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HOUSING WITH SERVICES INITIATIVE PROJECT UPDATE

September 2013

**David Fuks, CEO
Cedar Sinai Park**

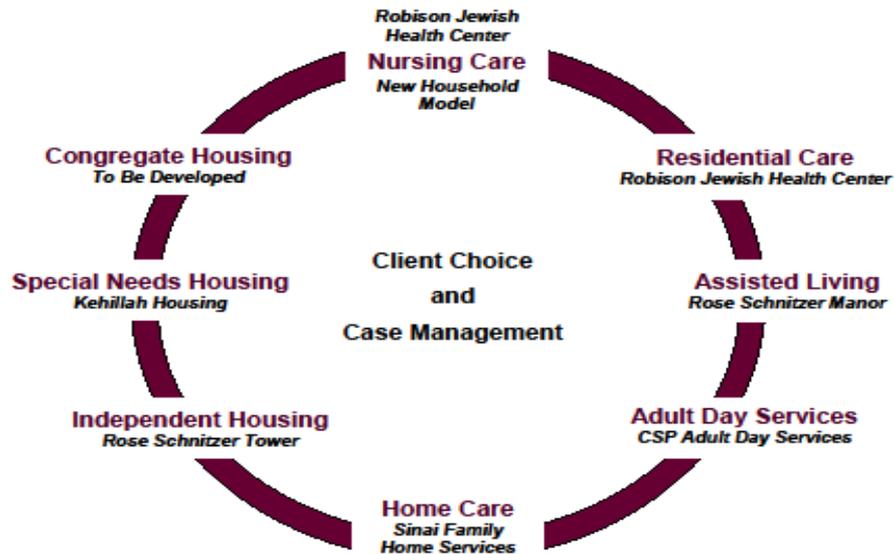


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Cedar Sinai Park CONTINUUM OF CARE



Our Continuum of Care



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The need for Housing With Services



- “About 1.8 million older adults- mostly poor single women in their mid 70s to early 80s- live in federally subsidized housing-more than the number who live in nursing homes (Widen and Redfoot, 2002)...
- Research shows that many of these older residents need assistance with routine activities. The 2002 American Community Survey found that subsidized older renters were twice as likely to be disabled as were older home owners. (Redfoot and Kochera, 2004).” – (Harahan, Sanders, & Stone, Creating New Long Term Care Choices for Older Adults, 2006)

