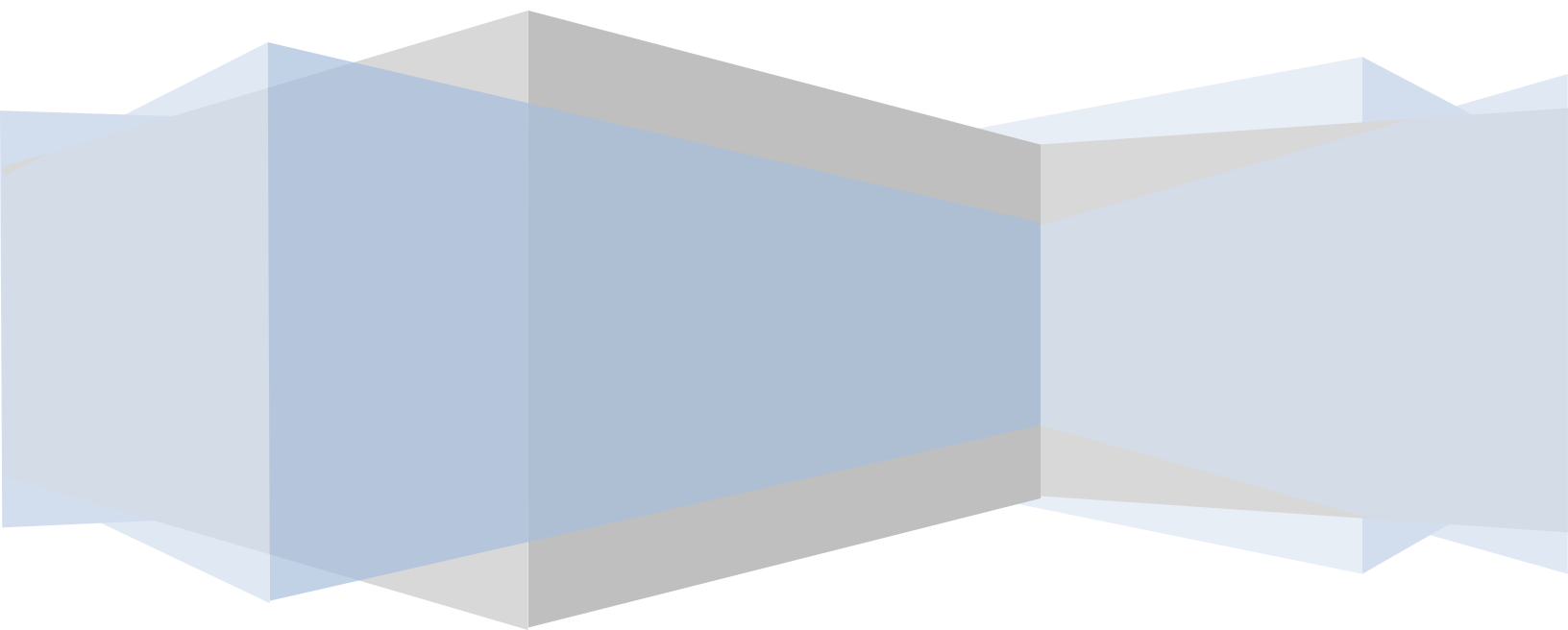


Medina County Board of Developmental Disabilities

Position Statement – Residential Settings



Medina County Board of Developmental Disabilities Position Statement: Residential Settings

PREFACE:

The Medina County Board of DD (MCBDD) is committed to plan, monitor and support safe and affordable residential housing and services for individuals eligible for its services. The Board is committed to supporting a continuum of options to assure that individuals eligible for its services have choices to meet their needs and to the extent possible their preferences within their assessed needs. To fulfill this commitment the MCBDD will:

- Plan for and evaluate affordable housing options within the specified values and directives of the Ohio Department of Developmental Disabilities (DODD).
- Consider the needs and preferences of individuals served presently and in future when investigating housing options.
- Fund residential provider services through the Medicaid and Supported Living programs within available resources.
- Manage available resources for residential provider services efficiently through planning and monitoring.

BACKGROUND:

The DODD makes available state capital assistance (bond) funds to assist local County Boards purchase housing for individuals receiving Supported Living services, or services funded through Home and Community Based waivers. This program's goal is to provide housing options to eligible individuals in their own communities that allow them to be as fully integrated and independent as possible.

