



811 PROJECT RENTAL ASSISTANCE AND THE MONEY FOLLOWS THE PERSON DEMONSTRATION



ABSTRACT

This report details Massachusetts' Year One outcomes of the collaboration between the Department of Housing and Community Development and the Money Follows the Person Demonstration in successfully re-housing individuals leaving long term care facilities.

Courtenay Loiselle

MFP Strategic Housing Partnership Coordinator
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MFP Success Story: Troy

Troy is a 47 year old man who will be moving into his own apartment in Pittsfield with the help of a Massachusetts Rental Voucher Program voucher prioritized to Money Follows the Person Demonstration enrollees. Troy is moving to the community after many years of rehabilitation and housing search. Years ago, Troy suffered a gunshot wound outside of a nightclub in Boston and as a result became paralyzed from the chest down.

While in the nursing facility, Troy connected with Elder Services of Berkshire County, an Aging Services Access Point (ASAP), who spoke with Troy about his options in the community and signed him up for Money Follows the Person (MFP) Demonstration. Troy was referred to Ad Lib Center for Independent Living, an agency that provides housing search services for Money Follows the Person enrollees in Berkshire County. Housing was a challenge because Troy uses a wheelchair and needs an accessible apartment. When the Massachusetts Rental Voucher Program vouchers were released to MFP Demonstration Enrollees, Ad Lib helped Troy apply. He received his voucher early in 2015 and Ad Lib worked to find an apartment where he could use the voucher. They found the perfect place in downtown Pittsfield, and the MFP Coordinator for Adaptive Services, Martha Quirk worked to add the necessary features that Troy would need. The apartment is close to services and activities that are important to Troy. Troy says of his new home, "The location is convenient, I have a washer and dryer in the unit, and lots of space."

Troy is very excited to have his own place and get back into cooking and managing his day-to-

day life. He will be utilizing the State Plan PCA program for support services. Troy will hire his own personal care workers, who will assist Troy to get ready in the morning and perform activities of daily living. They will also assist with shopping and homemaking as needed. Troy will also be receiving waiver services through the Money Follows the Person Community Living waiver (MFP-CL). Through the waiver, an Individual Support Worker will assist Troy with organizing his schedule, and coordinating the many appointments he needs.



Troy with Sue Smith from Ad Lib Independent Living Center, who assisted with housing search

Troy grew up in the Boston area and remains in contact with his family. While living at a nursing facility in the Berkshires, Troy has found rewarding ways to spend his time. Volunteering to assist in recreational activities and taking on the job as resident council president, he spends time in the community and wants to find way to continue to serve those in need.

1 EXECUTIVE SUMMARY

The Massachusetts 811 Project-based Rental Assistance (PRA) Program is a partnership between the Department of Housing and Community Development and the Executive Office of Health and Human Services to provide housing options for extremely low income adults with disabilities under the age of 62 who are transitioning from long term care facilities into the community or who are at risk of re-entering these facilities. The target populations are:

- (1) Persons in institutions enrolling in the state's Money Follows the Person Demonstration (MFP), administered by the Executive Office of Health and Human Services (EOHHS), the single state agency for the operation of the state's Medicaid program, MassHealth;
- (2) Persons in institutions who are not eligible for MFP but are eligible for one of MassHealth's Home and Community-Based Services (HCBS) waivers;
- (3) Persons residing in a long term care facility who are not eligible for either MFP or a HCBS waiver, but who are eligible for Medicaid State Plan services; and
- (4) Persons living in the community who are eligible for and receiving services through a HCBS waiver.

Massachusetts received two 811 grants for the program, one in Federal fiscal year 2012 and another in Federal fiscal year 2013. The total resources available under these grants are listed below.

197 811 Project-based Rental Assistance Units, to be placed at existing and new properties

12 Project-based Section 8 Vouchers

25 Massachusetts Rental Voucher Program vouchers

13 Housing Choice Voucher Program vouchers

Moreover, DHCH committed an additional 50 project-based vouchers, a mix of Massachusetts Rental Voucher Program and Housing Choice Vouchers, as part of the FY13 award.

This report discusses findings for the initial issuance of 25 Massachusetts Rental Voucher Program (MRVP) vouchers and 13 Housing Choice Voucher Program (HCV) vouchers which were issued to eligible populations in September, 2014. As of September 30, 2015, 22 of the MRVP vouchers are leased and 8 of the HCV vouchers are leased. All MRVP and HCVs have been issued to MFP Demonstration participants; those that have not yet leased are in the process of searching for housing at this time.

Information on consumers receiving these vouchers was collected including information on their quality of life in the facility and differences in cost of care from facility to community. Although most consumers did not select the facility they lived in, consumers expressed a feeling of safety there. The biggest area of dissatisfaction with facility living was the ability to interact with the community, do things in the community, have transportation, and see friends and family.

Annual cost of facility care was calculated utilizing MassHealth claims data for 27 individuals, out of the 30 people who have received mobile vouchers and moved to the community¹ by September 30, 2015. Most consumers had been in the facility for 12 months or more, so actual costs were used; for those that were not in the facility for 12 months, the full 12 month cost was projected by calculating an average monthly cost to estimate the cost of a full year.² MassHealth claims for care in the community were also utilized to compare costs. Most consumers have not been in the community for 12 months, so costs were projected utilizing average monthly claims information.³ Averaged across all consumers receiving vouchers, MassHealth projected annual savings amounted to \$22,236.14 per consumer. Housing data was calculated using the amount of housing subsidy paid for months in the community utilizing data from the Department of Housing and Community Development. Housing subsidy was projected for 12 months because most consumers have not been in the community for a full 12 months. The average cost of housing subsidy for each consumer is \$9,964.

