



Executive Office of Elder Affairs

RESPECT INDEPENDENCE INCLUSION



Vision

Older adults and individuals with disabilities will have access to the resources they need to live well and thrive in every community in the Commonwealth.

Committed to Aging in Community

80% of an Individual's Health Is due to their Environment, including Where They Live



Does most of your paycheck go to rent? That may be hurting your health

March 19, 2019 9:45am EDT

Families that spend more on housing may have less to spend on their health [View slides on this article](#)

Email

Twitter

Facebook

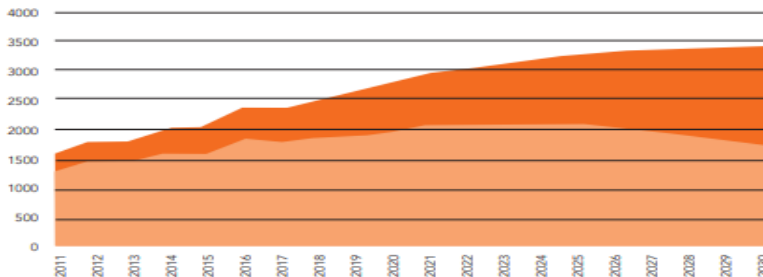
New data on health across the U.S. shows that high housing costs are harming Americans' health – and that some communities are affected more than others.

- Recognize stable housing is a key component
- EOEA prioritized housing by establishing a Chief Housing Officer position
- Directly linked to MassHealth - state Medicaid Agency

Homelessness Among Older Adults

**Figure 4b:
Boston, 55+
2011-2030**

■ 55-64 ■ 65+



The aged homeless population is growing rapidly and will continue to grow for the next decade

For Homeless People, 50 is the new 75

Prevalence of geriatric conditions among homeless people is worse than those in the general population in their 70s and 80s

Statewide Homeless Data Warehouse

HMIS data from 15 separate Continuums of Care and state family shelter system

Aggregated and de-duplicated data

Public facing aggregated de-identified “canned” reports

Identifiable data for care coordination, determining eligibility, coordinated entry (limited access with proper consent)



Homeless “Surges”

South Boston event offers housing, hope to homeless

By [Cristela Guerra](#) Globe Staff, November 17, 2016, 9:52 p.m.



Hope: Danie is a mid HomeStart worker Gabrielle Vachon reassures him his hands Thursday at the "Housing Surge" event in South Boston. Danie is, who had been homeless, got a permanent through the event. (PAT GREENHOUSE/GLOBE STAFF)

- One-day events – over 35 agencies participated
- Targeted invitation lists; all attendees prescreened
- Link to vacant public housing units and CoC vouchers
- Link to MassHealth services

3 SURGES FOR CH ELDERS

88 offers of public housing on the spot
16 CoC vouchers issued
133 elders enrolled in services

Homeless Preference in Affordable Housing

Targeted to seniors that don't score high on vulnerability index

Need affordable housing with limited supports, if any

HUD 202 ELDERLY PROPERTY OWNERS & PROPERTY MANAGERS ROUNDTABLE

ADOPTING AN ELDERLY HOMELESS PREFERENCE
COMMUNITY PURPOSE CAN BE GOOD FOR YOUR BUSINESS

Sandor is a 64 year old African American male who first came to the shelter in 2015 due to owing back rent to his landlord. He was helped with rapid rehousing money to pay off arrears and rent another room from the same landlord. Sandor returned to the shelter in 2016 due to the conditions of the rooming house. He reported the rooming house being infested with bed bugs. Sandor has a job at a restaurant. He does not have mental health or substance use disorder. He is over-income for some homeless housing programs, but still requires a subsidized unit.