Motivation in the context of healthcare reform



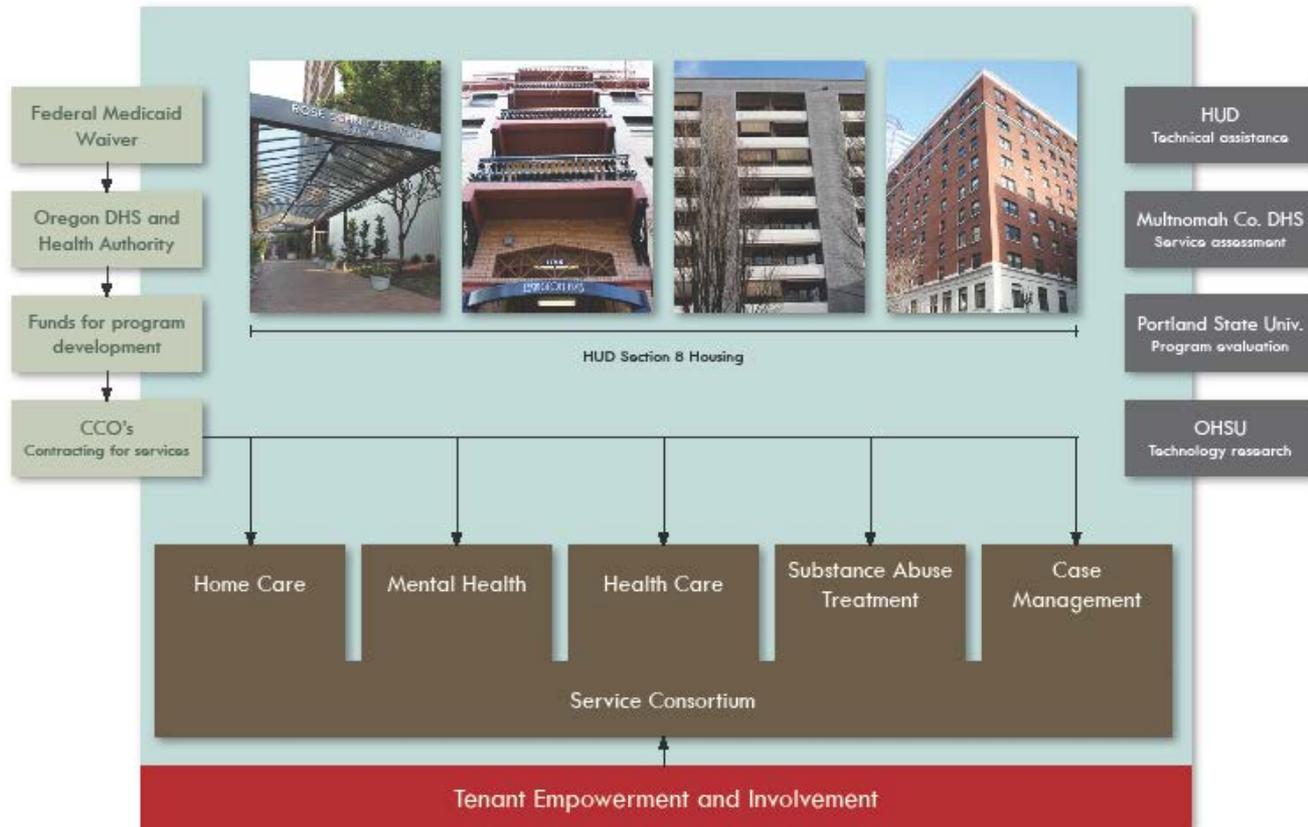
- **“...we believe that reducing rehospitalizations, and equally important, preventable hospitalizations will require system-level solutions: policies that address frail older adults’ underlying risks. For these reasons, policies aimed at promoting primary care; individualized care planning; older adult and family education and engagement; reliable information flow among older adults, family care givers, and health team members; and strong bridges between hospitals and community based care providers should be priorities.” – (Naylor, Kurtzman et. al. Health Affairs, July 2012)**



Housing with Services Model



HOUSING WITH SERVICES MODEL



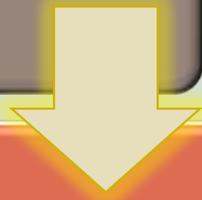


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Housing with Services BACKGROUND



2010 Cedar Sinai Park, initiates discussion of an integrated service model with local human service providers and state officials.



2011 The concept is formally presented in Salem and receives enthusiastic endorsements from the state Department of Human Services and Oregon Health Authority.



2012 - 2013 Initiative moves forward, attracting national attention, with private and federal funding, and a collaborative partnership of interested stakeholders.