Full cost of care in the community was found by combining projected MassHealth costs in the community and the cost of the housing subsidy⁴. Cost comparisons found that the projected cost savings of receiving care in the community over facility care is approximately \$12,272.53 per member per year on average. Please note that the information provided is a sample only and should not be used to make any other estimates of the cost of care for any other members receiving MassHealth services.

a) Average Cost of Facility Care for 12 Months Prior to Move to Community	\$74,906.39
b) Average MassHealth Cost for 12 Months Following the Move to the Community	\$52,669.86
c) Average cost of Housing Subsidy Provided	\$9,964.00
d) Total Community Cost (MassHealth plus Housing Subsidy) [b+c]	\$62,633.86
e) Projected Annual Savings per Member [a – d]	12,272.53

¹ Three individuals were excluded as they did not have sufficient claims history in the community to annualize. Claims were annualized for individuals leased with a voucher by September 30, 2015

² To make the process of calculating the claims more efficient, the claims from only full months in the facility were utilized. Full months of claims were then annualized (Total dollar amount of claims in X months)/(# days in X months) X 365. Please note that this information is a sample and should not be used to make any other estimates or calculations on the cost of care for other members receiving MassHealth services.

³ The claims in the community were calculated starting from the date of discharge through September 30, 2015. Claims with a date of service on the discharge date were omitted if they were made by the facility or appeared to have been for services delivered in the facility prior to discharge. Acute inpatient hospitalizations and short-term nursing facility stays (90 days or less) were included in the community claims data. The calculation for annualizing the fee for service claims is: (Total dollar amount of claims from discharge to Sep 30, 2015)/(# days from discharge to Sep 30, 2015) X 365. To annualize managed care claims, the monthly rate of the managed care costs was used to project managed care costs through the remainder of the individual's first year in the community. Three individuals were excluded from the calculation as they had insufficient claims history to annualize (less than 6 weeks of claims for community services).

⁴ Housing subsidy was calculated utilizing data from the Department of Housing and Community Development's Tracker software system showing actual housing subsidy paid for months the tenant lived in the unit.

The cost of one-time transition-related services received as part of the Money Follows the Person Demonstration are not included in the annualized costs shown above. These costs include transition-related expenses such as housing search, furniture, household goods, security deposits, assistive technology, or other one-time expenditures. Average one-time MFP Transition costs for the individuals who received a housing subsidy totaled \$5,406.

This report focuses only on the mobile component of the 811 PRA program. The project-based component is currently in development and expected to begin leasing the first property, Georgetowne Homes in Boston, in early 2016.

2 SECTION 811 PROGRAM OVERVIEW

Through the Section 811 Supportive Housing for Persons with Disabilities program, the U.S. Department of Housing and Urban Development (HUD) provided funding to subsidize rental housing with the availability of supportive services for extremely low-income adults with disabilities.

The Section 811 Project Rental Assistance program allows adults with disabilities to live as independently as possible in the community by subsidizing rental housing opportunities where the individuals can access appropriate supportive services.

In Massachusetts, the 811 Project Rental Assistance (PRA) program is a partnership between the state's Executive Office of Health and Human Services (EOHHS) and Department of Housing and Community Development (DHCD) to provide housing options for adults with disabilities under the age of 62 who are transitioning from long term care facilities to the community or are at risk of re-entering these facilities.

DHCD and EOHHS collaborated to identify the target populations for this program, among individuals who are otherwise eligible for the units, as described below, in priority order:

- (1) persons in institutions enrolling in the state's Money Follows the Person Demonstration (MFP) operated by MassHealth;
- (2) persons in institutions who are not eligible for MFP but are eligible for one of the state's Home and Community-Based Services (HCBS) waivers administered by MassHealth;
- (3) persons residing in a long term care facility who are not eligible for either MFP or a HCBS waiver, but who are eligible for Medicaid State Plan services; and
- (4) persons living in the community who are eligible for and receiving services through a HCBS waiver.

The program is deliberately designed to be cross-disability, serving a range of people with different disabilities and service needs. The common goal is to provide housing for extremely low-income individuals with disabilities, who need and are eligible for community based Long-Term Services and Supports through the Medicaid program.

3 811 PRA

The 811 Project Rental Assistance program was authorized by the Frank Melville Supportive Housing Investment Act of 2010, and was first implemented through a demonstration program in Federal fiscal year (FFY) 2012.

Under this program, state housing agencies that have entered into partnerships with state health and human services and Medicaid agencies can apply for Section 811 Project Rental Assistance for new or existing affordable housing developments funded by Low Income Housing Tax Credits (LIHTC), Home Investment Partnership Program (HOME), or other sources of funds. Under the state health care/housing agency partnership, the health care agency must develop a policy for referrals, tenant selection, and service delivery to ensure that this housing is targeted to a population most in need of very affordable supportive housing. This Section 811 assistance comes in the form of project rental assistance alone. No funds are available for construction or rehabilitation.

Massachusetts has received 811 PRA funding in two separate grants, one grant in calendar year 2012 and the other in calendar year 2013. These 811 PRA grants combined will fund 197 project-based units statewide. The properties selected for 811 operating subsidies must have existing financing or financing commitments from Low Income Housing Tax Credits, HOME funds, or other federal, state, or local programs. 811 PRA units will be placed in properties with no more than 15% of units set aside as 811 PRA, where 811 PRA units are not distinguishable from other units within the property. The units will be placed in communities with accessible transportation and near community services. Primarily one bedroom units will be selected, with some two bedrooms.

Massachusetts issued a Request for Responses for eligible property owners with existing units who are interested in 811 PRA units. The first selected property is Georgetowne Homes in the Hyde Park neighborhood of Boston, where 6 units of 811 PRA will be placed. Continuous outreach efforts are being pursued to identify/place the remaining 811 PRA units. The Department of Housing and Community Development and the Executive Office of Health and Human Services will work in partnership to identify the needs of eligible consumers and place the remaining 811 subsidies in properties which meet those needs.

The 811 PRA grant for Federal fiscal year 2012 also included vouchers which would be leveraged with the 811 PRA resources. DHCD provided 25 Massachusetts Rental Vouchers (MRVP), 13 Housing Choice Voucher Program vouchers (HCVP), and 12 Project-based Section 8 vouchers. The mobile vouchers (25 MRVP and 13 HCVP) began accepting referrals in August, 2014 and the first vouchers were issued in September of that year.

4 SERVICES AVAILABLE TO 811 PRA TENANTS

All 811 PRA tenants will have an individualized Person-Centered Transition Plan, and will have access to a rich array of supportive services through the MassHealth program, including MassHealth State Plan services, Money Follows the Person Demonstration services (MFP), services through a Home and Community- Based Services Waiver (“waiver”), and/or other EOHHS state agency appropriations. Access to services in Massachusetts is, by design, highly self-directed and individualized, with the consumers

themselves directing development of their service plans, and to the degree they want and are able to, directing their own services.

