

Hawai'i Going Home Plus Operational Protocol

B.9 Housing

Qualified Residences

All *Going Home Plus* participants will be enrolled in a “qualified residence” as defined in Section 6071 (b) (6) of the Deficit Reduction Act. All residences will meet the following criteria: 1) a home owned or leased by the individual or the individual’s family member; 2) an apartment with an individual lease; 3) a residence in a community-based residential setting with four persons or less. All transition coordinators will be trained to know which housing options are eligible under this grant. *Going Home Plus* Management Team will create a database to track each person in the demonstration. It will include fields on the type of housing that the person will reside, verification of current licensure or certification, monitoring mechanism for licensed homes to ensure that home does not exceed 4 residents.

The following list describes the potential housing options available to *Going Home Plus* participants. The options will depend on the waiver program in which the person is enrolled.

1. Developmental Disabilities/Mental Retardation (DD/MR) Waiver Program:

- *Homes or Apartments*
- Private Home or Apartment
- Public Housing
- Section 8 Housing
- Section 202 (Senior Housing)
- Section 811 (Physical Disabilities)
- Affordable Housing

Community Homes

- Developmentally Disabled (DD) Adult Foster Home- These **family** homes are licensed by the Department of Health (DOH) for 2 or less DD or MR residents.
- DD Domiciliary Home (DDDH) - These homes are licensed by DOH for 5 or less DD or MR residents with a developmental disability. **DD Dom operators must complete the DOH approved DD domiciliary training and be certified to provide care and training to residents with developmental disabilities.** To comply with CMS requirements, operators who participate in the MFP demonstration must agree to a total of 4 residents in the home. This agreement will endure for the duration that the resident is part of the MFP demonstration.
- Adult Residential Care Home (ARCH) - ARCHs are licensed by the DOH to provide care for 5 or less residents. While participating in the demonstration project, these homes must agree to care for no more than 4 residents.
- Expanded ARCH- Qualified ARCH operators who meet a certain standard are licensed to offer expanded services and accept a maximum of two nursing home level of care residents. These homes are licensed for a total of 5 residents. While participating in the demonstration project, these homes must agree to care for no more than 4 residents.
- Children’s Foster Home- These homes are certified by the Department of Human Services (DHS).

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2. Nursing Home Without Walls (NHWW) and HIV Community Care (HCCP) Waiver Programs:

Homes or Apartments

- Private Home or Apartment
- Public Housing
- Section 8 Housing
- Section 202 (Senior Housing)
- Section 811 (Physical Disabilities)
- Affordable Housing

3. Residential Alternative Community Care (RACCP) Waiver Program:

Community Homes

- Expanded ARCH- Qualified ARCH operators who meet a certain standard are licensed to offer expanded services and accept a maximum of two nursing home level of care residents. These homes are licensed for a total of 5 residents. While participating in the demonstration project, these homes must agree to care for no more than 4 residents.
- Adult Foster Home- These homes are licensed by the Department of Human Services (DHS) to care for up to 2 nursing home level residents.

**These two types of homes will be collectively referred to as RACCP homes below.*

4. Medically Fragile Community Care (MFCCP) Waiver Program

Homes or Apartments

- Private Home or Apartment
- Public Housing
- Section 8 Housing
- Section 202 (Senior Housing)
- Section 811 (Physical Disabilities)
- Affordable Housing

Community Homes

- Children's Foster Home- These homes are certified by the Department of Human Services (DHS). Individualized special training is provided to families who elect to foster a child who participates in the MFCCP waiver.

In early 2009, when the Quest Expanded Access (QExA) 1115 demonstration is implemented, the housing options will be available as shown in Table B.9.1. below.

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Table B.9.1. Summary of MFP Qualified Residences.