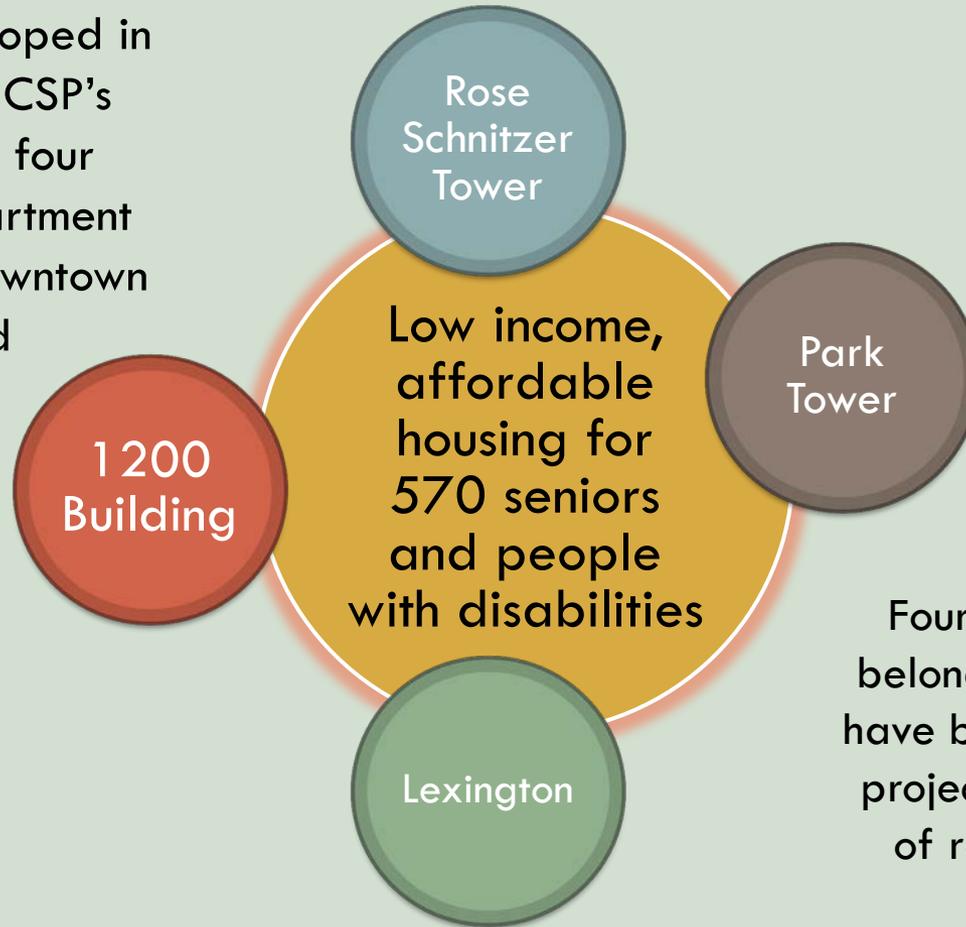


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Housing with Services



Initiative developed in tandem with CSP's purchase of four Section 8 apartment buildings in downtown Portland



Four additional buildings belonging to Home Forward have been added to the pilot project bringing the number of resents to over 1,100



Housing with Services



Initial Needs Assessment Indicates:

High Medicare and Medicaid eligibility, frequent users of hospitals, ERs, other high cost social services, and risk of premature or unnecessary nursing home placement.

Preliminary Data Also Indicates:

Many residents are in need of mental health and/or substance abuse treatment in order to mitigate risk of involvement in criminal justice system.

National Data Suggests:

Elders in affordable housing are more likely to need assistance with activities of daily living and instrumental activities of daily living than same age peers living at home.



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Housing with Services



The requirements of the Affordable Care Act and the fast implementation in Oregon, combined with an ongoing commitment to Home and Community Based Services, and

The health and social service needs (high levels of depression, substance abuse, and dementia) of the culturally diverse tenant population (e.g. 30% + ESL population of the four buildings operated by Cedar Sinai Park),

Create an optimal site for a collaborative demonstration project aimed at reducing healthcare expenditures and improving outcomes for those served.



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Housing with Services - A MODEL FOCUSED ON SOCIAL DETERMINANTS OF HEALTH



A Planning Group of over 20 providers and stakeholders has met regularly over the past two years and has identified the following **INITIATIVE GOALS**





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Housing with Services - GOALS



- ❖ Improved health outcomes for underserved populations;
- ❖ Creating a culture of wellness by focusing on social determinants of health:
 - Increased community engagement
 - Improved access to culturally specific and effective services
 - Mental health and addiction services
 - Preventative healthcare
- ❖ Decreased utilization of hospital care, emergency rooms and involvement with the criminal justice system;
- ❖ Delayed entry into long-term care;
- ❖ Facilitation of care transitions that improve health and prevent re-institutionalization;
- ❖ Successful collaboration among partner agencies and with CCOs; and
- ❖ Financial sustainability and measurable cost savings.