“Money Follows the Person” is a federal demonstration grant that assists elders and people with disabilities who want to move from facility-based care to the community. MFP provides an array of “demonstration” services including Case Management, Assistive Technology, Orientation and Mobility, and Transitional-Assistance services designed to help individuals transition from nursing facilities and other long-stay facility settings to the community.

MFP is funded through a grant from the federal Centers for Medicare and Medicaid services (CMS). The demonstration helps Massachusetts expand its longstanding commitment to community living, and further develop community-based long-term services and supports for elders and people with disabilities.

MFP provides a range of services to support successful transition to the community. Before moving, a Transition Coordinator works closely with the individual and/or guardian to plan and arrange supports and services that will be needed to live safely in the community. The MFP Enrollee and Transition Coordinator also work collaboratively with a Case Manager, who will oversee the person’s individualized Person-Centered Plan of Care for ongoing services and supports after transition.

In addition to transition coordination and case management services, MFP can also provide purchases of goods and services. These items can include basic household furnishings, kitchenware, bed linens, towels, security deposit, utility deposits, moving expenses, home modifications, peer support, and other services. Notably, MFP can provide 1st month’s rent to transitioning members, unlike other Medicaid programs in which room and board costs may not be supported. MFP Enrollees may also receive Assistive Technology services which include devices, controls, or appliances that enable an individual to increase his or her ability to perform activities of daily living more independently.

Once an individual has transitioned out of a facility, he/she may be eligible for ongoing support services through a Home and Community Based Services Waiver (“waiver”) and/or MassHealth state plan services. MassHealth makes waiver programs available that provide home and community based services to eligible individuals in their own homes or community settings, who would otherwise require care in a nursing facility or long-stay hospital. Individuals in a waiver can receive both traditional MassHealth services and the additional services available under a waiver.

5 CONSUMERS RECEIVING MOBILE VOUCHERS

The application process for the 25 MRVP and 13 HCVP vouchers, which were offered by the Department of Housing and Community Development in support of the Commonwealth’s efforts to house individuals leaving long term facility care, was opened in August, 2014, with the first vouchers issued to eligible consumers in September 2014. All vouchers were issued to individuals eligible for MFP Demonstration, with the HCVP vouchers prioritized to individuals who had been in the facility the longest. As of September 20, 2015, twenty-two (22) of the MRVP vouchers have been leased. The average number of days an individual took to lease with this voucher was 109 days. One individual was terminated from the program for abandoning the apartment. Eight (8) of the 13 HCVP vouchers have been leased by September 30, 2015. The average number of days an individual took to transition with this voucher was

164 days. Because individuals receiving the HCVP vouchers had been in the facilities for a significant amount of time (an average of 4 years), they faced some substantial barriers to housing primarily due to the need to locate accessible housing in the private market and the lack of a housing history. Finally, because they had the opportunity to find housing in any community in Massachusetts, the arrangements for community-based services and supports required additional time.

5.1 CONSUMER DEMOGRAPHICS

Information on consumer demographics noted here is based on self-reporting on the 811 Referral Form by the 38 consumers who have received vouchers. In summary, most recipients of 811 PRA vouchers were white, non-Hispanic males with physical disabilities and an average age of 53 years. However, vouchers were awarded to a higher percentage of minority individuals (29%) than is seen in the general population of Massachusetts.⁵ Although there is a slightly higher percentage of men under the age of 60 than women under the age of 60 who are MassHealth members in long term care (6% versus 5% respectively), it is unclear why more men received vouchers than women. Information on the types of housing settings individuals prefer and information on family housing opportunities is unavailable for this population.⁶

Ages of Consumers		
	Count	Percentage
30-39	2	5%
40-49	10	26%
50-59	17	45%
60-61	9	24%

Gender		
	Count	Percentage
Male	26	68%
Female	12	32%

Disability Type of Consumers		
	Count	Percentage
Physical	33	87%
Psychiatric	5	13%

⁵ According to the 2010 Census, 82.5% of the population of Massachusetts was white with the remainder of the population being black, Asian, or other; Information gathered from the United States Census 2010 at <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

⁶ Information on gender of MassHealth members in nursing facilities provided by the Office of Long Term Services and Supports for State Fiscal Year 2015

