



**DHS resources in supportive housing**

2/26/2020  
Jeremy Galley, John Petroskas, Bekah Kaufenberg-Satre, Mark Caldwell  
DHS Housing and Support Services Division

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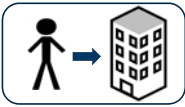
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### DHS resources in context

**Services**

- Supportive Housing
  - HUD Homeless programs
  - **Housing Support Supplemental Services (LTH and non-LTH)**
- Personal Care Assistant (PCA)
- Waiver Programs
- Mental Health
  - Targeted Case Management
  - Assertive Community Treatment
  - ARMHS
  - Grant funded supports (PATH / HSASMI)
- **Housing Stabilization Services (7/2020)**



**Housing**

- Self-pay
- Income supplements
  - **Housing Support**
  - **MSA Housing Assistance**
- Public Housing Authority
- Vouchers
  - Section 8 (Housing Choice Voucher)
  - Bridges and Bridges RTC
  - Housing Trust Fund rental assistance
  - Family Unification Program
- Project-based
  - Section 8
  - HUD Homeless programs
  - Housing Trust Fund rental assistance

**Life Factors**

- Income / Assets
- Housing stability
- Disability status
- Living situation
- Preferences
- Service need

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### Housing Support

**8 quick facts:**

- Formerly Group Residential Housing (GRH).
- Money to help eligible people pay housing-related expenses.
- People have to apply.
- Paid to eligible providers on behalf of eligible people.
- Providers have a job to do.
- Places have to be eligible too.
- Not just for single adults.
- People can work!

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### Housing Support

- 100% state-funded income support to pay for housing expenses, and sometimes additional services
  - Always
    - Room and Board, up to \$922 per month (20,000 people)
  - Sometimes
    - Supplemental Services, \$482.84, or higher if approved by legislature (5,800 people)

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### Housing Support

- Three things have to be true:**
- Eligible person
  - Eligible provider
  - Eligible place

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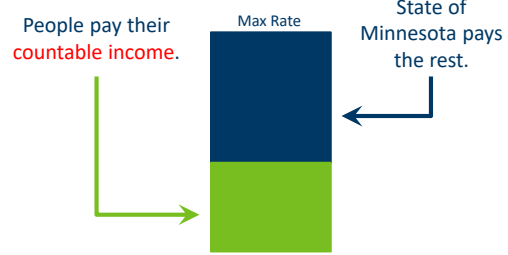
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### How Housing Support Works




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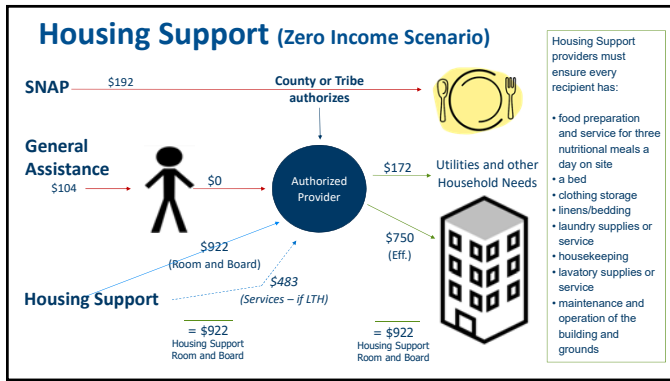
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### Eligible Person

- Must have low income and assets
- Adults age 65 or older, or adults age 18 or older with a certified disability or **disabling condition** that prevents work *to the level of self-support*

→ **Verified using Professional Statement of Need**

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### Housing Support and Work

People pay their **countable income**.

Maximum rate where a person is living.

