

9. Housing

a. ***Describe the State's process for documenting the type of residence in which each participant is living (See chart for examples in Appendix B). The process should categorize each setting in which an MFP participant resides by its type of "qualified residence" and by how the State defines the supported housing setting, such as:***

- i. ***Owned or rented by individual,***
- ii. ***Group home,***
- iii. ***Adult foster care home,***
- iv. ***Assisted living facility, etc.***

If appropriate, identify how each setting is regulated.

Documentation of Qualified Residence

Information on the type of qualified residence that an individual chooses is verified at the time the participant is enrolled in a 1915(c) waiver. This information can be accessed by one of the data base systems (SAS or CARE) currently utilized by DADS.

Texas will only enroll an individual in the MFP Demonstration to a setting that meets the definition of a "qualified residence" as defined in Section 6071(b) (6) of the Deficit Reduction Act. For the individuals transitioning from a nursing facility, Texas licenses the following types of residential living arrangements that meet this definition.

- Assisted living apartment.
 - An assisted living apartment is a living unit that is a private space with living and sleeping areas, a kitchen, a bathroom and adequate storage space. The bedroom must be single occupancy unless the participant requests double occupancy. The living unit must have a private kitchen and bath.
- Residential care apartment.
 - A residential care apartment is a living unit that is a private space with connected sleeping, kitchen, and bathroom areas and adequate storage space. The bedroom must be double occupancy. The living unit must have private kitchen and bathroom facilities.
- Adult foster care.
 - Adult foster care is a setting that provides a twenty-four hour living arrangement in a DADS enrolled foster home for persons who, because of physical or mental limitations, are unable to continue independent functioning in their own homes. Services may include meal preparation, housekeeping, personal care and nursing tasks, help with activities of daily living, supervision and the provision of or arrangement of transportation.
- Texas does not license or regulate a home owned or leased by the individual or the individual's family member.

For individuals transitioning out of an ICF/MR or state school, the following identify the types of residences that meet the definition of a qualified residence according to Texas rules.

- An individual's own home or family home.
 - Foster Companion Care home.
 - A care provider who lives in the residence in which no more than three individuals or other persons receiving similar services are living at one time and in a residence in which the provider does not hold a property interest.
 - Three person group home.
 - A residence in which no more than three individuals receiving supervised living or other persons receiving similar services are living at any one time; provides services as needed by individuals and is present in the residence at any one time; the program provider holds a property interest.
 - Four person group home.
 - A residence in which no more than four individuals and other persons receiving similar services are living at any one time; the provider is present in the residence and is awake whenever an individual is present in the residence; the program provider holds a property interest.
- b. ***Describe how the State will assure a sufficient supply of qualified residences to guarantee that each eligible individual or the individual's authorized representative can choose a qualified residence in which the individual will reside.***

Assurance of Sufficient Supply of Qualified Residences

Historically, approximately eighty percent of individuals transitioning from ICFs/MR and state schools have successfully transitioned into the residential model of HCS (definitions provided in the previous section); the other twenty percent return to family living arrangements. Accordingly, at this time, Texas can state that there are adequate housing opportunities for individuals in these transition situations. Additionally, the state has a sufficient provider base to serve all individuals who relocate back into the community.

With respect to nursing facility transitions, Texas is dependent on adequate additional funding from the Department of Housing and Urban Development (HUD) to meet all current and future demand for safe, affordable, and accessible housing for individuals who desire to participate in the MFP Demonstration. Without this support, Texas cannot make such an assurance. It must be noted that Texas has successfully transitioned more than 13,000 individuals into community residences.

However, as noted in the *Benchmarks* section of this *Operational Protocol* and restated below, Texas intends to carry out activities to expand housing opportunities and awareness of housing needs throughout the state. It is a goal of this MFP Demonstration to be able to make the global assurance.

- i. ***Describe existing or planned inventories and/or needs assessments of accessible and affordable community housing for persons with disabilities/chronic conditions; and***

Planned Inventories of Accessible and Affordable Housing

DADS will work with the TDHCA, the Texas Council on Developmental Disabilities, United Cerebral Palsy of Texas, and the Texas Low-Income Housing and Information Services to develop a housing inventory that will be linked on each agency's website. Individuals interested in looking for affordable housing will be able to search these websites. These activities will begin in 2007 and will be an ongoing effort to provide the following information from state and local PHAs and public and private owners of rental stock.

In addition, DADS and the above organizations will organize a housing summit in early 2008 with a goal to generate recommendations to increase affordable housing opportunities for Texas. The first planning meeting held on September 5, 2007.

- ii. ***Explain how the State will address any identified housing shortages for persons transitioning under the MFP demonstration grant, including:***
- iii. ***Address how the State Medicaid Agency and other MFP stakeholders will work with Housing Finance Agencies, Public Housing Authorities and the various housing programs they fund to meet these needs; and***

Working with Housing Finance Agencies and Public Housing Authorities

The recent activities of the PIAC and TDHCA have brought attention to the continued need for health and human service agencies and advocates to work closely with the state and local PHAs. The efforts necessary to increase the stock of affordable and accessible housing and rental assistance must come through mutual cooperation, identification of housing need and education by all parties involved.

The MFP Demonstration Coordinator will act as the housing liaison for the Health and Human Services Enterprise's housing related issues. Furthermore, Texas will build upon its recent preliminary successes to establish more comprehensive working relationships with its state housing finance agency and its PHAs. Texas will begin this process with the subsequent activities.

- Targeting of out-of-compliance PHA's.
- Visits to the ten largest PHAs in year one of the MFP Demonstration.
- After the first year, DADS will visit twenty-five additional PHAs per year.
- Review and comment on PHA Consolidated Housing Plans.

DADS is currently working with the Fort Worth Public Housing Authority to establish a model working collaborative to be replicated elsewhere in Texas.

- iv. ***Identify the strategies the State is pursuing to promote availability, affordability or accessibility of housing for MFP participants.***

Strategies to Promote Availability, Affordability or Accessibility of Housing

There is recognition of the importance of educating all stakeholders about housing and about Medicaid services. Therefore, DADS, in conjunction with its partners, will:

- Collect and distribute basic information on housing and housing plans. Information collected and shared will include: the most recent Consolidated Housing Plan and Annual Action Plan to identify priorities for HOME, Low Income Housing Tax Credit, Community Development Block Grant and other programs used to develop affordable housing.
- Develop a Computer Based Training (CBT) curriculum for PHAs regarding the HHS Enterprise home and community-based services. This project will begin in state fiscal year 2008.
- Create a Housing Advocacy E-mail Distribution list to distribute housing related information. As an example, federal Notice of Funds Availability (NOFA) and draft housing/action plans can be distributed in a more expedient manner.
- Provide linkages to the DADS Promoting Independence website for individuals who want more information about Texas' Public Housing Authorities (housing plans, rental application requirements, housing availability, etc.).