Pennsylvania’s Living Independence for the Elderly (LIFE) Program

Jonathan Bowman/Joan Bradbury
May 25th, 2017
Housing Alliance of Pennsylvania Webinar
OLTL provides long-term services and supports (LTSS) to qualifying older Pennsylvanians and adults with physical disabilities. Individuals must qualify clinically and financially for all programs.

Currently, OLTL services are provided through:
• Home and Community-Based Services Waivers
• Nursing Facilities
• The Living Independence for the Elderly (LIFE) Program

Between 2018 and 2019, a new managed care program called Community HealthChoices (CHC) will be phased in statewide. CHC is a program to coordinate care for individuals who have both Medicare and Medicaid or need LTSS.

Today our focus is on the LIFE Program.
Agenda

• LIFE History
• LIFE Program Design
• LIFE Facts
• LIFE Eligibility and Services
• Questions
LIFE History in Pennsylvania

• Implemented in Pennsylvania (PA) in 1998

• Called the LIFE Program in PA
  – Living Independence for the Elderly

• Nationally known as PACE
  – Program of All-Inclusive Care for the Elderly
LIFE Managed Model of Care

- Managed care model for the frail elderly

- Integrates Medicare and Medicaid funding through monthly capitation payments to providers

- Risk based model – provider incentive to keep the participant as healthy as possible

- The LIFE Provider is responsible for coordinating and managing all of the participant’s personal and health care needs
LIFE Model of Care Benefits

• Provides the following benefits:
  – Acute care
  – Long-term care
  – Pharmaceuticals
  – Behavioral health services
  – Social and community services
  – Transportation

• Goal is to enable older adults to live independently in their home and community as long as possible

• Focused around a day health center
LIFE Program Eligibility

• Age 55 and older

• Determined Nursing Facility Clinically Eligible (NFCE)

• Determined financially eligible or able to pay privately

• Reside safely in the community

• Reside in area served by LIFE Provider
Average LIFE Population

• 95% of participants are dual eligible individuals

• Nationally, according to the National PACE Association (NPA):
  – Average participant is an 80 year old female
  – 90% of participants live in the community
  – Has 8 medical conditions
  – 49% of participants have dementia
  – Has 3 activities of daily living (ADL’s)
LIFE Program Eligibility

Clinical Eligibility
- Individual Age 55+
- Individual is Nursing Facility Clinically Eligible
- Individual can reside safely at home in community

Financial Eligibility
- Individual has Medicare & Medicaid Benefits
- Individual has Medicaid Only Benefits
- Individual is able to pay privately

LIFE PROGRAM
ELIGIBLE
LIFE Program Model and Services

**LIFE PARTICIPANT**

- **DAY SERVICES & SOCIALIZING:**
  - Adult Day Services
  - Fellowship
  - Spiritual Services
  - Respite Care

- **THERAPIES & REHABILITATION:**
  - Physical
  - Occupational
  - Recreational Therapies

- **ACUTE CARE SERVICES:**
  - Skilled Nursing
  - Hospitalizations

- **PRESCRIPTION COVERAGE & MEDICATION MANAGEMENT**

- **PHYSICIAN & SPECIALISTS:**
  - Primary Care
  - Nursing
  - Dentistry
  - Podiatry
  - Optometry
  - etc.

- **PERSONAL CARE SERVICES:**
  - bathing
  - grooming
  - dressing
  - house chores
  - meal prep

- **SOCIAL WORK**

- **TRANSPORTATION**

- **MEALS & NUTRITION SERVICES**

PALPA
Pennsylvania LIFE Provider Alliance
Living Independence for the Elderly

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LIFE Program providers are structured in different ways:

– ‘stand alone’ or owner-operated

– Hospital/Health system ownership

– Long-Term Care provider ownership
Innovative ways in which some LIFE Program Providers address housing needs:

- Community partnerships
- Co-location arrangements
- Services and supports agreements
- Public Housing Authority agreements
- HUD Housing arrangements
- Nursing Home Transition (NHT) program
Link to LIFE Participant Testimony
(begins at 4 minutes and 28 seconds)

https://elisco.wistia.com/medias/vdw26oq9os
LIFE Program Information

• DHS website (keyword “LIFE”)
  – www.dhs.pa.gov

• Pennsylvania LIFE Provider Alliance
  – www.palpaonline.org – Coming soon!

• National PACE Association
  – www.npaonline.org

• Centers for Medicare & Medicaid Services
  – www.cms.hhs.gov/PACE
Contact Information

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The NewCourtland Model of Housing with Supportive Services

Bob Theil
Government Affairs Manager
May 25th 2017
Organization dates back to the Civil War with the start of the Presbyterian Hospital in Philadelphia. In 1995, the hospital was sold to the University of Pennsylvania Health System and NewCourtland Senior Services was created with the purpose of improving the quality of life for the elderly in Philadelphia.

- The first goal was to improve the quality of life and care seniors received in nursing homes.
- Began investing in housing in 2006.
- Opened first LIFE Center in 2007.
- Opened first apartments in State dedicated to Nursing Home Transition (NHT).
- In 2011, sold 6 of 7 nursing homes to shift focus to housing and home and community based services.

In 2013 we started to fully develop our 15 year plan which focuses on building housing with supportive services.
Our model creates a community which combines the LIFE program with affordable senior housing and allows seniors to stay in a place they call home for as long as possible.