Gross	500.00
EI disregard	-65.00
EI disregard	-217.50
PN allowance	-104.00
<b>Countable</b>	<b>113.50</b>

\$113

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### Eligible Provider

**• Counties or tribes sign standardized Housing Support agreement with providers.**

- Group or community versions
- Updated annually
- Non-transferable
- Sets standards
- Authorizes provider capacity
- Establishes rates

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### Eligible Provider

**• Room and board standards**

*(for everyone receiving Housing Support)*

- three nutritional meals a day
- a bed, clothing storage, linen, bedding, laundry supplies
- housekeeping
- maintenance and operation of the building and grounds

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### Eligible Provider

**• Supplemental Service Rate standards**

*(in addition to room and board for about 25% of recipients)*

- connect people with resources for identified needs
- case notes
- general oversight and supervision
- arranging for medical and social services
- assist with transportation
- other if required by legislature

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## Housing Support Places

- **Two types of places:**
  - Group Settings
    - Meals must be provided.
  - Community-based Settings
    - People have their own lease and have the option to prepare their own meals.
- **Every place has to be:**
  - Licensed or registered, OR
  - Tribally authorized, OR
  - Exempt in state law

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### Housing Support Places

Residing Support Housing Type (2019-2020)	Licensed/Registered	Community-based	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other	PH/PSH/SSP/Other
Adult Foster Care (AFC)	X		available	available	X								No
Boarding Care Home (BCH)	X		available	available	X								Maybe
Board and Lodge (BL)	X		available	available	X								No
Board and Lodge with Special Services (BLSS)	X		available	available	X	X							Maybe
Hotel/Restaurant (HR)	X		available	available	X								Maybe
Supportive Living Facility (SLF)	X		available	available	X								Maybe
Housing with Services Establishment - Assisted Living (HSA)	X		available			X	X	X					Maybe
Assisted Living Center (ALC)	X			available		X		X					Maybe
Housing with Services Establishment - Independent (HSI)	X	X	available			X	X	X					Maybe
Supportive Housing (SH)	X	X	available	available			X	X	X				Maybe
Supportive Housing - LTH (SH-LTH)	X	X	available	available			X	X	X				No
PH/PSH/SSP/Other Program (PH/PSH/SSP/Other Program)	X	X	available	available			X	X	X				No
Other Certified Housing - Other (OCH)	X		available	available				X					Maybe
Other Certified Housing - Independent Living (OCH-IL)	X		available	available			X	X					Maybe

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## Supportive housing

- Habitability inspection for each unit
- Long Term Homeless programs need these for Supplemental Service Rate:
  - LTH verification form
  - Referred by coordinated assessment system
    - *find local entry points on [mn.hb101.org](http://mn.hb101.org)*

Send to eligibility worker at application.

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### Getting started

**Prospective Housing Support Providers need to:**

- 1. Read the Housing Support agreement
- 2. Contact the right person at the county or tribe
- 3. Follow county or tribal process
- 4. Sign the agreement
- 5. Enroll for billing
- 6. Help people apply
- 7. Meet program standards

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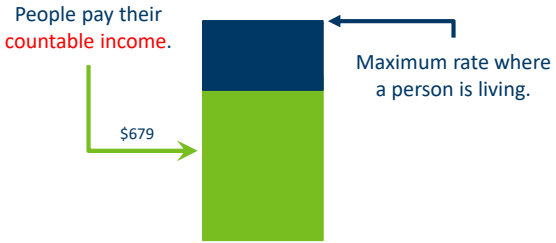
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### How Housing Support Works




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### Minnesota Supplemental Aid (MSA)

- Monthly cash supplement to SSI payment
- 80,000+ Minnesotans ages 18-65 receive SSI
- ~31,000 people/month receive MSA
- \$37 million annual cost (all state funds)
- MN & SSA 'maintenance of effort' agreement
- Can't get MSA & Housing Support in same month

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### Supplemental Security Income (SSI)

Federal cash assistance benefit for people who:

- Are elderly (over 65), blind, or disabled, and
- Have limited income and resources

**2020** SSI benefit amounts (Federal Benefit Rate or FBR):

- **\$783**/month (individual)
- **\$1,175**/month (couple)
- Some people get both SSI and RSDI