1915c Medicaid Waiver Program DD/MR waiver program	Quest Expanded Access 1115 Demonstration (former NHWW/HCCP/RACCP/MFCCP waivers combined)
<p><i>Homes or Apartments</i></p> <ul style="list-style-type: none"> • Private Home or Apartment • Public Housing • Section 8 Housing • Section 202 (Senior Housing) • Section 811 (Physical Disabilities) • Affordable Housing <p><i>Community Homes</i></p> <ul style="list-style-type: none"> • Developmentally Disabled (DD) Adult Foster Home- These homes are licensed by the Department of Health (DOH) for 2 or less DD or MR residents who are 18 years or older. • DD Domiciliary Home (DDDH) - These homes are licensed by DOH for 5 or less DD or MR residents, at least 18 years old, with a developmental disability. To comply with CMS requirements, operators who participate in the MFP demonstration must agree to a total of 4 residents in the home. This agreement will endure for the duration that the resident is part of the MFP demonstration. • Adult Residential Care Home (ARCH) - ARCHs are licensed by the DOH to provide care for 5 or less residents. While participating in the demonstration project, these homes must agree to care for no more than 4 residents who are at least 18 years old. • Children’s Foster Home- These homes are certified by the Department of Human Services (DHS) for children 0-18 years old. 	<p><i>Homes or Apartments</i></p> <ul style="list-style-type: none"> • Private Home or Apartment • Public Housing • Section 8 Housing • Section 202 (Senior Housing) • Section 811 (Physical Disabilities) • Affordable Housing <p><i>Community Homes</i></p> <ul style="list-style-type: none"> • Expanded ARCH- Qualified ARCH operators who meet a certain standard are licensed to offer expanded services and accept a maximum of two nursing home level of care residents. These homes are licensed for a total of 5 residents who are at least 18 years old. While participating in the demonstration project, these homes must agree to care for no more than 4 residents. • Adult Foster Home- These homes are licensed by the Department of Human Services (DHS) to care for up 2 nursing home level residents who are at least 18 years old. • Children’s Foster Home- These homes are certified by the Department of Human Services (DHS). Individualized special training is provided to families who elect to foster a medically fragile child 0-18 years old.

Since the Medicaid program contracts with licensed and certified providers, the on-going monitoring of the licensing requirements for these providers will be left to the agencies responsible for licensing and certification (DOH for DD Adult Foster Homes, DD Domiciliary

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Homes and ARCH/E-ARCHs and DHS SSD for RACCP homes). The respective State departments have systems in place to investigate complaints. During annual quality assurance reviews, DHS monitors the participants living in the homes and verifies that providers have a current Medicaid provider agreement, meet required licensing and/or certification requirements, implement the participant service plans as directed, and ensure the health and welfare of residents including reporting and follow up on adverse events. The Administrative Rules specify that if a home is voluntarily closing, it must notify the department in writing ninety days prior to the closure. The Medicaid provider agreement specifies that the contracted home provide a minimum of three weeks advance notice to the waiver/HCBS case manager when a participant may be transferred or discharged. All transfers and discharges are coordinated with the case manager.

Assure and Expand the Availability of Affordable and Accessible Housing

The *Going Home Plus* demonstration will hire a housing coordinator to help participants who are interested in public or subsidized housing. As mentioned above, Hawai'i is plagued with long waiting lists or closed waiting lists. A housing coordinator is needed to navigate the tight waiting lists and assist participants to become competitive renters. The coordinator's duties include:

- Counseling on affordable housing options
- Help with identifying appropriate housing
- Assistance with completing housing applications
- Monitoring participant's place in waiting list
- Counseling and training on becoming a good renter (e.g. understanding renter rights and responsibilities, maintain households, manage money)
- Advocacy
- Remaining informed about the available housing options
- Working with housing authorities and government entities to improve access to current housing and develop additional housing options

Increasing the Capacity of RACC Homes. The State believes that many individuals will transition from the hospital waitlist and nursing facilities to community RACCP homes. In order to expand the number of community homes, grant funds will be used to recruit homeowners or renters and encourage them to become RACCP homes. Special incentives, i.e. higher reimbursements, will be made to homes that accept challenging patients. Specifically, enhanced FMAP funds will be used to reimburse homes at a Level 3 rate that is 50% higher than the current Level 2. Caregivers will be required to undergo training prior to receiving the higher reimbursement (see section below on Training Institute).

Community Ties of America (CTA, the agency responsible for certifying RACCP homes) estimated that from October 2007 to January 2008, 42 new RACCP homes were licensed. These figures indicate that the number of homes is increasing. Furthermore, CTA suggests that new homes are eager for clients and may be more willing to accept challenging patients. In addition, GHP Management Team held meetings with current RACCP home providers on Oahu and the Island of Hawai'i to gauge their interest in accepting challenging patients. Results of a survey that was administered to the providers were mixed, but there is some interest in taking on

