



Mercy Housing California Health and Housing



Who Is Mercy Housing?

- Founded in 1981, Mercy develops, owns, and operates service-enriched housing for families, seniors, veterans and people with special needs.
- Currently owns and manages over 16,000 homes in 23 states, with offices in California, Washington, Georgia and Chicago
- One of the largest supportive housing providers in the country with over 2,200 units for formally homeless people.

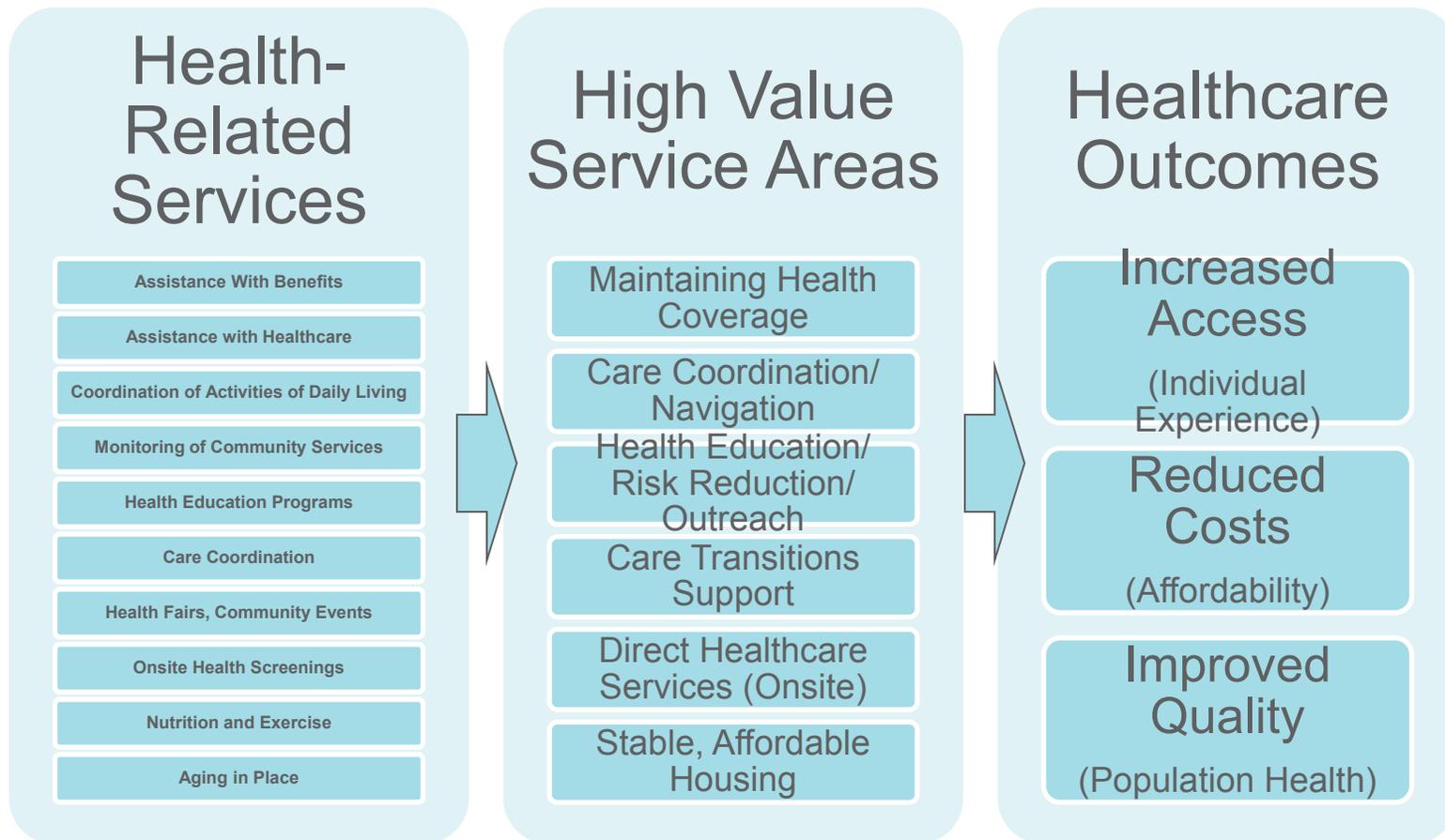


Why service-enriched housing?

- Mercy Housing communities provide a platform for comprehensive health promotion and risk reduction
- Mercy's on-site coordinators can deliver targeted care coordination services in a community-based setting
- Mercy staff coordinates delivery of third party services such as health screenings, physical activities, and food services.
- Mercy has the expertise and opportunity to reach individuals who elude clinic-based case management



Services to Healthcare Outcomes



HMA report to SAHF (May 2013)



Supportive Housing Partnerships



What is the challenge?

- Despite success of supportive housing, there is not enough funding and the timelines are too slow to end chronic homelessness if we don't increase resources or collaborate more effectively.
- Although less glamorous, acquisitions are faster and cheaper than new construction or major rehab projects.

Type	Cost	Time
Publicly Subsidized Affordable Housing	\$350- \$400k per unit	3-5 years
Privately funded Acquisition	\$120-\$140k per unit	6-9 months



Live in Hope



Independent Long Term Care: Creating Consumer Choice and Cost Savings

Case Study:
**Mission Creek
Senior Community**
San Francisco



- Service-enriched independent living alternative to nursing home beds
- 50 of 140 units directly referred by San Francisco Dept. of Public Health
- Medicaid/Medicare costs of the 50 original DPH referrals shrank from \$1.7 million per year to \$253,000
- **Per capita, \$29,000 annual savings**

Case Study:
**Mission Creek
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- Mercy’s on-site team provides a holistic “blended” approach to services and property management

Service Coordination
Health Education
Physical Activity
Transition Plans

Health Interview
Food banks
Well-being Checks
Benefits Acquisition

- SF DPH also provides access to a roving team that can meet the “medical” needs of residents

Problem #1: Medicaid is overpaying for nursing homes by over \$200 million/year in California

- **Nursing homes or other long-term care represent 77% of cost attributable to elderly “high-cost enrollees” of Medicaid**
- **The CA Department of Health Care Services estimates that 12% of the state’s nursing home population or 15,000 people no longer need that level of care.**



Proposed Independent Long-Term Care

- Under the Assisted Living Waiver, independent living with support services housing seniors exited nursing homes or as a diversion from entering nursing homes.
- Mercy Housing would provide the independent living that would include use of the rental unit, property management and resident services/care management.
- A Home Health Agency would provide 12-18 hours per day of home and community-based support on a voluntary basis to individuals that qualify for In-Home Support Services



Live in Hope