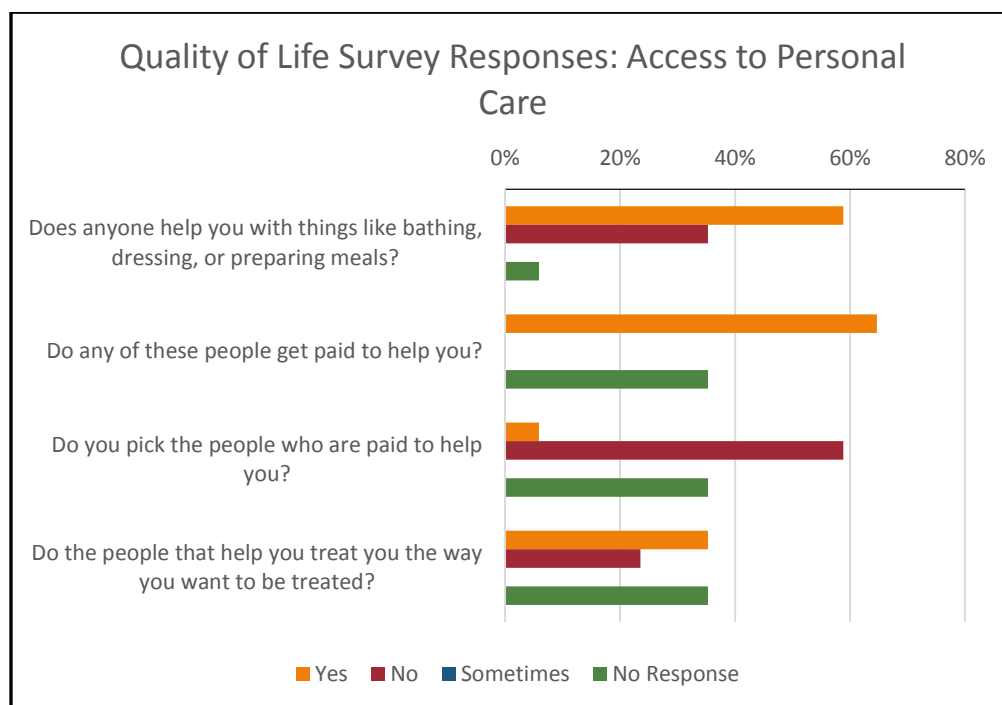
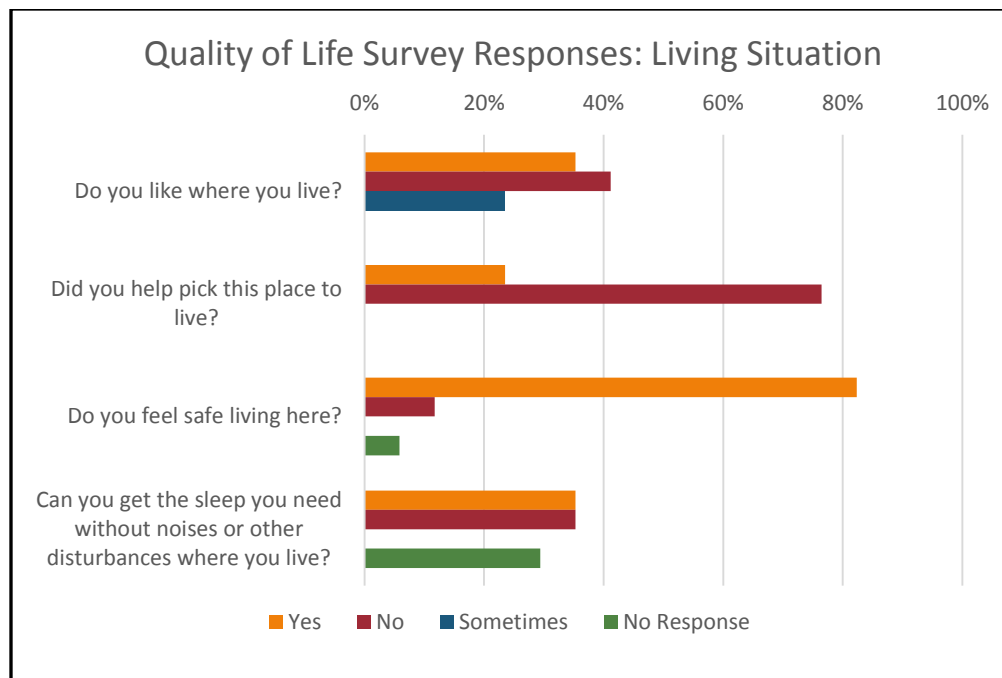
Race		
	Count	Percentage
Black or African American	10	26%
White	27	71%
Multiple races	1	3%

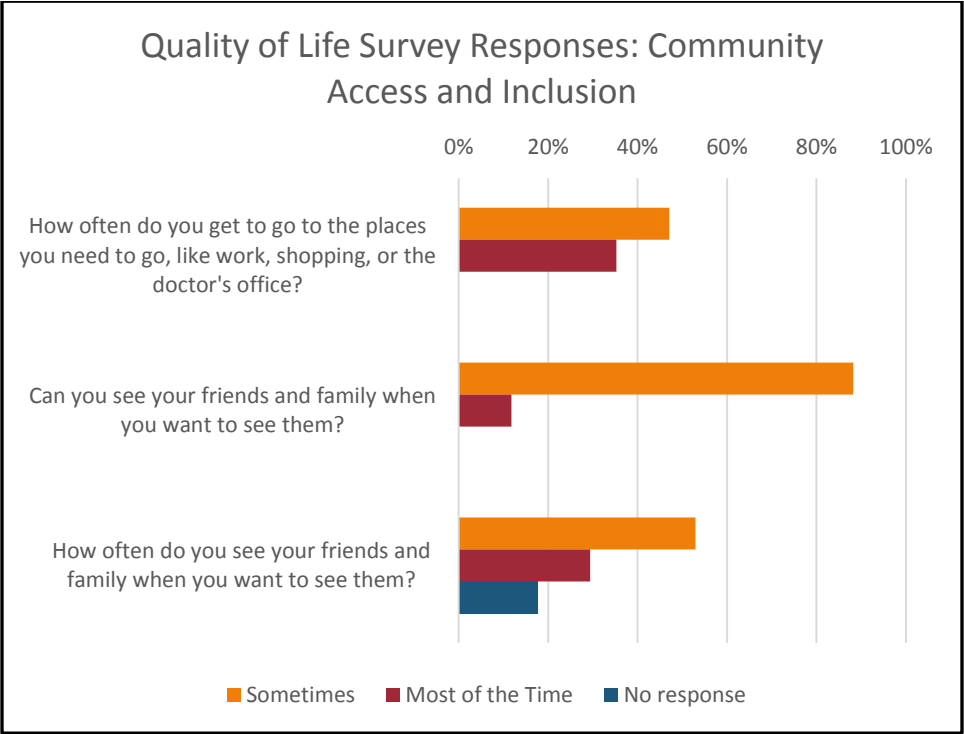
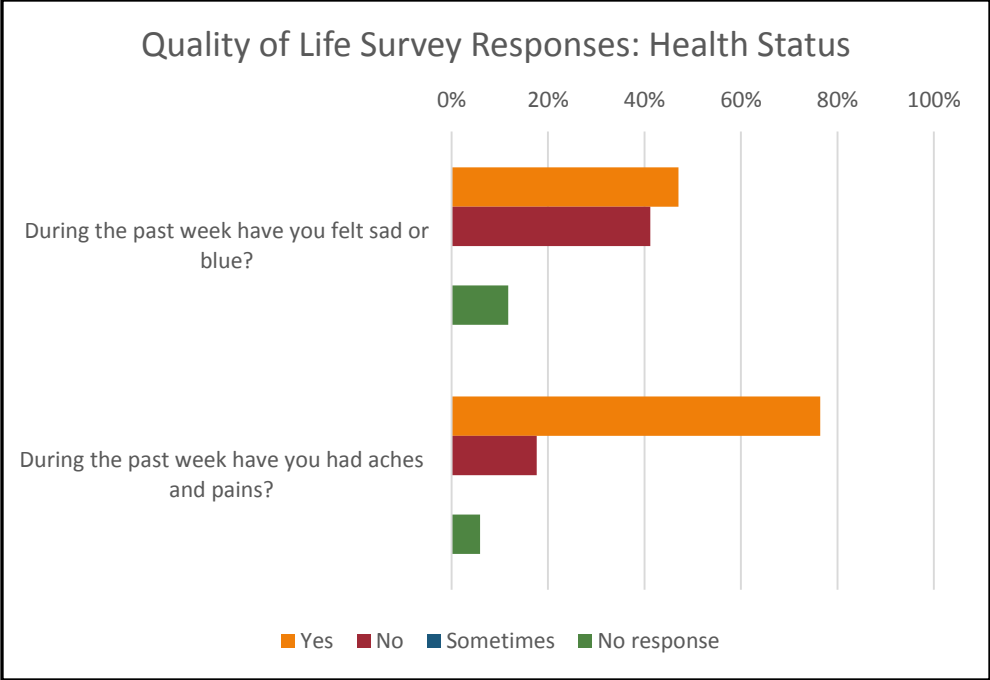
5.2 CONSUMER QUALITY OF LIFE