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patients with challenging conditions. GHP Management Team will continue to work with CTA during the life of the MFP demonstration grant to increase the capacity of RACCP homes to care for challenging patients. It is expected that 64% of the MFP participants will be placed in RACCP homes. Participants will be matched with RACCP homes in order to ensure compatible, long term, stable placements. Some activities involved in the matching process include:

- Having participants answer a brief personal preference survey (e.g. geographic preference, language, food, children, smoking, accessibility, pets);
- Having participants create a list to identify additional personal habits and housing goals (e.g.. own likes and dislikes, wake/ sleep habits, noise, roommates, socialization, religion, cultural considerations, activities/ games/books);
- Transition coordinator research for vacancies on the island then narrowing down the search to requested community and outlying areas;
- Matching that is minimally recommended on the basis of personal preference, skill level requirements/competency, geographic area, housemate and/or caregiver compatibility, vacancy availability, not necessarily in that order;
- Identifying a minimum of 5-10 homes;
- Trial visits arranged by the participant, family member or transition coordinator;
- Transportation to trial visits arranged in the family vehicle, handivan and or taxi; and
- Caregiver that is oriented, trained and competent to perform the required care.

A second strategy to improve the capacity of the RACCP homes is through the Training Institute (see Section B.5). The training program would improve the skills of RACCP caregivers to care for persons with complex medical needs through online and in-person trainings on:

- Persons using oxygen
- Tube feedings
- Ventilator and trach care
- Behavioral problems
- Palliative Care
- Nutrition and special diets and obesity care
- Wound care

These trainings would be required if a home cares for persons with complex medical conditions in addition to existing requirements to become a RACC provider. The current requirements include obtaining a certificate of approval from DHS for either one or two years after demonstrating that all requirements have been met (primary caregiver is nurse aide, licensed practical nurse or registered nurse, is 21 years or older, has no physical or mental disabilities, able to communicate in English, can provide transportation, complies with federal, state and county laws, rules, regulations and regulatory requirements, has training, and a tuberculosis clearance). Background checks are also mandatory to receive a certificate of approval for a community home. When licensed, at least one of the beds must be available to a Medicaid recipient.

Addressing the Lack of Affordable Housing. According to the Hawai'i Public Housing Authority, Hawai'i is plagued with long waitlists within its public housing and Section 8 programs. In public housing, there are 9,000 persons on the waitlist for 8,000 units. In federal public housing, preference is given for homeless, involuntary displacement, and victims of

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domestic violence. Within state public housing, however, the aged and disabled are given preference. For the Section 8 voucher program, there are 3,000 on the waitlist and the waitlist is closed to new applicants. Affordable housing is a relatively more viable option, with a low-fixed rent at around \$600 per month. The wait for an affordable housing unit is shorter, approximately one-year for units in Honolulu and less than one year outside of Honolulu. Although the wait is shorter in the latter, service availability is limited.

Several strategies will be pursued over the next four years of the grant project:

1. The *Going Home Plus* Management Team will continue to convene the housing workgroup (created during the pre-implementation phase) on a regular basis to brainstorm and develop strategies to increase the affordable housing stock.
2. The Management Team will continue to meet regularly with Bernie Miranda, Housing Coordinator for the Department of Health, Adult Mental Health Division. Meetings w/ Ms. Miranda began during the pre-implementation phase and will continue over the next four years. She and her staff have created a continuum of housing options for persons with mental health issues using creative strategies such as partnering with housing development corporations and securing funding from the legislature to develop housing. She has agreed to advise GHP on strategies to expand housing options for deinstitutionalized individuals.
3. The Management Team will identify and meet with city and state task forces and committees that are working on the development of affordable housing. The team will ensure that city and state officials are aware of the serious housing needs of GHP's target groups.
4. The Management Team will meet with Vista Housing and other developers of affordable housing in Hawai'i. The Management Team will see if the housing boards are open to working with GHP on creating priorities or even setting aside units for MFP participants.
5. The *Going Home Plus* Management Team will meet with Steadfast Housing Development Corporation and other private housing providers to determine whether they are interested in working with GHP on housing development and leveraging resources to develop housing for de-institutionalized aged and disabled.
6. *Going Home Plus* will continue to work with the state to develop a housing registry with a list of available affordable housing options. During the pre-implementation phase, GHP Management Team met with persons from the Aging and Disability Resource Center and the City and County's Elderly Affairs Division. The former is developing an electronic database of community based services and housing. The latter has created a registry of affordable senior housing sites. These two groups are open to partnership and GHP Management Team will continue this relationship.