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### Eligibility for MSA

To be eligible for MSA a person must be:

- Over 18 (unless blind), and
- Receiving Supplemental Security Income (SSI) or
- Would receive SSI except for excess income (and Elderly, Blind or Disabled)

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### MSA Monthly Benefit Amounts

Individuals	<b>\$81</b>
Couples	<b>\$111</b>

Some MSA recipients get additional \$ for special needs, including **MSA Housing Assistance** (formerly called the MSA "shelter needy" benefit)

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### MSA Housing Assistance Eligibility

- Eligible for MSA, **and**
- Housing costs >40% of gross monthly income, **and**
- Under age 65 at initial eligibility, **and EITHER**
  - Relocating from institution: hospital, nursing facility, regional treatment center, intermediate care facility, intensive residential treatment services, or Housing Support setting (**effective 7/1/2020**), **OR**
  - Eligible for Personal Care services, **OR**
  - Waiver recipient in their own home or apartment.

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### MSA Housing Assistance **TODAY**

\$783	SSI benefit
\$81	MSA benefit
<u>+\$192</u>	MSA Housing Assistance
<b>\$273</b>	<b>Total MSA benefit</b>
<b>\$1,056</b>	<b>Total monthly income</b>

= 35% increase in income over SSI alone

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### MSA Housing Assistance **(after 7/1/2020)**

\$783	SSI benefit
\$81	MSA benefit
<u>+\$392</u>	MSA Housing Assistance
<b>\$473</b>	<b>Total MSA benefit</b>
<b>\$1,256</b>	<b>Total monthly income</b>

= 60% increase in income over SSI alone

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### Additional Things

~1,500 people/month receive MSA Housing Assistance today. Many others are likely eligible but not receiving it.

“Relocating” from a Housing Support setting may NOT mean moving to a new home (for instance, a person living in a community setting might stay in the same apartment).

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### Goals of the services

-  Support an individual's **transition** to housing
-  Increase **long-term stability** in housing
-  **Avoid** future periods of homelessness or institutionalization

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**Target population: Who will benefit from these services?**

- Youth, 18yo, temporarily staying with family after a stay at an Intensive Residential Treatment facility due to bipolar disorder
- Senior living in an emergency shelter and suffering from chronic lung disease and diabetes
- A person with a developmental disability and living in a corporate foster care and wants to live independently.
- Mom living in apartment with her two kids, but facing eviction within the next month due to behaviors related to her mental illness and substance use

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**Disability/Disabling Condition- Matches Housing Support**

- Aged, blind, or disabled as described under Title II of the Social Security Act (SSI/SSDI)
- People determined by a medical professional to have any the following conditions:
  - Long-term injury or illness
  - Mental illness
  - Developmental disability
  - Learning disability
  - Substance use disorder

**Proof of disability:**

- Professional Statement of Need (currently used for housing support)- Housing support assessment
- Medical Opinion Form
- Proof of receipt of SSI or SSDI
- Other forms of disability documentation to be determined

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### Housing Instability

- Meets Minnesota’s definition for homeless
- At-risk of homelessness
- Currently transitioning or have recently transitioned from an institution or licensed or registered setting
- Eligible for waiver services

Housing instability can be documented by:

- Professional Statement of Need
- MnCHOICES assessment (for persons with a need for Long Term Services and Supports)
- Coordinated Entry assessment (for persons experiencing homelessness)

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### Assessed need for services

- Requires assistance due to their disability in one of the following areas:
  - Communication
  - Mobility
  - Decision-making
  - Managing challenging behaviors

Assessed need for services can be documented by:

- Professional Statement of Need
- MnCHOICES assessment (for persons with a need for Long Term Services and Supports)
- Coordinated Entry assessment (for persons experiencing homelessness)

Same as housing instability

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Services and Requirements

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### Housing Stabilization Services