The process for accessing Capital Housing dollars is governed through Ohio Administrative Code (OAC) 5123:1-1-03 (**Attachment 1**). Typically, County Boards establish a non-profit housing corporation as MCBDD did with Medina Creative Housing or work with the local housing authority such as Medina Metropolitan Housing Authority to receive the pass-through funds, and match them with other funding sources. Existing homes in the community are then

purchased with these dollars for Board eligible individuals with developmental disabilities, often with their active involvement. There is no limitation on the number of entities with whom a County Board may contract with for these funds.

Capital housing dollars are allocated to counties through an established formula based on available funds. The County Board is always the “flow-through” agent for these capital assistance funds. These funds are then used to purchase houses as established by the County Board’s residential housing plan. When the houses are purchased, the County Board is required to maintain a mortgage interest in the housing that at least equals the amount of community assistance funds used to purchase the housing. The term of the mortgage is to be 180 months (15 years) as required by the administrative code. After the 15 years, the County Board and the DODD have no legal interest in the property.

In June 2011, the DODD released several documents (See **Attachments 2-5**) pertaining to residential planning and development. These documents are the guides for establishing this position statement as it pertains to individuals who receive waiver services and the residential placement values and criteria the Board will use in decision making for residential development and placement.

Also, in June 2011 The Disability Housing Network (DHN) , a consortium of county housing corporations, released a position statement in support of the June 2011 DODD guidelines. This is an important milestone as it reinforced that the residential planning goals and values of the DODD and the DHN are the same. (**Attachment 6**)

In June of 2012, the DODD released a Housing Plan template that was developed jointly between the DODD and the DHN titled, **2012-2016 County Housing Plan for County Boards of Developmental Disabilities and Housing Corporations.** (**Attachment 7**)

This template and the DODD Value Statements shall serve as the basis for the MCBDD’s Residential Development Plan.

The following is a summary of DODD Value Statement tenets:

1. Community Access and Integration
 - a. Individuals need to have opportunities to live in a setting providing them access to community and community resources.
2. Free Choice of Provider/Free Choice of Home

- a. Individuals with a Medicaid waiver shall be able to select or reject either their home or their service provider without negatively impacting the continuation of the other.
3. Home/Living Arrangements vs. Employment and Community Services
 - a. Home and work need to reflect the rhythm of the surrounding community.
4. Clustering of Individuals with Developmental Disabilities
 - a. Congregate living sites where 4 or more individuals are clustered together is not preferred as a way to plan the lives of individuals in our system. It limits the options of individuals who wish to live elsewhere and yet benefit from services.
5. Home and Community Based Waiver Services (HCBS)
 - a. HCBS are intended to help provide the supports needed to prevent institutionalization.
6. Community-based vs. Institutionalized Service Planning
 - a. Person-centered planning and community strategies should be used to avoid shepherding individuals into institution-like settings that limit choice and integrated community access.

These concepts are included in the following position statement which will also adhere to the guidelines as set forth by the DODD and the DHN. These constructs will also be incorporated into the development of a housing plan as per the DODD template.

Waiver Services: Residential Settings Values

BASIC BOARD POSITIONS

The MCBDD will follow the agreed upon waiver services values as set forth by the DODD and DHN as they pertain to determining its support of residential development in acquiring or selling properties and/or its funding of waiver support services in residential settings. This adherence is consistent with the Board's desire to maximize efficient use of resources to serve as many individuals as possible and support their assessed needs. We define support in this document as meaning support of a variety of possibilities (services, advocacy, administrative) and not necessarily as direct financial support. It is felt in the best interest of individuals desirous of services that a wide and comprehensive set of options be explored through the ISP and team process.

The Board feels whenever possible, natural supports are the best service option to be used. This belief is based on the consistency it brings to the individual served and that it allows more individuals to be served.