As part of the Money Follows the Person Demonstration, eligible consumers are interviewed, utilizing a standardized tool, the MFP Quality of Life survey. This survey asks about aspects of their quality of life prior to leaving the facility, and again at 11 months and 24 months post discharge. None of the voucher recipients have reached the 11 or 24 month mark at the issuance of this report. The following data indicates the consumer response to questions that are part of the MFP Quality of Life Survey. Data was selected about living situation, community access and inclusion, access to personal care, and health status; additional data is available.

Data here reflects only surveys conducted as consumers were leaving the facility, as no consumer has yet been out of the facility for 11 months or more. The data therefore reflect the consumers' feelings while still in the nursing facility. The graphs below represent only several of the questions within, and therefore show responses for a selection of the total information collected in the MFP Quality of Life survey.⁷ Responses reflecting consumer feelings on these issues at the 11 and 24 month marks after their transition to the community will be available in later reports.

⁷ Data reflects the responses of 17 of the voucher holders with submitted Quality of Life survey responses.





MFP Success Story: Sonia

Sonia started working with the Boston Center for Independent Living in 2011. She had moved through several facilities and started working with Rob Park, a Transition Coordinator at Boston Center for Independent Living (BCIL), to help her in her housing search. Rob worked with Sonia, filling out dozens of housing applications. Sonia was denied several times because she did not respond in a timely manner, due to the fact that she did not get her mail on a regular basis given her frequent discharges from/admissions to different nursing facilities. Her Transition Coordinator, Rob, says, "She did not let this get her down. She used to say to me, 'all right, what do we do now?' I would explain what the next steps were and we would move forward."

When the Housing Choice Vouchers were offered for individuals in the Money Follows the Person Demonstration, Rob worked with Sonia to submit an application. Sonia received the voucher issued by Metropolitan Boston Housing Partnership in October of 2014. Rob remembers when the voucher was received, "I was so pleased, in October of 2014, when I went with Wil (from Metropolitan Boston Housing Partnership) and was able to give Sonia her voucher in person. She was so happy that she started to cry."

Sonia had a difficult time finding a unit due to her mobility impairments. She started working with Aids Action Committee, a qualified housing search entity, who started helping her search for a unit in which to use her voucher. After searching for a long time, Sonia reached out to her church community, and through this connection was offered a unit in Milton.

Money Follows the Person Coordinator of Adaptive Services, Martha Quirk immediately worked to identify what needed to happen to get a ramp

added to the home. Together Rob and Sonia worked to pick out furnishings, ensure grab bars inside the home were in place, and finalize the availability of the Home Health and companion services through the MFP Community Living waiver, to ensure Sonia's smooth transition into the community.

As Sonia's move was finalized, her Housing Search Specialist at Aids Action Committee and the MFP Regional Housing Coordinator worked to ensure that all required paperwork was submitted by Sonia, worked with the property owner to ensure a smooth inspection process, and made sure that the lease and contract for the unit was signed.

Sonia moved into her apartment in July, 2015. When asked what she likes about her new home, she said, "Everything. My Independence." Sonia would absolutely recommend the Money Follows the Person Demonstration to other people in nursing homes looking to move back into the community. Her Transition Coordinator said of her transition, "There are days in this job when I feel like I do nothing but spin my wheels. However, it's for people who are in Sonia's situation that I continue to do this work. She is a powerful example of why MFP works. "



Sonia in her new home

6 COST SAVINGS OUTCOMES

This report will compare cost differences for individuals receiving assistance under the 811 PRA resources. We hope to examine cost differences for additional individuals who receive 811 PRA resources in future reports.

Annual cost of facility care was calculated utilizing MassHealth claims data for 27 individuals who have received mobile vouchers and moved to the community. Most consumers had been in the facility for 12 months or more, so actual costs were used; for those that were not in the facility for 12 months, the full 12 month cost was projected by calculating an average monthly cost to calculate an estimate of the cost of a full year.⁸ MassHealth claims for care in the community were also utilized to compare costs. Most consumers have not been in the community for 12 months, so costs were projected utilizing average monthly claims information.⁹ Averaged across all consumers receiving vouchers, MassHealth savings amounted to \$22,236.14 per consumer. Housing data was calculated using the amount of housing subsidy paid for months in the community utilizing data from the Department of Housing and Community Development. Housing subsidy was projected to calculate for 12 months because most consumers have not been in the community for a full 12 months. The average cost of housing subsidy for each consumer is \$9,964.

Full cost of care in the community was found by combining the cost of MassHealth in the community with the cost of the housing subsidy¹⁰. Cost comparisons found that the projected cost savings of receiving care in the community over facility care is approximately \$12,272.53 per member per year on average. Please note that the information provided is a sample and should not be used to make any other estimates of calculations on the cost of care for any other individuals receiving MassHealth services.

