

2013 NCSHA Award Nomination



## **Special Needs Housing: Housing for Persons with Special Needs**

ADULT CARE FACILITIES

*Douglas Garver, Executive Director*

*Sean Thomas, Director of Planning, Preservation and Development*



**2013 Annual Awards Entry Form**  
(Complete one for each entry.)

Entry Name Adult Care Facilities

Fill out the entry name <i>exactly</i> as you want it listed in the awards program.
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HFA Ohio Housing Finance Agency

Submission Contact Arlyne Alston, Director of Communications and Marketing

Phone 614-387-2863

Email [aalston@ohiohome.org](mailto:aalston@ohiohome.org)

Program Contact Sean Thomas, Director of Planning, Preservation and Development

Phone 614-644-5772

Email [sthomas@ohiohome.org](mailto:sthomas@ohiohome.org)

Entry form with description, check(s), and visual aids (optional) must be received by NCSHA by **Monday, July 1, 2013**.

Use this header on the upper right corner of each page.

HFA \_\_\_\_\_

Entry Name \_\_\_\_\_

Communications	Homeownership	Legislative Advocacy	Management Innovation
<input type="checkbox"/> Annual Report <input type="checkbox"/> Promotional Materials and Newsletters <input type="checkbox"/> Creative Media	<input type="checkbox"/> Empowering New Buyers <input type="checkbox"/> Home Improvement and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Federal Advocacy <input type="checkbox"/> State Advocacy	<input type="checkbox"/> Financial <input type="checkbox"/> Human Resources <input type="checkbox"/> Operations <input type="checkbox"/> Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
<input type="checkbox"/> Multifamily Management <input type="checkbox"/> Preservation and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Combating Homelessness <input checked="" type="checkbox"/> Housing for Persons with Special Needs	<input type="checkbox"/> Special Achievement	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

## 2013 NCSHA Award Nomination

### **HFA: Ohio Housing Finance Agency**

### **Category: Special Needs Housing - Housing for Persons with Special Needs**

### **Entry Name: Adult Care Facilities**

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In 2011, the Ohio Department of Mental Health (ODMH) assumed licensure of the nearly 700 Adult Care Facilities (ACF) in Ohio. These licensed facilities provide permanent housing for individuals who need a higher level of housing care. ACF's are residential care homes licensed by ODMH for the purpose of providing accommodations, supervision and personal care services to unrelated adults. The facilities provide a less restrictive community housing option for individuals who need 24-hour care.

ACFs that serve residents with serious mental illness have an additional obligation by rule to have staff and managers oriented to the care and supervision needs of these residents and to require specific training on an annual basis relevant to persons with a diagnosis of mental illness residing in the facility. Operators must undergo a comprehensive onsite inspection of the home in which inspectors verify the safe and sanitary condition of the facility, the capability of the operator and staff to meet their responsibilities in providing supervision and personal care services and the appropriateness of the placement of each resident in the adult care setting.

Assuming licensure of the ACFs was a challenge for ODMH as many of the facilities needed critical repairs that, if not addressed, posed life safety threats to both operators and residents. These needs included major roof repairs, electrical hazards, water damage, secure doors, porches and walk ways, as well as accessible and safe bathrooms. In 2012, OHFA and ODMH began working together to address the preservation of existing capital funded permanent supportive housing projects. The two organizations began to pursue a plan to fund critical improvements and repairs to Ohio's ACFs by utilizing funds through the Ohio Housing Trust Fund.

Following approval from the OHFA Board, the Agency awarded ODMH \$1 million from the Housing Trust Fund to pay for critical repairs to the state's licensed Adult Care Facilities. The intent of the funds was to assist ACF's in making critical repairs needed to maintain their structural integrity and habitability. Five categories were identified that would assist in preserving the longevity of the facility:

1. Structural defects
2. Heating and plumbing defects
3. Electrical hazards
4. Safety features
5. Remediation of friable asbestos, radon, lead paint, or mold

Eligible ACF owners were able to apply for amounts ranging from \$1,500 to \$10,000 for up to five eligible repair items for each eligible facility.

ODMH issued, managed and monitored sub-awards to the ACF operators in this program. ODMH also submitted a Request for Payment and Status of Funds Report, together with all necessary supporting documentation, to authorize OHFA to reimburse contractors for completed repair work. ODMH provided reports to OHFA and the Ohio Development Services Agency, Office of Community Development on sub-award decisions and authorized reimbursements.

**Results**

The result of the partnership between ODMH and OHFA in 2012 impacted 920 residents at 125 ACFs. Of the residents assisted, 95% had extremely low-incomes. Without addressing the life safety issues, the facilities would now be closed and the population that resides in the homes would be either homeless, incarcerated, inappropriately placed and residing in nursing homes, or have extended hospital stays.

Housing Type	Daily Housing Cost for one resident	Residents	1 Year Cost	Investment	Annual Savings by Investing in ACF
ACF	\$28.00	920	\$9,402,400	\$1,000,000	
Homelessness	\$273.97	920	\$91,999,126	-	\$81,596,726
Incarceration	\$70.87	920	\$23,798,146	-	\$13,395,746
Nursing Home (Ohio Medicaid)	\$177.00	920	\$59,436,600	-	\$49,034,200
Ohio State Psychiatric Hospital	\$535.00	920	\$179,653,000	-	\$169,250,600
General Hospital Room and Board	\$915.00	920	\$307,257,000	-	\$296,854,600

Due to the success of the existing partnership and program, the OHFA Board approved a second ACF Critical Repair program for the coming year.