BOARD RESIDENTIAL SETTINGS VALUES

Given the above the MCBDD supports:

- a. Settings enabling access to community resources and which facilitate independence and choice.
- b. Settings facilitating access to meet others and experience social and vocational experiences as do others in their community.
- c. Settings enabling opportunities to meet and share experiences with friends who are not housemates or paid staff.
- d. An individual's right to select/reject their home or provider without undue provider influence/pressure and which will not negatively impact the continuation of the residence or provider.
- e. An individual's freedom of choice of housing and service provider within their established funding parameters.
 - i. When the choice results in the cost of care exceeds the DDP funding, the MCBDD will not fund the excess cost and/or room and board until the individual has been evaluated to validate the changes in needs driving the funding change. Following this evaluation the MCBDD's Needs Review Committee will determine if the funding change is warranted.
 - ii. Efforts will be made to develop a reasonable plan that maximizes available resources without committing additional MCBDD dollars.
- f. Service provision to an individual involving multiple providers and not a single provider who provides housing, support services, and/or work.
 - i. The Board endorses multiple service providers as this provides an at risk individual with a variety of checks and balances in regards to their safety and well-being.
 - ii. The Board believes that the use of multiple service providers is less institutional than one entity providing all services to an individual.
- g. Work and home lifestyles reflecting the rhythm of life in the surrounding community.

- h. Work that encourages interaction with individuals without disabilities as well as with individuals reflective of the community-at-large, and which pays typically available wages.
- i. The use of congregate settings (two to four bedrooms per unit) which are not in close proximity to one another as defined by the DODD (within 2 doors of each other).
- j. Not building campus settings that serve more than four individuals in close proximity as it limits the options of individuals who wish to live in a more community integrated setting and yet benefit from services.
- k. Homes where individuals reside free of signs that identify individuals living there as having disabilities.
- l. The use of homes that accommodate the following populations groups:
 - i. multiple-diagnosed individuals
 - ii. residents aging out of the children's services system with no natural supports
 - iii. those residing with aging caregivers
 - iv. former residents of Developmental Centers
- m. HCBS funds which are used to fund non-institution-like service or services except in situations calling for respite or specialized, time-limited services.
- n. The writing of ISPs not limiting choice and community access.
- o. Individual participation in, and influence of, routine decisions regarding their own schedules without undue influence or restraint on such decisions including, but not limited to:
 - i. when and what to eat
 - ii. how and where to spend leisure activities
 - iii. the scheduling of appointments
- p. An individual living alone only if the individual's behavior(s) or condition present unique and significant challenges which would preclude living with another or others. Such a determination will follow a comprehensive needs assessment and historical review of related issues.
- q. An annual and or as needed ISP assessment in conjunction with the individual, or family/guardian, as appropriate, which assesses the individual's ability to live with one (1), two (2), or three (3) other individuals. This assessment will determine the MCBDD's level of residential support. For services/placement desired above and beyond this level of support, natural supports or payments will be required from the individual, family, or guardian.

- r. The delay of building or purchasing of additional community homes until current vacancies are filled or underutilized properties sold off.
- s. The Developmental Center (DC) back-fill process that enables individuals to move from a DC to an Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF-IID).

RESIDENTIAL SNAPSHOT: HOUSING, VACANCIES AND SERVICES

1. Housing units available: guess/estimate (see Attachment 8 a listing of known housing and vacancies across the county) if units/vacancy not listed – the information has not been returned to MCBDD as of this time
 - a. Medina Creative Housing owns and manages fourteen single family homes in the community in which individuals with disabilities live in a congregate setting. These homes were not all purchased with CAP dollars.
 - b. Medina Creative Living I: 1120 N. Huntington St., Medina OH 44256
Eight, One Bedroom Units – HUD, 0 vacancies
 - c. Medina Creative Living II: 1120 N. Huntington St., Medina OH 44256
Four, One Bedroom Units – HUD, 0 vacancies
Four, Two Bedroom Units (must be willing to share apartment with another person) – HUD 0 vacancies
 - d. Medina Creative Living III: 4100 Creative Living Way, Medina OH 44256
Eight, One Bedroom Units – HUD 0 vacancies
 - e. Additional HUD project facilities:
 - i. Ann Tubbs – 201/215/233 Northland Drive, Medina - SHC
 - ii. Ryan Road - 7373 Ryan Road, Medina – SHC, 4 bedrooms, 0 vacancies
 - iii. North View Manor 860 Walter Road in Medina - MMHA
 - iv. Wadsworth Towers 190 North Main Street, Wadsworth – MMHA
 1. 97 – 1 bedroom units
 2. 3 – 2 bedroom units
 - f. Medina Creative Living IV: 4100 Creative Living Way, Medina OH 44256 – these are known as the OHFA units
 - i. Two, One Bedroom Units, 0 vacancies
 - ii. Two, Two Bedroom Units (must be willing to share apartment with another person, 2 vacancies
 - g. Medina Metro Housing Authority operates 7281 Honey Shade, 0 vacancies
2. Present CAP homes with Board fiscal liability and liability timeframes (Attachment 9)
 - a. Housing Board Home – anyone who resides in a home that was purchased with CAP Housing dollars and it still under contract; only individuals residing in one of the following settings