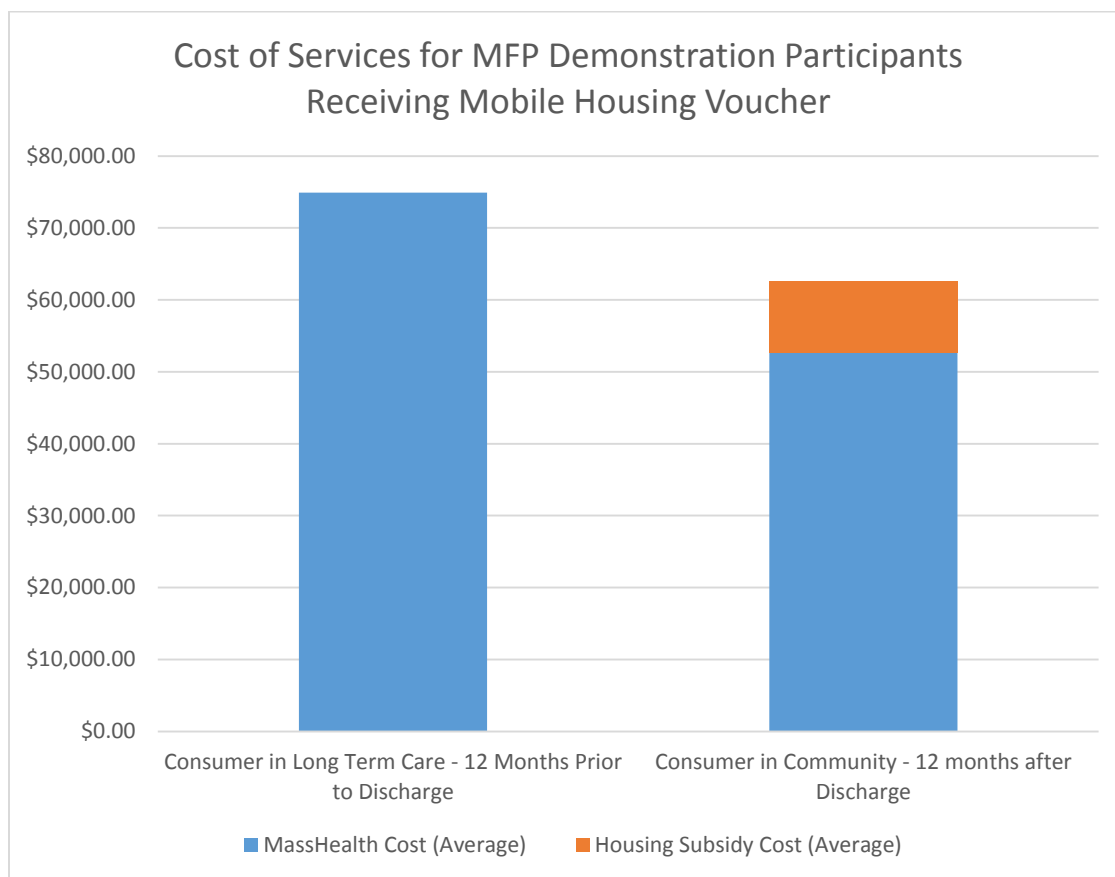
⁸ To make the process of calculating the claims more efficient, the claims from only full months in the facility were utilized. Full months of claims were then annualized $(\text{Total dollar amount of claims in } X \text{ months}) / (\# \text{ days in } X \text{ months}) \times 365$. Please note that this information is a sample and should not be used to make any other estimates or calculations on the cost of care for other members receiving MassHealth services.

⁹ The claims in the community were calculated starting from the date of discharge through September 30, 2015. Claims with a date of service on the discharge date were omitted if they were made by the facility or appeared to have been for services delivered in the facility prior to discharge. Acute inpatient hospitalizations and short-term nursing facility stays (90 days or less) were included in the community claims data. The calculation for annualizing the fee for service claims is: $(\text{Total dollar amount of claims from discharge to Sep 30, 2015}) / (\# \text{ days from discharge to Sep 30, 2015}) \times 365$. To annualize managed care claims, the monthly rate of the managed care costs was used to project managed care costs through the remainder of the individual's first year in the community. Three individuals were excluded from the calculation as they had insufficient claims history to annualize (less than 6 weeks of claims for community services).

¹⁰ Housing subsidy was calculated utilizing data from the Department of Housing and Community Development's Tracker software system showing actual housing subsidy paid for months the tenant lived in the unit.

a) Average Cost of Facility Care for 12 Months Prior to Move to Community	\$74,906.39
b) Average MassHealth Cost for 12 Months Following the Move to the Community	\$52,669.86
c) Average cost of Housing Subsidy Provided	\$9,964.00
d) Total Community Cost (MassHealth plus Housing Subsidy) [b+c]	\$62,633.86
e) Projected Annual Savings per Member [a – d]	\$12,272.53

The cost of services received as part of the Money Follows the Person Demonstration are not included in the annualized costs since the cost is primarily for transition-related expenses such as housing search, furniture, household goods, security deposit, assistive technology, or other one-time expenses. The average MFP Transition costs for the individuals who received a housing subsidy was \$5,406.



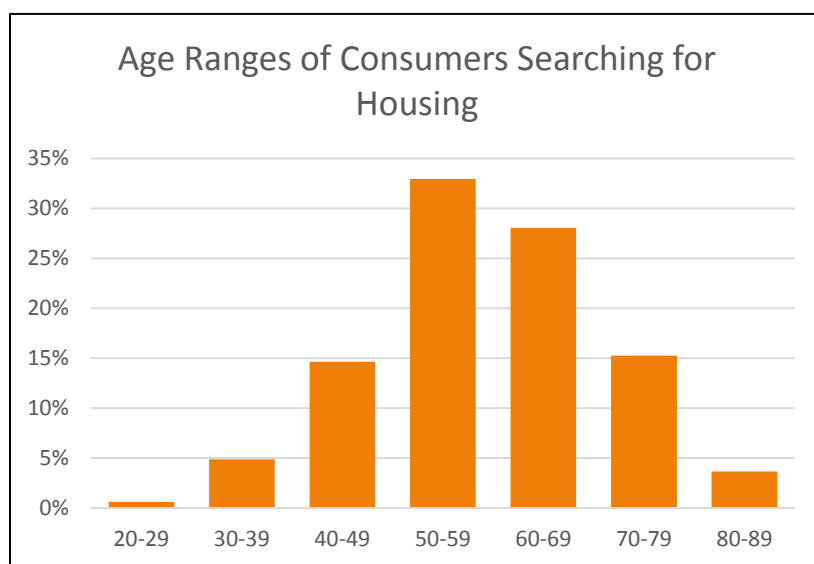
Over time, as individuals become accustomed to being in the community, the cost patterns will continue to be monitored and reported on in future yearly reports.