We asked for and received a preference from HUD which allowed our LIFE and NHT participants to move to the top of our waiting lists.

We fund our projects through a number of sources and partnerships including:

- PA Housing Financing Authority Tax Credits
- PA Redevelopment Assistance Capital Program Grant
- Philadelphia Office of Housing and Community Development Grant
- Loans
- NewCourtland Investment
- Philadelphia Housing Authority vouchers

This working partnership with PHA is one of the main reasons our housing model is so successful.
Facts about Our Model

• We offer three categories of housing to ensure that the needs of our seniors are always met:
  – One bedroom and studio apartments designed for independent living
  – Housing for seniors transitioning out of nursing homes
    • To date our NHT program has transitioned over 150 seniors
  – Cottages for the memory-impaired and their caregivers
• This model falls in line with two of Governor Wolf top priorities:
  – Five Year Housing Plan- just as it is stated in the plan, we connect seniors with affordable and supportive housing that keeps them out of nursing homes.
  – Community Health Choices- housing is a central part of CHC in that the MCO’s must provide and have an understanding of housing needs of seniors. Our model is already there and, as you will see, is moving forward with new developments to meet the constant need for senior housing.
In 2013 we embarked on a 15 year plan with the goal of developing and maintaining 2000 affordable senior housing units in Philadelphia. The following slides will show where we are now and where we are going.
NewCourtland Senior Community at Allegheny North Philadelphia

• 105 housing units
• 15,000 square foot LIFE Center on the same campus
• Room to build up to 100 additional units on lot
NewCourtland Senior Community at Germantown in Northwest Philadelphia

• 115 housing units including
  • 60 apartments
  • 18 cottages
  • 37 NHT units
• 8,000 square foot LIFE Center is on the same campus
NewCourtland Apartments at Cliveden in Northwest Philadelphia

- 62 units
- There is not a LIFE Center on site but there is a Services on Site coordinator to assist seniors living in this building
Currently we are in the process of planning three more campuses which will be comparable to Allegheny and Germantown in that they will have housing and a LIFE Center on the same site.

**NewCourtland Senior Community at St. Bart's**

- Located in Northeast Philadelphia
- 2.5 acre site
- Phase 1 construction is 20% complete
- When completed there will be:
  - 138 apartments
  - 15,000 square foot LIFE Center
NewCourtland Senior Community at Henry Avenue

- Located in Northwest Philadelphia
- 13 acre site
- Construction is slated to start in the fall of 2017
- Multi phase project with room for up to 600 apartments
- Phase 1 will include:
  - 78 apartments
  - 15,000 square foot LIFE Center
  - 6,000 square foot of commercial space
  - Community amenities include a dog park
Future NewCourtland Developments

NewCourtland Senior Community at Pennypack

- Located in Northeast Philadelphia
  - Formerly known as Liddonfield Housing Project
- 33 acre site
- Construction slated to start within 12 months
- 1/3 will contain 250 apartments and a 15,000 square foot LIFE Center
- 1/3 will be made into athletic fields and donated to Holy Family University
- The last third will be land banked for future use
We are in the process of obtaining scattered site housing to further meet the growing need for senior housing in Northeast Philadelphia

- Located in Northeast Philadelphia in close proximity to our St. Bart’s development
- We are purchasing one story, 700 square foot homes and rehabbing them into senior housing
- The goal is to purchase 25 over the next two years
- To date we have purchased 11
- The cost to purchase and rehab these units is well under the cost to build one apartment in a multi unit building
• As you can see we are well on our way to realizing our goal of drastically increasing the number of affordable senior housing apartments over the next 15 years.
• We believe this model will allow us to best serve the needs of the senior population in Philadelphia both as a healthcare and housing provider.
• If you have any questions, or would like any other information about our model or our future developments, please feel free to contact me:

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Professional and Personal Perspectives

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• Currently, the LIFE Program operating in Beaver County serves 354 clients

• Of these 354 clients, 101 clients reside in 24 housing developments either owned and/or managed by the Housing Authority

• With these 101 residents participating in the LIFE program, the Housing Authority is assured that their apartments are occupied, thereby reducing the number of vacant units and apartment turnover costs
• Majority of these 101 residents reside in Public Housing or Low Income Housing Tax Credit housing developments that receive either federal public housing subsidy or federal tax credit eligibility for only occupied units

• Management of these developments is enhanced when residents who need services to remain in place are provided those necessary services while a LIFE participant

• Two of our developments have enough LIFE participants in residence that LIFE provides on-site staff, i.e., nursing, CNA’s, site supervisors, 24/7 to the benefit of the LIFE participants and Housing Authority management staff
My mother has been a LIFE participant since December 1, 2010

Initially, she rented a privately owned apartment but now resides in her own apartment in one of our housing developments that have LIFE staffing 24/7

She is totally deaf and was diagnosed with Alzheimer’s

She is transported to the LIFE Center four days a week for socialization activities, receives interpreting services while at the center and has an interpreter visit her on Saturdays
Personal Perspective

- Receives all of her health care needs paid in full by the LIFE program

- My sister, who is my mother’s medical POA, communicates on a regular basis with the LIFE doctor, nurse, social worker who work as a team to provide a holistic approach to my mother’s care

- If my mother did not participate in the LIFE Program, she would need to be in a nursing home rather than living independently in her own apartment