Medicaid-Funded Housing Supports

Community Support Program for Persons Experiencing Chronic Homelessness

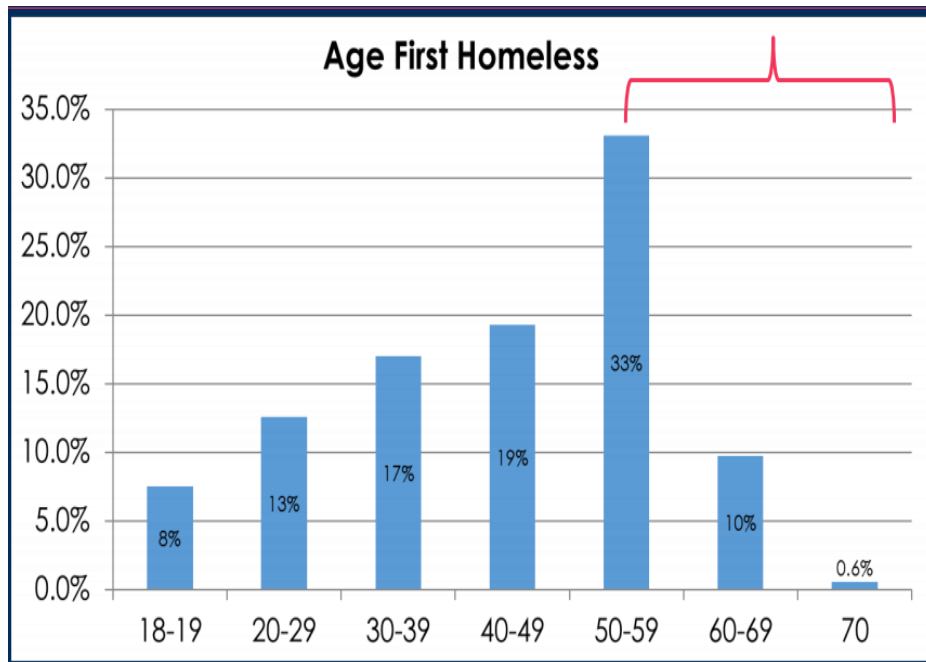
- Specialized community-based case management for people experiencing chronic homelessness who have a diagnosis of mental illness or substance use disorder or increased medical risk
- Housing search, supports through transition to housing, and housing stabilization
- Chronically Homeless with BH/SUD

Accountable Care Organization (ACO) Flexible Services

- Focused program piloting whether ACOs can reduce Total Cost of Care (TCOC) and improve members' health outcomes by implementing targeted evidence-based programs that address certain members' Health Related Social Needs
- Domains: Housing and Nutrition
 - Housing search, tenancy related supports, home modifications
- Non-duals aged 0-64

Prevention is Important

44% with first episode of homelessness after age 50



- Abuse/neglect as child
- Incarceration
- Low income attainment in early adulthood
- Mental health problems
- Substance use disorders
- History of low wage and unskilled labor
- Loss of employment
- Health crisis of self/partner
- Death of spouse/partner or parent

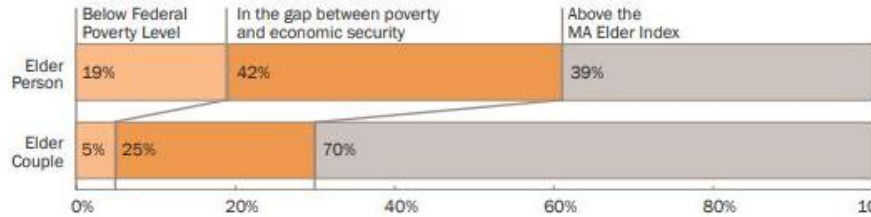
← EARLIER → LATER

AGE FIRST HOMELESS

Economic Security Impacts Housing Stability

Many older adults in Massachusetts face economic insecurity.

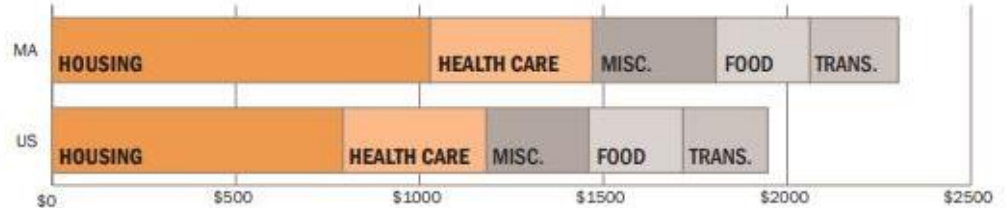
42% of single older adults and 25% of couples are not poor enough to qualify for many programs and services, but do not have enough money to make ends meet.