7 MFP SUPPORT FOR HOUSING GOALS AND CURRENT HOUSING SEARCH SNAPSHOT

The Money Follows the Person Demonstration considers and plans for housing needs of individuals eligible for the program who are leaving qualified facilities, including nursing homes, and chronic, rehabilitation and psychiatric hospitals. MFP Transition Entity staff work with each individual who requires housing in the community to present options, and those that require housing search are asked what their needs and preferences for housing are. Individuals may work with qualified Housing Search Entities, which are agencies that have been identified as skilled at housing search; however, in some cases individuals work with the Transition Coordinator to find housing. Information on communities of choice, accessibility needs, amenities, number of bedrooms required, and barriers to housing such as credit issues, lack of housing history, or other potential barriers are identified. From the Demonstration's beginning in 2011, 55% of all MFP transitions have been to an apartment leased to the participant.¹¹

7.1 DEMOGRAPHICS OF INDIVIDUALS SEARCHING FOR HOUSING

Age: Although to be eligible for 811 Project Rental assistance program applicants must be under the age of 62, to be eligible for the MFP Demonstration an individual must be over the age of 18 and meet the remaining eligibility criteria; there is no upper age limit for Demonstration participants. The majority of the MFP-eligible consumers who are searching for housing are between the ages of 50 and 69 years old.

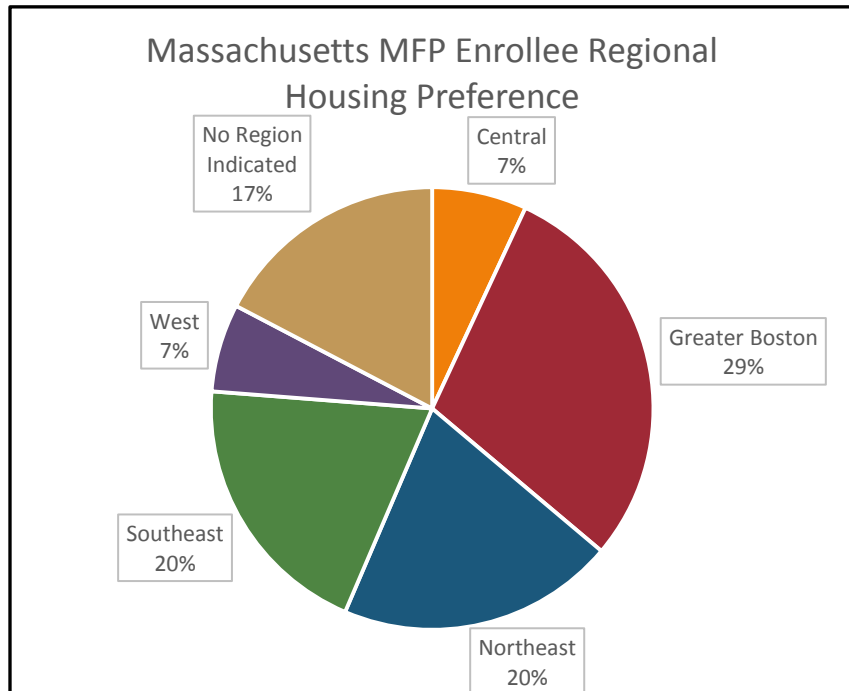


Regions: Individuals are searching in all parts of Massachusetts, with the majority (29%) searching in the greater Boston area. MFP Demonstration data also shows that 40% of enrollees prefer/seek housing in the eastern part of Massachusetts outside of Boston, with 20% of participants looking in the Northeast region and 20% in the Southeast/Cape Cod region of the state.

Accessibility: At this time, about 35% of people searching for housing require mobility accessibility. However, over the longer term this number has been closer to 50%. 4% of individuals currently searching for housing require accessibility for visual impairments, and 5% require auditory accessibility.

