that is person and family centered, with choice, dignity, and efficiency being at the forefront of efforts. There are some 4000 parents and other advocates involved.

Purpose: To create a system of quality housing and personal supports that is person and family centered, with choice and dignity being at the forefront of efforts.

# The Maine Coalition for Housing and Quality Services

## ■ Mission Statement:

1. To advocate for the allocation of sufficient funds and resources to create affordable supportive housing utilizing a variety of models so as to meet the permanent housing needs of individuals with developmental disabilities in Maine and to watchdog those funding allocations; and
2. To advocate for the allocation of sufficient funds and resources to create high quality service models that optimize resources to meet the direct service needs desired by each individual and/or their direct advocacy network, and to ensure that these resources most directly positively improve the lives of each individual with developmental disabilities in Maine and to watchdog those funding allocations and the quality of service provision; and
3. To work in concert with and to be inclusive of other interested parties, coalitions, or advocacy groups so as to maximize the broad affect of advocacy in Maine, including rallying other interested parties to participate in advocacy campaigns, to create and maintain a sufficient system of quality housing and personal supports that is person and family centered, with choice and dignity being at the forefront of efforts.

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# The Maine Coalition for Housing and Quality Services

- **Housing is a pressing concern for disabled individuals and their families all around the state, especially given the lack of resources at this time. Quality and availability of services is an equally significant concern.**
- **By pulling together as a collective voice, current policies can be improved. And quality, affordable housing and supports can become a reality for the people entrusted to our care.**

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# The Maine Coalition for Housing and Quality Services

- The Maine Coalition for Housing and Quality Services is ultimately focused on pursuing action steps for quality services and housing as the name implies. It is meant to be a consortium of interested parties including those from other advocacy groups interested in these two issues. It is inclusive, and effective, and all interested parties are invited to attend or to participate through the email list serve. Some 4000 individuals participate in the Coalition, which includes some 14 other distinct councils and advocacy groups, now united with a large voice in their efforts directed at housing and quality in services.
- Generally, meetings are held the second Monday of every month from 12 – 2pm in Portland. For more information, or to receive action emails and policy updates, please contact Cullen Ryan, Executive Director of Community Housing of Maine, [cullen@chomhousing.org](mailto:cullen@chomhousing.org) or 879-0347.

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## About Community Housing of Maine:

**Community Housing of Maine (CHOM) is a 501(c)(3) non-profit organization that provides advocacy, supportive housing, community inclusion, and stability for homeless and special needs populations across the state. CHOM develops, owns, and maintains high quality, affordable, service-enriched housing for people with low incomes and disabilities. Founded in 1993, CHOM has become the largest supportive housing developer in Maine with some 63 housing sites in 29 communities spanning 12 counties, creating over 519 units of low-income and special needs housing.**

**CHOM collaborates with over 30 different service provider agencies. CHOM has provided stable homes to hundreds of disadvantaged people.**

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Executive Director

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