In Massachusetts, 42% of single older adults and 25% of couples do not have incomes low enough to qualify for many programs and services, but do not have enough money to make ends meet.

Almost 75% of Social Security recipients over the age of 65 depend on Social Security for all or most of their monthly income.

Housing and health care are the biggest expenses in Massachusetts and throughout the U.S.



Monthly expenses for a single renter in Massachusetts and an average single renter in the U.S.

Resident Service Coordinators (RSCs)

The availability of an on-site service coordinator at federally subsidized senior housing reduced the odds of having a hospital admission among residents by 18%
(Leading Age)

Older people in housing with services were 51% less likely to be hospitalized and if hospitalized, spent less time in the hospital than a comparison group
(Selfhelp Active Services for Aging Model)

EOEA Funds RSCs in Senior Housing



Setting the Stage for Health Care...



Commonwealth of Massachusetts
Executive Office of Health and Human Services
Office of Medicaid
www.mass.gov/masshealth

MassHealth
Managed Care Entity Bulletin 8
July 2018

TO: Senior Care Options (SCO) Plans
FROM: Daniel Tsai, Assistant Secretary for MassHealth
RE: Housing-Related Activities and the MLR

Housing-Related Activities and the Medical Loss Ratio (MLR): Guidance for SCO Plans

With the goal of improving health and patient care for its members, MassHealth understands the importance of addressing the social determinants of members' health, such as housing. Through care coordination and interactions with members, managed care plans have an opportunity to positively affect the housing situation of members, which in turn is expected to improve members' quality of life, reduce medical utilization, and have financial benefit for payers.

While MassHealth does not require Senior Care Options (SCO) plans to conduct housing-related activities or provide housing-related services outside of Community Support Program (CSP) services, plans may voluntarily choose to do so per 42 CFR 438.3(e)(1)(i), though the cost of these services will not be included when determining payment rates.

A plan that elects to provide such additional benefits, pursuant to 42 CFR 438.8(e)(2)(A) and 42 CFR 438.3(e)(1)(i), may include the cost of any optional housing-related services that it voluntarily provides to an enrollee when calculating its "incurred claims." Incurred claims are a component of the numerator of the plan's Medicaid-only MLR, as defined in Section 2.13.Q.1 of the First Amended and Restated Contract between Senior Care

<https://www.mass.gov/files/documents/2018/07/23/mce-8-bulletin.pdf>

Recent Efforts:

- Developed a **statewide inventory** of senior affordable housing properties to encourage "hotspotting"
- Implemented a **survey to assess the presence of Service Coordinators** in senior affordable housing
- Issued guidance **allowing DSNPs to use resources for embedded staff and count towards Medicaid MLR**

"Supporting staff embedded onsite at housing properties to provide nonduplicative services to residents. This could include funding for housing staff located onsite in senior housing properties that provide resident service coordination; wellness programming activities; or providing medical support, such as through a nurse or social worker."

Program for the All Inclusive Care of the Elderly (PACE)

Age 55+
Nursing Facility Level of Care
Interdisciplinary Team model
Robust needs-based services
24/7 access to staff
Geographically based

The PACE Interdisciplinary Team (IDT)



PACE and Housing



**Harborlight House, Beverly
Harborlight & Element Care PACE
30 units**

**Hillside Residence, West Springfield
Sisters of Providence & Mercy Life PACE
34 units**



PACE Set-Asides in Public Housing in:

Boston
Cambridge

Fitchburg
Leominster

Ludlow



Emily Cooper

Chief Housing Officer
MA Executive Office of Elder Affairs

Special Adviser on Housing
MassHealth

emily.cooper@state.ma.us

(617) 222-7472