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Christian Care Companies



Use of Christian Care Manor IV, a Section 202 PRAC Project, to Support Assisted Living Activities for Frail Elderly

*Directive 98-12 “Aging in Place...Avoiding
Premature and Unnecessary Institutionalization”*

Wednesday, March 13, 2002

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Management's Plan for Assisted Living Activities/Services in Christian Care Manor IV

Christian Housing Mesa, Inc. Complex # 123EE033

Background

1. The Need as stated in HUD Directive 98-12:

“Aging in Place:

The approximately 330,000 residents of the 6,200 Section 202 projects are aging in place. Over the years the average age of the elderly in Section 202 projects has risen and continues to so do. As of December 1998, the approximate average age among Section 202 residents was 80; about 90 percent (90%) are women living alone. The majority of these either have outlived their spouse/closest friends and/or do not have family remaining nearby or in the vicinity of the project.

Supportive Service Needs:

In the House Select Committee on Aging Section 202 survey of 1988, about 26 percent (26%) of Section 202 projects provide one or more meals a day for their residents. Some seven percent (7%) have a voluntary meals program funded through the Administration on Aging's Title III congregate meals or home-delivered meals programs. Additionally, approximately 28 percent (28%) provide meals, housekeeping services or both. Finally, 42 projects are grantees providing supportive services under HUD's Congregate Housing Services Program.

The Section 202 resident population continues to age with the average age upon admission to the project in many cases in the upper 70s; we have anecdotes of projects with admissions averaging in the low-to-mid 80s. Thus, **management** must find ways in which projects can accommodate the needs of their residents so that they can remain at home as long as possible, **and avoid premature and unnecessary institutionalization.** ” (Emphasis added)

Management's Plan for Voluntary Assisted Living Activities/Services:

2. **Retrofit, Renovation and Cost:**

No renovation is necessary at this time. The sponsor intended and designed the building to allow residents to age in place (Exhibit 6). The property is licensed as an Assisted Living Care Center for Personal Care Services by the Arizona Department of Health Services #RCI-1722 (Exhibit 1).

3. Service Plan Third Party Commitments

The Sponsor will underwrite all costs not authorized by Section 202 of the Housing Act of 1959 (as amended).

Service Coordinator: the Office of Housing estimates HUD has provided service coordinator grants in about 20 percent (20%) of all 202s. Perhaps another 30-50 percent (30-50%) have coordinators funded through rent increases, use of residual receipts, or as a line item in the operating budgets. The general use of service coordinators, coupled with more frequent arrangements for Supportive services through third parties continues to expand throughout the inventory of 202 housing. The need for service level increases continues to grow to enable disabled or frail individuals to remain in their own homes, as they "age" from "young-old" to "old-old" (i.e., 80-84 or 85+). PRAC projects can pay for (as part of the operating budget) up to 15 percent (15%) of the cost of a service package needed by a project resident. Normally, such funds are part of the initial application's approval. However, PRAC projects may request an amendment at any time using existing processes (subject to the availability of amendment funds). Until funds are approved from residual receipts, rent increases or grant the Sponsor will underwrite the initial costs of a Service Coordinator (Job Description-Exhibit 2).

Lease Addendum: The Owner/Sponsor is a licensed AHCCCS/Medicaid provider #527848 (Exhibit 3). Arizona's Medicaid program provides long term care services (ALTCS) to financially and medically eligible Arizona residents who are aged, blind, or disabled. The program is funded by state and federal dollars and acts as the health insurer (through its prepaid health plans) for members who qualify for federal Medicaid benefits. Except for a small monthly allowance, ALTCS members are required to surrender all their income in the form of a co-payment. A plan of care is developed that encompasses home and community based services in an appropriate setting. When assisted living activities/services are necessary, ALTCS/Medicaid reimburses the provider a capitated fee that does not include the cost of shelter. Christian Care Manor IV is a Section 202/PRAC property that receives federal rent subsidies to help make its units affordable to the elderly. HUD will continue to subsidize the shelter portion of cost while medical services will be provided via ALTCS/Medicaid payments. The owner will absorb the residents share of shelter cost. The resident's co-pay for AHCCCS program insurance is established and paid per AHCCCS/ALTCS guidelines.

4. Proposed User Fees

Christian Housing Mesa, Inc. does not anticipate charging any user fee for Assisted Living Services contemplated under this plan.

5. Marketing for Assisted Living Activities/Services

Christian Housing Mesa, Inc. will advertise the availability of assisted living activities/services per its existing Affirmative Fair Housing Marketing Plan (Exhibit 5). All residents and applicants waiting assignment will be informed of the Assisted Living Services and possible benefits. Management has conducted interviews on site that indicate 10-15% of the existing residents would benefit from affordable assisted living activities/services.

6. Changes to the Management Plan

The Owner/Sponsor is experienced and uniquely qualified to provide assisted living activities at this site. A critical mass of (12 units) is necessary to ensure the success of this program. To reach and maintain the critical mass an owner's preference for frail applicants at risk for premature institutionalization is necessary. This modification in the tenant selection system is consistent with the 202 Application (Exhibits 6&7) and Affirmative Fair Housing Marketing Plan (Exhibit 5) approved by HUD for this property. Management will provide appropriate notification to applicants on the wait list and other interested persons of the implementation of the owner's preference (occupancy priority) and how it may affect the tenant selection process. Management intends to provide services initially to 20% of the units (12). The Owner/Sponsor is operating a 42 unit assisted living center adjacent to this property. Currently, 20% of its units (8) are set-aside for very-low income residents. The new preference (occupancy priority) reads as follows:

Tenanting Christian Care Manor IV:

Subject to Notice H-96-7 when an assisted living unit is vacant or vacated:

- First priority makes the unit available for another resident of Manor IV (or waiting for assignment) as needing the higher level of services available.
- Second priority makes the unit available to the first person on the waiting list, whether or not he/she needs the extended level of support.

7. Support From Appropriate Licensing Bodies

Christian Housing Mesa, Inc. dba Christian Care Manor IV presently is licensed by the Arizona Department of Health Services to provide Personal Care Services. The property has been surveyed by the Arizona Department of Health Services.

8. Timetable

There are no legal, structural or licensing impediments preventing the Owner/Sponsor from offering the aging in place services thus avoiding premature and unnecessary institutionalization.

9. Authority

Authority is contained in Section 202(f)(6) and 202(g) of the Housing Act of 1959 (as amended). Management's plan is also consistent, where applicable, with the requirements of Section 504 of the Rehabilitation Act of 1973 and its implementing regulations at 24 CFR Part 8; and the Fair Housing Act and its implementing regulations at 24 CFR Part 100; and HUD Directive 98-12, Section 5, Item A-Sponsor/Owner Responsibilities, (Exhibits 9,10,11).

Resource for information and questions:

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Exibits available upon request.