

**Affordable Assisted Living:
A New Concept
for
RCACs**

Affordable Assisted
Living for Seniors



**Affordable Model Utilizing 9%
Tax Credits**

Regulatory Programs Involved

1. Tax Credit Program- over site by WHEDA
2. Residential Care Apartment Complex- over site by Department of Health and Family Services.
3. Family Care- over site by Care Management Organization

Overall Concept

- Seamless transition from Independent Living to Assisted Living
- Floating RCAC certification
- Portability of Services
- Aging in Place

ASSISTED LIVING

BENEFITS

- * Affordable Room and Board
- * Quality Property competitive with Market Rate AL
- * Services Provided based on needs
- * Seniors funded by Family Care have Residential Care Apartment Option
- * Reaches seniors at or below the 50% county median income levels
- * Care Management Organizations only pay for Services (not room and board)

Pieces to the Puzzle

- Wisconsin Housing and Economic Development Agency
- Department of Health Services
- Managed Care Organizations
- Developer
- Operator



Administrator/Owner

ROSE BORON

Decisions, Decisions



WHEDA

Operations of a WHEDA
funded
Facility

The WHEDA Difference

The Benefit

Low Lease Payment

Cost of Benefit

Rent Revenue Limits

Client Base Restrictions

Positives for Operations

- Increased staffing possibilities
- Helps to promote positive atmosphere
For tenants and staff



More Positives

- Building Extras
- Bells and Whistles
- Community feel



Here comes the work

Increased paperwork



The WHEDA Effect

- The WHEDA program has positively enhanced our operations.



RCAC

DHS Regulations

Definitions:

DHS 89.13(1) "Residential care apartment complex" or "facility" means a place where 5 or more adults reside that consists of independent apartments, each of which has an individual lockable entrance and exit, a kitchen, including a stove, and individual bathroom, sleeping and living areas, and that provides, to a person who resides in the place, not more than 28 hours per week of services that are supportive, personal and nursing services.

Definitions:

DHS 89.13 (2) "Residential care apartment complex services" means services provided by a residential care apartment complex, either directly or under contract, to meet needs identified in a tenant's service agreement, to meet unscheduled care needs or to provide emergency services 24 hours a day.

Definitions:

DHS 89.13(32) "Tenant" means an individual who resides in and has a service agreement with a residential care apartment complex.

Building requirements

DHS 89.22

Physical and Programmatic Separation

DHS 89.22(4) (a): A residential care apartment complex shall be both physically and programmatically distinct from any nursing home, CBRF or hospital to which it is attached or of which it is a part.

Physical separation

DHS 89.22(4)(b): Tenants shall not be required to first enter or pass through a portion of the health care facility or CBRF in order to enter a residential care apartment complex...

Note:

This does not require separation between a residential care apartment complex and congregate housing, housing for the elderly or other purely residential use. For example, RCAC apartments may be interspersed with non-assisted living apartment units in the same building and a residential care apartment complex may share dining room and other common space with an attached apartment building.

3. Facility Information

Is this a conversion from a nursing home or community based residential facility to an RCAC? Yes No

Structure is RCAC ONLY

RCAC is a distinct part attached to a

Non-RCAC Independent Apartment Building Nursing Home CBRF

Other (Explain)

Total Number of Independent and RCAC Apartments	Total Number of RCAC Apartments
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Apartment Type	Number of Apartments	Apartment Size in Square Feet (Inside Measurement)		Monthly Rent, Utilities, Etc. (Exclusive of Services)	
		Smallest	Largest	Least Expensive	Most Expensive
Efficiency				\$	\$
1 Bedroom				\$	\$
2 Bedroom				\$	\$
3 Bedroom				\$	\$

8. Applicant Ownership					
Applicant is the owner of:					
Operation		Building		Land	
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- List all names, principal business addresses, and the percentage and type of ownership interest of all persons or business entities having any ownership interest in the facility, whether direct or indirect, and whether the interest is in the profits, land, or building, including owners of any business entity that owns any part of the land or building.
- If a partnership, list each partner.
- If a corporation, list each officer and director of the corporation.
- If any person or business entity named is a bank, credit union, savings and loan association, investment association, or insurance corporation, it is sufficient to name the entity involved without providing information regarding the officers and directors of the entity.
- Attach additional pages, if needed.

Program separation

DHS 89.22(4)(c) Residential care apartment complex services shall be made available in the residential care apartment complex. Tenants of the residential care apartment complex shall not be required to go to a CBRF or health care facility to receive supportive, personal or nursing services included in the service agreement. Nor shall tenants of a health care facility or CBRF be required to receive services in a residential care apartment complex.

Family Care Funding

Family Care Funding

- Family Care is a Medicaid Funding Source
- Medicaid will pay for Care and Supervision as defined by the member's Care Plan
- Medicaid cannot pay for Room and Board
- Members may NOT be charged for services

Family Care

- Interdisciplinary Teams (IDT)
- Care Plans
 - Consist of natural supports and paid services that support member outcomes
 - Services in the Care Plan must be approved by the IDT
 - Services must be pre-authorized
 - Care Plans can change whenever there is a change in condition

Care and Supervision

- Inclusive Rates
 - Ala Carte services are difficult:
 - To authorize
 - To pay for
- Scope of Services
 - Needs to include all services needed by the member

Room and Board

- Must be paid with member's funds
- Member's Room and Board Obligation
 - Earned and Unearned Income
 - Cost Share
 - Personal Needs Allowance
 - Medical Remedials
 - What is left = Member's Obligation

Room and Board

- Typically MCO collects member's obligation and pays provider the established rate
- 2 Components
 - Rent and Utilities
 - Board
- Affordable Housing
 - May require member to pay rent directly
 - Room and Board rate gets split
 - Room and Board charges cannot exceed rate

Room and Board Includes

<ul style="list-style-type: none"> • Physical Space • Furnishings • Equipment (part of building) • Housekeeping Services and Supplies • Property Maintenance • All Utility Costs 	<ul style="list-style-type: none"> • Fire Protection & Safety Systems • Food – all meals and snacks • Telephone – media access
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Family Care Funding

- Summary
 - Services Approved by IDT
 - Services Pre-authorized
 - Inclusive Care and Supervision Services
 - Room and Board
 - Must include all R & B expenses
 - Paid with member funds
 - Member may not be charged
