

# How Developers Can Create Opportunities for Nursing Home Transition



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# Several Examples of Developments with Nursing Home Transition Apartments



New Jersey Model for  
Nursing Home Transition Housing  
and  
Service Enriched Housing for People Living with  
Physical and Cognitive Disabilities

Freehold Township, NJ  
10% Nursing Home Transition





# AKABE *village*



## A New Development in Howell, New Jersey

- 32 Total Apartments
  - 16 Special Needs Apartments
    - **4 Specialized Apartments Set Aside for I Choose Home Participants (25%)**

# Why is Nursing Home Transition So Important?

- If Properly Done with . . .
  - Thoughtful Design Features
  - First Class Service Coordination and Provision
- Nursing Home Transition Changes Lives
  - Greater Freedom, Independence, Happiness, and Community Integration
    - Kershaw Commons tenant example
  - Each transition generates more savings to be spent on HCBS for more New Jerseyans to age in place

# Responding to the Problem

- How Developers & Agencies Can Create Housing for this Population
- For Developers – This is Not a Stretch
  - Use Similar Tools to All Affordable Housing
  - New Resources Becoming Available – This Program
    - Deal with Rental Assistance Shortage
  - A Population that Communities Want to Help/Include
    - Typically elderly or disabled folks who have fallen on hard times and now can't get out
    - Many People Know People in Nursing Homes
  - **Not Huge Extra Costs if Thoughtful About Design**

# How to Create a Successful Development with Nursing Home Transition Residences?



## Focus Items

- Design Features
  - Building Layout
  - On Site Services
  - Financial Structure
- are  
All Important  
for Success

# “Accessible Plus” Design

Create Spaces that Foster Independence

- Automatic Door Openers – Apartment Entry & Common
- Slide Out Shelving – Kitchens & Linen Closets
- Specialized Transfer Showers & Roll In Showers



# Additional Accessibility Features

- Wheelchair / Scooter Clearances in Kitchens
- Side by Side Refrigerators / Countertop Microwaves
- Push Button Trash Chute Openers
- Hard Surface Flooring Throughout



# Building Layout - Common Spaces Designed for Social Interaction & Physical Accessibility

- Community Rooms for Meetings, Lectures, Support Groups, Parties & Skype Conferences



# Building Layout - Common Spaces

- On Site Office for Service Coordinator
- Library with Reading Assistance Machines
- Accessible On Floor Laundry Rooms
- Accessible Exercise Facility
- Accessible Raised Gardening Beds



# Financial Structure Issues

- Must Create Financially Stable Model for Residents at Extremely Low Income
  - Requires Complex, Multilayered Approach
- Integrate Nursing Home Transition Units with General Affordable Housing Population
- Use Tax Credits – Similar to What Many Developers Do for General Populations
- Include Service Coordination / MFP Funding
- Importance of Rental Assistance or alternative **(New HMFA / DoAS Joint Program)**

# Why Work with the Nursing Home Transition Population?

## ***YOU CAN CHANGE PEOPLE'S LIVES***

- Great People Who Need Your Help – You Can Make a Difference.
- Many are people of all ages who had no intention of living in a nursing home but fell on hard times, gave up their housing, etc.
- ICH participants **come with a package of long-term care Medicaid services**, a care manager, and a heightened quality assurance system.
- Residents who move out are overwhelmingly happier and more satisfied living in the community.