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Long-Term Care Advisory Committee  
*Housing for Long-Term Care Clients* Workgroup  
LTC Advisory-Approved Final Report 1-26-10

## Introduction

In April 2008, the Department of Health Care Policy and Financing (HCPF) convened a standing Long-Term Care Advisory Committee, whose membership is comprised of long-term care clients, advocates, providers, case management agencies, state agencies and other stakeholders. The charter of the Long-Term Care Advisory Committee is to discuss, research and advise the Department on recommended policies and processes related to long-term care. The Long-Term Care Advisory Committee framed its initial areas of focus to be delivery system capacity and models, accountability and responsiveness, and eligibility processes reform. In working on those areas, the Long-Term Care Advisory Committee identified access to affordable housing as a key component for assisting long-term care clients to remain in community based settings.

A core team of Long Term Care Advisory Committee members worked with the Colorado Housing Finance Authority and the Departments of Local Affairs and Human Services to invite individuals to participate in a one-year workgroup focused on developing housing recommendations to be presented to the Long-Term Care Advisory Committee for adoption. The workgroup convened on February 19, 2009 and met eleven times over the one-year period. Workgroup participants included representatives of housing authorities, housing advocates, long term care advocates, housing developers and LTC Advisory Committee members. A full listing of workgroup participants is included in Appendix A. Initial meetings were focused on developing a shared understanding of “long term care” and of “accessible and affordable housing.” The one-year time limitation drove agreement to identify key problem statements and possible solutions related to the workgroup charge.

## Scope of Recommendations

The Housing for Long-Term Care Clients workgroup was convened to address two charges:

1. Improve Delivery of Existing Housing Resources to Long-Term Care Clients
2. Increase Affordable Housing Resources Available to Long-Term Care Clients

### **Improve Delivery of Existing Housing Resources to long-term care clients:**

The workgroup identified five key elements that serve as barriers to the delivery of existing housing resources for clients of long-term care services or as barriers to clients' ability to access those existing housing resources.

- **Problem 1:** Long-term care clients have trouble accessing the necessary valid identification documents needed for income restricted/subsidized housing. Long-term care clients may not possess original birth certificates, passports or state driver's license/ID cards. Further, clients may find it difficult to navigate the processes to acquire these identification documents.
  - **Possible Solution:** Require nursing homes and other long-term care residential providers to keep and maintain ready access to a record of who might have a resident's original identification documents or to help residents get valid documents.
  - **Possible Solution:** Educate long-term care entry point/case management agencies about Colorado Legal Services grant-funded project to assist individuals in gaining documentation.
  - **Possible Solution:** Explore conditions or criteria under which certain groups of long-term care clients may be exempted justifiably from certain documentation requirements.
  - **Possible Solution:** Develop strategies to increase use of services, such as Community Transition Services, to assist long-term care clients in obtaining valid documents.
  
- **Problem 2:** Affordable housing resource community is not knowledgeable about long-term care services.
  - **Possible Solution:** Identify ways to educate housing resource providers about how to access long-term care services, including the development of a guide to long-term care services for distribution to such resource providers including landlords and management companies.
  - **Possible Solution:** Create internet links between long-term care services websites and local housing resources websites.
  - **Possible Solution:** Foster relationship building and cross-training between case management agencies and housing resource providers at the community level.
  
- **Problem 3:** The long-term care services community is not knowledgeable about affordable housing resources.
  - **Possible Solution:** Develop a guide to income restricted/subsidized housing resources for distribution to the long-term care services system participants.
  - **Possible Solution:** Notify case management agencies for long-term care services about assistance available in finding housing through <http://www.ColoradoHousingSearch.com>, which is sponsored by Colorado Housing and Finance Authority.
  - **Possible Solution:** Create internet links between local housing resources websites and long-term care services websites.

- **Possible Solution:** Foster relationship building and cross-training between housing resource providers and case management agencies at the community level.
- **Problem 4:** The <http://www.ColoradoHousingSearch.com> website may not contain all available housing listings or be viewed as optimally useful by long-term care clients.
  - **Possible Solution:** Encourage long-term care services clients and advocates to review and comment on <http://www.ColoradoHousingSearch.com> to identify possible improvements.
  - **Possible Solution:** Identify ways to incent property owners and managers to list their properties, including sufficient pertinent vacancy information.
  - **Possible Solution:** Ensure <http://www.ColoradoHousingSearch.com> website property listings are kept current.
  - **Possible Solution:** Create internet links between long-term care services websites and the <http://www.ColoradoHousingSearch.com> website.
- **Problem 5:** Application process, including forms, lottery and waiting lists are challenging for long-term care clients.
  - **Possible Solution:** Recommend housing authorities streamline their application processes and materials with client input.
  - **Possible Solution:** Develop strategies to increase the use of services, such as Community Transition Services, to assist long-term care clients with housing applications.

### **Increase Affordable Housing Resources Available to Long-Term Care Clients:**

The workgroup has been challenged in addressing this charge, particularly in light of Colorado's current economic environment. While Colorado remains at the bottom for most federal funding, the state has historically provided only a small and unpredictable amount of funding for affordable housing from the State General Fund ranging from a high of \$4.6 million in 2002 to virtually zero in 2003. The funding level for FY 2009-10 is \$2.25 million. Colorado is one of only twelve states that does not have a Housing Investment Fund with a permanent, dedicated source of funding which can provide a regular source of funds for affordable housing. In addition, the level of federally subsidized housing, including Section 8 vouchers, has been diminishing in recent years.

- **Problem 1:** The number and amount of available affordable housing resources for integrating long-term care clients are insufficient to meet the needs of all persons eligible for the resources.
  - **Possible Solution:** Strongly support the ongoing efforts to create a statewide Housing Investment Fund to expand the affordable housing resources serving long-term care clients.
  - **Possible Solution:** Encourage housing authorities to develop local preference set-aside for long-term care clients.

- **Possible Solution:** In partnership with the Division of Housing, develop a strategy to use private activity bonds and other incentives for purchase, renovation or building of accessible and affordable housing, leveraging a set aside of more vouchers specifically for long-term care populations.

### **Next Steps**

The problem statements and possible solutions were presented to the Long-Term Care Advisory Committee for review and adoption. Once adopted, the possible solutions will be provided to the Olmstead Planning workgroup for the development of specific action steps and timelines. There is overlap of membership across the Housing workgroup and the Olmstead Planning workgroup, which will facilitate development of these next steps. The Olmstead Plan, including housing action steps, will be formally submitted to Governor Ritter in response to Executive Order D 011 09.

### **LTC Advisory Committee Approval and Direction to Olmstead Workgroup:**

The Long-Term Care Advisory Committee approved the report with a specific modification that changed the requirement for nursing facilities to maintain a record of who might have the resident's original identification documents. In addition, the LTC Advisory Committee confirmed that it sees this report as an important first step but is very interested in having specific action steps with timelines developed to implement the possible solutions. The LTC Advisory Committee explicitly wishes to ensure that discussions of affordable housing cover a broad array of options for client choice, which can include shared apartments and home ownership.

Appendix A  
Membership List

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