<b>Transition</b>	<b>Sustaining</b>
<ul style="list-style-type: none"> <li>• Helps people <b>plan</b> for, <b>find</b> and <b>move</b> to homes of their own in the community</li> </ul>	<ul style="list-style-type: none"> <li>• Supports a person to <b>maintain</b> living in their <b>own home in the community</b></li> </ul>

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### Housing Transition Services

Community supports that help people plan for, find, and move into housing

- Creating a **housing transition plan**
- Assisting with the housing **search and application** process.
- **Resolving barriers** to accessing housing
- **Securing additional services**, benefits and resources to support housing.
- Helping a person **organize their move** and ensuring the new living arrangement is safe and ready for move-in.

\*These services do **not** pay for goods such as security deposits or furnishings, room and board, or rent.

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### Housing Sustaining Services

Community supports that help a person maintain housing

- Creating a **housing stabilization plan**.
- **Education on roles, rights, and responsibilities** as a tenant and those of the property manager/landlord.
- **Maintain key relationships** with property managers, landlords and neighbors.
- Advocacy with community resources to **prevent eviction** when housing is at risk.
- Prevention and early **identification of behaviors** that may jeopardize continued housing.
- Assistance with **maintaining services and supports**, including applying for benefits to retain housing.
- Supporting the **building of natural housing supports** and resources in the community.

\*These services do **not** pay for goods such as security deposits or furnishings, room and board, or rent.

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**Home and Community-Based Services: Settings Requirements**

Person must be living in or planning to transition to a setting that is:

- **Integrated** in and support full access to the greater community;
- Protect **rights of privacy, dignity and respect**, and freedom from coercion and restraint;
- Optimize autonomy and **independence** to make life choices; and
- **Choice** in services and supports and who provides them.

*Provider-controlled settings must meet additional requirements*

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**Home and Community-Based Services: Provider controlled setting requirements**

1. Person must have a lease or lease equivalent.
2. Each individual has privacy in their sleeping or living unit:
  - Units have entrance doors lockable by the individual, with only appropriate staff having keys to doors.
  - Individuals sharing units have a choice of roommates in that setting.
  - Individuals have the freedom to furnish and decorate their sleeping or living units within the lease or other agreement.
3. Individuals have the freedom and support to control their own schedules and activities, and have access to food at any time.
4. Individuals are able to have visitors of their choosing at any time.
5. The setting is physically accessible to the individual.

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**Housing Stabilization Services— Fee for service rates**

- Transition = \$17.17 per 15-minute unit
  - Limit of 150 hours per transition
- Sustaining = \$17.17 per 15-minute unit
  - Limit of 150 hours annually

DHS will contract with **Managed Care Organizations (MCO)** to provide Housing Stabilization Services for their members.

Providers interested in providing Housing Stabilization services to people enrolled in an MCO must contract with and seek payment from the MCO.

\*Additional 150 hours for people with very high barriers to housing available through an exception process

