Nebraska Olmstead Advisory Committee

Olmstead Planning Overview

Sherry Lerch, Marie Herb and Jenn Ingle – TAC
January 31, 2019
Roles and Responsibilities

• TAC

• Olmstead Steering Committee (DHHS Leadership)

• Olmstead Planning Advisory Committee
Overview of Work to Date

• TAC worked previously to develop a DBH Supportive Housing Plan, issued in 2016

• TAC began Olmstead plan work in August 2018. The initial contract included:

  o Phase 1 – Environmental Scan, Data Analysis and Planning

  o Phase 2 – Meetings with State team and stakeholder advisory committee; conduct listening sessions and stakeholder interviews

  o Phase 3 – Produce Final Olmstead Plan
Data Collection, Listening Sessions and Interviews

Data Collection (90+ documents/data sources)
- Reports and data from DHHS Divisions progress on movement from institutional placements to community based services
- Legislative documents related to Olmstead issues/topics
- Documents/information shared by interviewees on service gaps and/or progress

Listening Sessions (6)
- Omaha (32 attendees)
- Lincoln (23)
- Grand Island (18)
- Pan Handle (3 interviews)

Interviews (40)
- All Divisions at DHHS
- Medicaid
- Public Health
- Probation Administration
- MCOs
- CoCs
- USDA
- Public Housing Authorities
- Department of Economic Development
- HUD
- DD providers
- MH providers
- Children’s services providers
- MFP and ADRC program representatives
- Brain injury advocates and providers
- Facilities/ALF providers
- Advocacy organizations
- Police departments
- University and other partners (i.e. Monroe-Myer)
- Families of persons with disabilities
- Tribal care providers (Ponca Tribe Wellness Centers)
Broad Themes from Phase 1 and 2 were Synthesized to Identify Critical Guidance for Olmstead Planning

- Identification of existing programs and services that support integration
- Identification of existing strengths can be expanded upon or used as a starting point for Olmstead plan/framework
- Identification of gaps in community based service array across DHHS Divisions
- Lack of affordable and accessible housing and transportation
- Use of data for quality improvement and service development
- Inter-departmental collaboration and partnerships and shared goals around community based services and programs
- Workforce shortages and providers
- Financing considerations for changes in services over time
- Statutory, policy, and/or regulatory changes and other recommendations that may be low cost ways to get started
- Role of leadership
- Support from legislature/Governor
Draft Framework for an Olmstead Plan

• Draft Framework for plan shared with the Olmstead Advisory and Steering Committees at December 2018 meeting

• Framework areas include:

1. Reduced Reliance on Institutional Settings
2. Diversion from Segregated Settings, Including Jail/Prison and Homelessness
3. Increase in Affordable/Accessible Housing
4. Increase Home and Community Based Services
5. Integrated Employment
6. Transportation
7. Human Resources/Workforce
8. Data Collection/Evaluation/Quality Improvement
### Revised Tasks and Timeframes Through to the End of March 2019

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Activity</th>
</tr>
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<tbody>
<tr>
<td>Jan 2019</td>
<td>Continued gathering of stakeholder input and information, and drafting Plan framework</td>
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<tr>
<td>Feb-March 2019</td>
<td>Obtain feedback on proposed Plan framework and compile guidance for DHHS consideration</td>
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<tr>
<td>By End of March 2019</td>
<td>Provide DHHS with a guidance document with suggested components for inclusion in a Nebraska Olmstead Plan</td>
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Nebraska Housing Needs

Statewide Stats:

- $15.66/Hour to afford a 2-bedroom apartment
- Individual on SSI would need to pay 78% of their SSI for a 1 bedroom
- Average vacancy rate is 5.3%
- Of the 133 cities/counties studied, only 14 have vacancies above 10%
- Rents are increasing. 17% in Douglas County and 20% Lancaster County
- Challenge to use NHTF resources
- Link between Housing and Services
Local Strengths/Opportunities

• Nebraska has 107 public housing agencies (PHAs) including 21 that administer the Housing Choice Voucher (HCV) program, aka Section 8 vouchers, for a total of over 20,700 units of affordable housing.

• DHHS’ Housing Assistance Program and Regional Coordinators

• CRANE to increase supportive housing

• Nebraska Trust Fund

• One time $800,000 to rehab or acquire housing

• MFP transitioned over 650 individuals
New Resources: HUD Mainstream Voucher Program FY18

- $385 million
- $100 million in April 2018 NOFA
  - $87 million of $385 million - FY 18 Fund
  - $13 million - FY17 Funds
- HUD made awards 9/4/18
  - 285 PHAs awarded funds – over 400 applications
  - No PHA awarded more than 99 vouchers
  - PHAs in 45 states plus District of Columbia and Guam
  - Nearly 12,000 vouchers for low-income non-elders with disabilities

Nearly $300 million remaining from FY 18 for future NOFAs
# September 2018 Awards

<table>
<thead>
<tr>
<th>Agency Awarded Mainstream Funding – Sept. 2018</th>
<th>City</th>
<th>Number Vouchers</th>
<th>Funding Awarded</th>
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<tbody>
<tr>
<td>Omaha Housing Authority Housing Authority</td>
<td>Omaha</td>
<td>11</td>
<td>$57,133</td>
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<tr>
<td>Douglas Co. Housing Authority</td>
<td>Omaha</td>
<td>40</td>
<td>$222,068</td>
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HUD 811 PRA

• New Opportunity Likely
• Provide PBRA in LIHTC Developments
Things to Consider

1: Make the Pie Bigger
2: Build Momentum and Capacity
3: Sharpen Existing Tools
Make the Pie Bigger

Mainstream Vouchers

• Federal budget indicates new funding for Mainstream Vouchers
• PHAs do not have the staff time or capacity to respond to HUD NOFAs
• State can help streamline some of the application processes, train or hire a consultant for the PHAs, provide other support, provide encouragement
• Could help problem of creating units with NHTF

811 PRA

• Nebraska is well positioned to submit an application to HUD
• Resources could help leverage the market rate and LIHTC develop

New State Resources
Build Momentum and Capacity

• Create a committee of representatives of diverse housing groups/interests to work together to address the housing gaps

• Continue to work with NIFA to expand number and capacity of non-profit developers.

• Seek out HUD Rural Housing Capacity Building TA to address specific rural challenges including capacity, access to resources, etc.
Sharpen Existing Tools

• Nebraska has created significant incentives for development of housing.

• QAP: points for services, etc. Is there a way to strengthen these points and long term housing provision?

• DBH Housing Program – designed to be temporary but some clients on program for 8+ years – what are the links to other subsidies? What are expectations and requirements when entering the program?