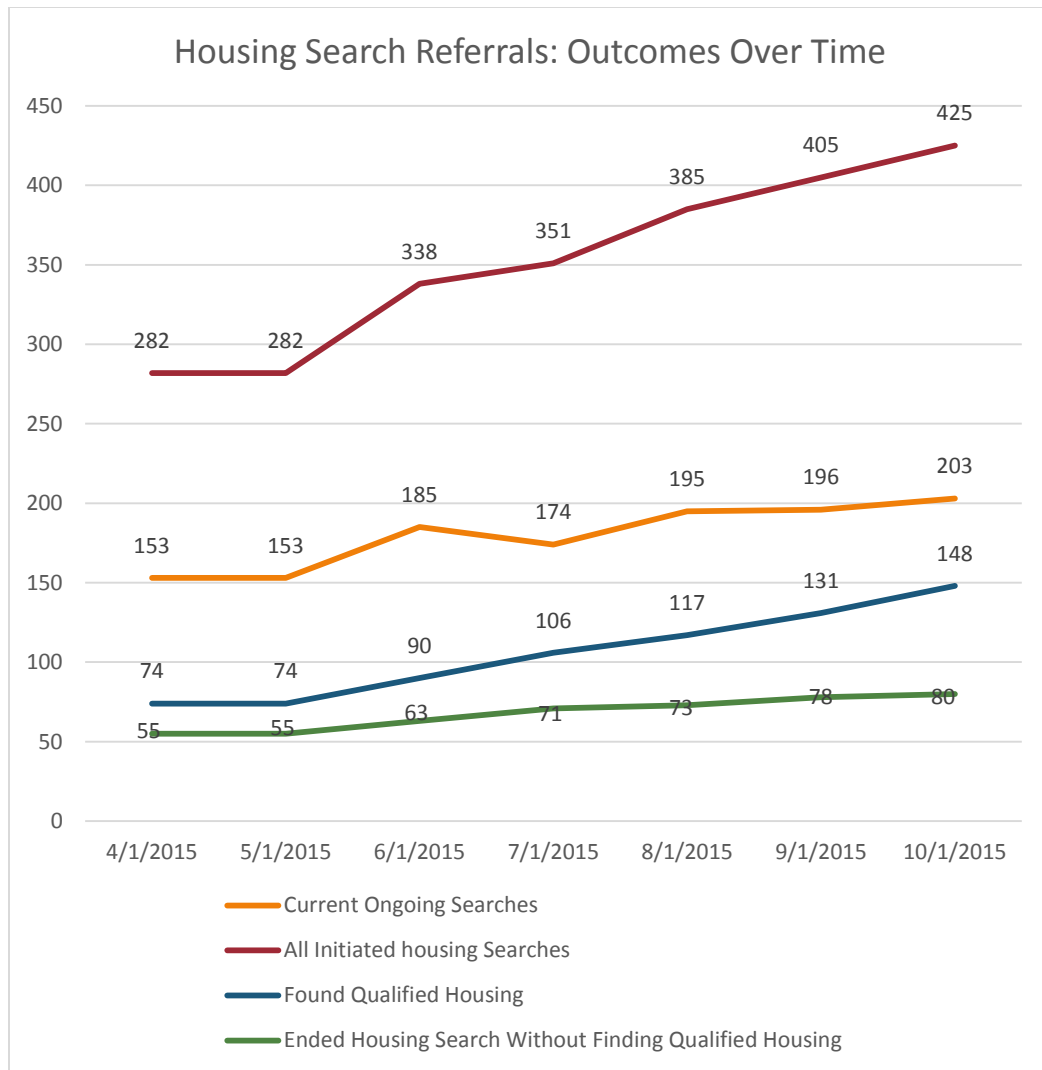
¹¹ As reported in the MFP-IS system.

Homelessness: All individuals searching for housing that are enrolled in the MFP Demonstration are currently in a qualified facility with no other housing available to them. Of these individuals, 15% were homeless prior to entering the facility. These individuals were living in their cars, outdoors, in a homeless shelter, or in condemned housing immediately prior to entering the facility.



7.2 HOUSING SEARCH

The MFP Demonstration increased efforts to collect information on ongoing housing searches in January, 2014. Housing search activities and outcomes are regularly measured. As of September 2015, 425 housing searches have been recorded. Through this process, 148 individuals have found housing, and 203 individuals are currently searching for housing. Individuals may have withdrawn from housing search for a number of reasons, including because they chose to move into a group home, they decided to remain in the facility, or they had passed away.



7.3 REGIONAL HOUSING COORDINATORS

MFP Regional Housing Coordinators work to identify affordable, accessible housing opportunities in their designated contract region and work with local public housing authorities, local housing providers, and others to expand the pool of affordable, accessible housing in their region. The MFP Demonstration has supported two Regional Housing Coordinators who work out of Metropolitan Boston Housing Partnership in the greater Boston region and South Middlesex Opportunity Council in the Central region. Their work to create and maintain relationships with housing providers and share information about the MFP Demonstration helped more than 20 individuals find housing over the last year. In addition, they have:

- Identified and catalogued more than 80,000 affordable housing units, helping to connect MFP eligible individuals to open waiting lists and accessible units
- Completed outreach to all 95 Public Housing Authorities in their regions
- Completed outreach to more than 220 housing providers within their regions

- Supported the work of the Transition Coordinators and Housing Search Entities in their regions by providing information on available units and outreach into housing networks to assist in identifying new opportunities for MFP Enrollees to connect to housing
- Supported the completion and recording of applications for individuals who applied for 811 PRA units.

7.4 HOUSING TRAINING

The MFP Demonstration has supported and the Strategic Housing Partnership Coordinator has created, delivered or facilitated extensive housing training and support for the Transition Coordinators and Housing Search Entities on a regular basis. In addition, all staff that makes referrals to the 811 PRA program are required to complete a training on referral processes to ensure complete and accurate applications are submitted in a timely manner for all available housing subsidies. More than 200 staff have received this training statewide. In addition, the following trainings have been offered:

- Overcoming Housing Barriers and Mitigation for Common Issues for MFP Consumers
- Collection of Documents [required for housing applications] for MFP Consumers
- Reasonable Accommodation and Modification
- Credit Repair
- Fuel Assistance and Access to Benefits
- Housing Search Step-by-Step
- Applying for Public Housing Opportunities

8 NEXT STEPS FOR 811 PRA

The 811 PRA program is in its early stages, with the very first contracted units under the 811 PRA program to be occupied in the next several months. A total of six (6) units have been contracted and none has been occupied yet. Identification of additional properties where 811 PRA can be placed is the goal for the next year as the program is brought to scale. Future reports will review the 811 PRA units becoming available, with cost analysis and information on tenant quality of life for the leveraged mobile vouchers and new 811 project-based subsidies.

9 APPENDIX

9.1 811 PRA IMPLEMENTATION TEAM

Sara Barcan, Housing Development Program Manager, CEDAC

David Eng, Massachusetts Housing Finance Agency (MassHousing)

John Garcia, Money Follows the Person Program Director, MassHealth

Ayana Gonzalez, Manager, Supportive Housing and Special Projects, Department of Housing and Community Development

Roger Herzog, Executive Director, CEDAC

Hannah Lodi, Housing Choice Voucher Program Analyst and System Specialist, Department of Housing and Community Development

Courtenay Loiselle, Money Follows the Person Strategic Housing Partnership Coordinator

Joanne McKenna, Special Programs Coordinator, Department of Housing and Community Development

Alana Murphy, Deputy Associate Director, Housing Development, Department of Housing and Community Development

Helen Plant, Acting Director, Bureau of Rental Assistance, Department of Housing and Community Development

Catherine Racer, Director, Housing Development, Department of Housing and Community Development

Charlene Regan, Technical Assistance Collaborative

Liz Stewart, Technical Assistance Collaborative