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**m MINNESOTA**

**Examples**

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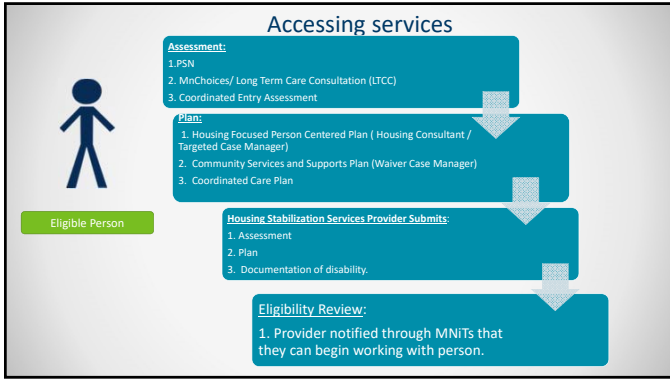
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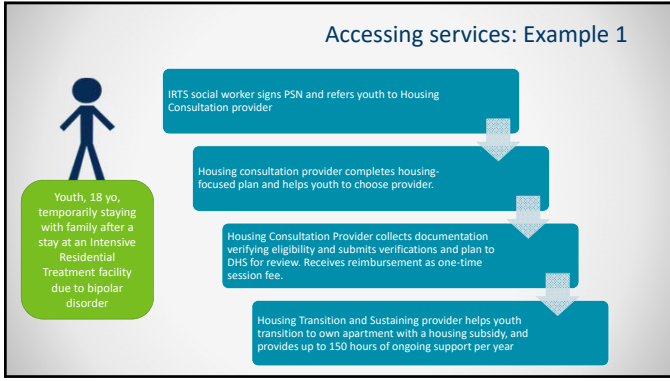
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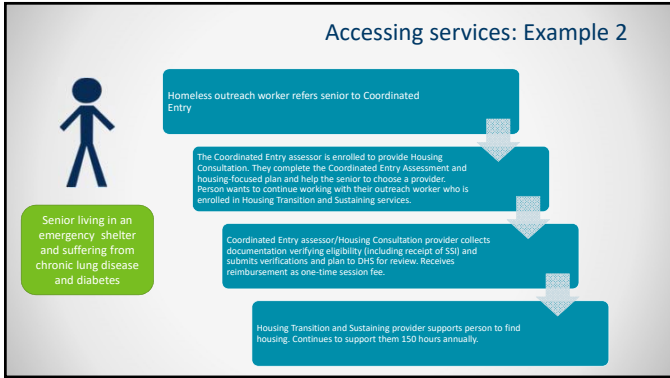
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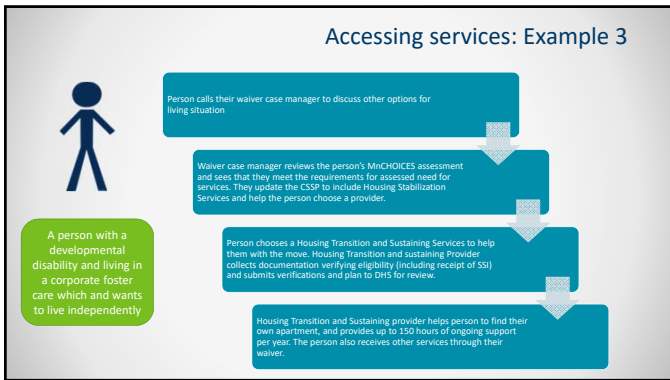
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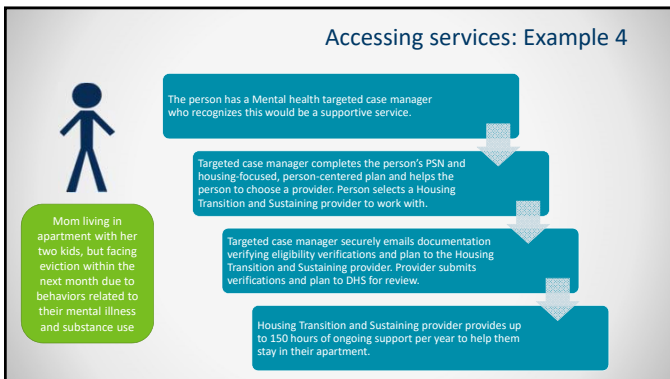
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**Contact info**

- Housing Support questions: [dhs.dhs.grh@state.mn.us](mailto:dhs.dhs.grh@state.mn.us)
- MSA and MSA Housing Assistance questions: [john.petroskas@state.mn.us](mailto:john.petroskas@state.mn.us)
- Housing Stabilization Services questions:
  - Contact us at: [dshousingstabilization@state.mn.us](mailto:dshousingstabilization@state.mn.us)
  - Visit our [webpage](#)

**Thanks for your participation!**

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