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Housing with Services – Conceptualizing the Model



Needs assessments conducted by and project evaluation to be managed by Portland State University.

Employee assistance program-like approach to services funded by CCOs on a per member/per month basis.

Creation of a Health and Social Services hub is funded and will promote co-location, coordination and ease of access to healthcare.

Development of an LLC to assure coordination of services and maximize participation opportunities for diverse providers and clients.

Exploration of a cloud-based records system with an innovative systems developer.



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Housing with Services – PROGRESS HIGHLIGHTS



➤ **JANUARY 2012**

- Housing with Services Initiative Planning Group formally convenes and launches a project development process.
- Meetings involve review of best practice research and common values/interests.

➤ **APRIL 2012**

- Washington D.C. based Enterprise Foundation awards CSP a grant of \$50,000 to support assessment of service and technology needs of tenants living in four housing facilities.
- Assessment being conducted by Paula Carder of Portland State University's Institute on Aging, and Dr. Jeff Kaye of OHSU's Center for Aging and Technology.

➤ **MAY 2012**

- Department of Human Services and Oregon Health Authority submit a proposal to CMS to support the implementation of this initiative. The grant was awarded in March of 2013 planning and evaluation has been funded.



Housing with Services – PROGRESS HIGHLIGHTS

➤ **JULY 2012**

- CSP launches the Consortium Work Group, advised by William Manne, Esq., partner at the law firm of Miller Nash.
- Memoranda of understanding and a draft LLC document are being developed.

➤ **SEPTEMBER 2012**

- CSP submits proposal to LeadingAge, a D.C. based advocacy and provider organization, and is selected to participate in a national Learning Collaborative of organization from 12 states.
- The Collaborative has now held meetings in Washington DC and Detroit, Michigan. Ongoing work regarding model development, promotion of a national demonstration project and discussion with federal policy leaders continues.

➤ **FEBRUARY 2013**

- The Harry and Jeanette Weinberg Foundation of Maryland awards \$430,000 to support the development of a health and integrated delivery site.

➤ **SUMMER 2013**

- Meetings with partners interested in joining the LLC, Service Integration and tenant involvement planning are underway in anticipation of the formal planning work beginning in October.



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Housing with Services- FUNDING SOURCES TO DATE



**Enterprise
Communities –
Vulnerable
Populations
Grants
\$75,000**

**Centers for
Medicare and
Medicaid
Services – State
Innovation
Model Grant
\$440,000**

**The Harry and
Jeanette Weinberg
Foundation, Inc.
Health Center
Construction Grant
\$430,000**

**HEDCO
Foundation
Grant to assist
in Care Center
Construction
\$60,000**

\$1,005,000



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Housing with Services BUDGET DEVELOPMENT PROCESS



**Needs
Assessment
Data**

**Utilization
Data**

**Engage
Healthcare
Economist**

**CCOs and Care Oregon
Per Member/Per Month Service Plan**



Housing with Services – ONGOING WORK



Meetings:

- Full Planning Group on a quarterly basis.
- Consortium Work Group on a monthly basis.
- Subcommittees:
 - Tenant Involvement
 - Services Integration

SIM Grant:

- With grant funds in place, the planning process will be officially launched.
- Legal/Governance Structure will be formalized.
- Ongoing evaluation.

Ongoing:

- Conversations re: sustainable approach to program development and financing with CCO's, Care Oregon, Central City Concern.
- Other local and national foundations will be approached.



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Housing with Services



**Planning Process
to be complete in
March 2014**

**Demonstration
Project to be
launched in April
2014**