- i. Honey Shade - 7281 Honey Shade Court, Chippewa Lake
 - 1. Two bedrooms, 0 vacancy, roll off year -2024
 - ii. Miner Drive – 4049/4051 Miner Drive, Medina (duplex)
 - 1. 4051 – 3 bedrooms, 1 vacancy, roll off year -2021
 - 2. 4049 – 2 bedrooms, 1 vacancy, roll off year -2021
 - iii. North Harmony – 315/ 315½ North Harmony, Medina (duplex)
 - 1. 3 bedroom, 3 vacancy, roll off year -2027
 - 2. 3 bedroom, 2 vacancy, roll off year - 2027
 - iv. N. Jefferson -1059 N. Jefferson St. Unit B, Medina (Note: it is located in the President’s Row condo development.)
 - 1. 2 bedrooms, 0 vacancy, roll off year -2027
- 3. Service Summary
 - a. MCBDD has collaborated on over 13 CAP projects over more than 16 years
 - b. MCBDD has consistently tried to fill vacancies.
 - c. We have never been able to fill all vacancies long term.
- 4. Individual Summary (**Attachment 10**)
 - a. 50% of those in our ranks are younger than 30
 - b. 12 individuals live at home with a parent over 60
 - c. 60 individuals live at home with only one other family member. Meaning that is anything happens to that one family member an emergency placement could be necessary
 - d. Of all the individuals we serve only approximately 17% were cited as not being able to live in a congregate setting unless special behavioral supports were in place. The bulk of these individuals (78%) fall into the 16-25 age group.

RESIDENTIAL SERVICES DEVELOPMENT PLAN 2013 – 2016

2013

- REAFFIRM PRESENT RESIDENTIAL WAIT LIST
- REAFFIRM PRESENT INVENTORY OF HOUSING OPTIONS
- REVIEW RESIDENTIAL VACANCY HISTORY AS CORRELATED WITH RESIDENTIAL DEVELOPMENT FOR THE PERIOD 2008 - 2012
- REVIEW ALL PRESENT BOARD SUBSIDIES AND REAFFIRM, REAFFIRM WITH MODIFICATIONS OR DISCONTINUE
- CONSOLIDATE ALL PRESENT VACANCIES THROUGH FILLING VACANCIES, REDEVELOPMENT OR PROPERTY SALES
- PROJECT HOUSING NEEDS FOR 2013 – 2015 TO COINCIDE WITH OPERATING PLAN
- DETERMINE NEED FOR “CONGREGATE” PROPERTY(S) FOR 2014
- REAFFIRM WITH ALL POTENTIAL PROPERTY MANAGERS THE BOARD’S VISION STATEMENT FOREGOING

Attachments:

Attachment 1 – *HCBS in Campus Setting* - DODD

Attachment 2 – *Factors to Consider in Evaluating Locations for the Provision of Medicaid Home and Community –Based Services (“HCBS”)* – DODD

Attachment 3 – *Evaluation Factors for HCBS Settings* – DODD

Attachment 4 – *DODD Value Statements for Determining The Appropriateness of Waiver Services Settings* – DODD

Attachment 5 – *2011 County Housing Plan: County Boards and Housing Corporations Analysis and Summary June 2011* – Disability Housing Network

Attachment 6 - *2012-2016 County Housing Plan for County Boards of Developmental Disabilities and Housing Corporations.* - DODD and The Disability Housing Network.

Attachment 7 – *MCBDD Targeted Futures Planning* – MCBDD

Attachment 8 – *Vacancy Roster* – MCBDD

Attachment 9 – *CAP Projects Roster* – MCBDD

Attachment 10 – *MCBDD Survey Residential Futures Planning* - MCBDD

Attachment 1

Attachment 2

Attachment 3

Attachment 4

Attachment 5

Attachment 6

Attachment 7

Attachment 8

Attachment 9

Attachment 10
