



Freedom To Create. Spirit To Achieve.

Affordable Supportive Living Initiative

Everything You Wanted To Know About ASLI And Weren't Afraid to Ask
Seniors and Community Supports Presentation

2011

**Government
of Alberta** ■

Overview of Presentation

- Historical Perspective of Affordable Seniors Housing
- Current inventory of Continuing Care
- Policy Directions Influencing Supportive Living
- Defining Supportive Living/Principles of Supportive Living
- ASLI Capital Grant Process
- Design Requirements/Guidelines & Building Code
- Income supports
- Opportunities for the Future

Role of Alberta Seniors and Community Supports

Historical Perspective

The province has been involved in development and delivery of affordable supportive living accommodation for low income seniors for the past 50 years.

Provincial Involvement

Independent Living

- 14,256 Senior citizen self-contained housing units
- 390 Cottage units

Supportive Living

- 9,492 Lodge Spaces
- 393 Unique Home spaces
- 2,153 SSHIP & HAPI
- 2,103 Rural Affordable Supportive Living Program
- 2,414 Affordable Supportive Living Initiative
- 912 Capital Bond Initiative

Continuing Care Inventory and Policy Directions

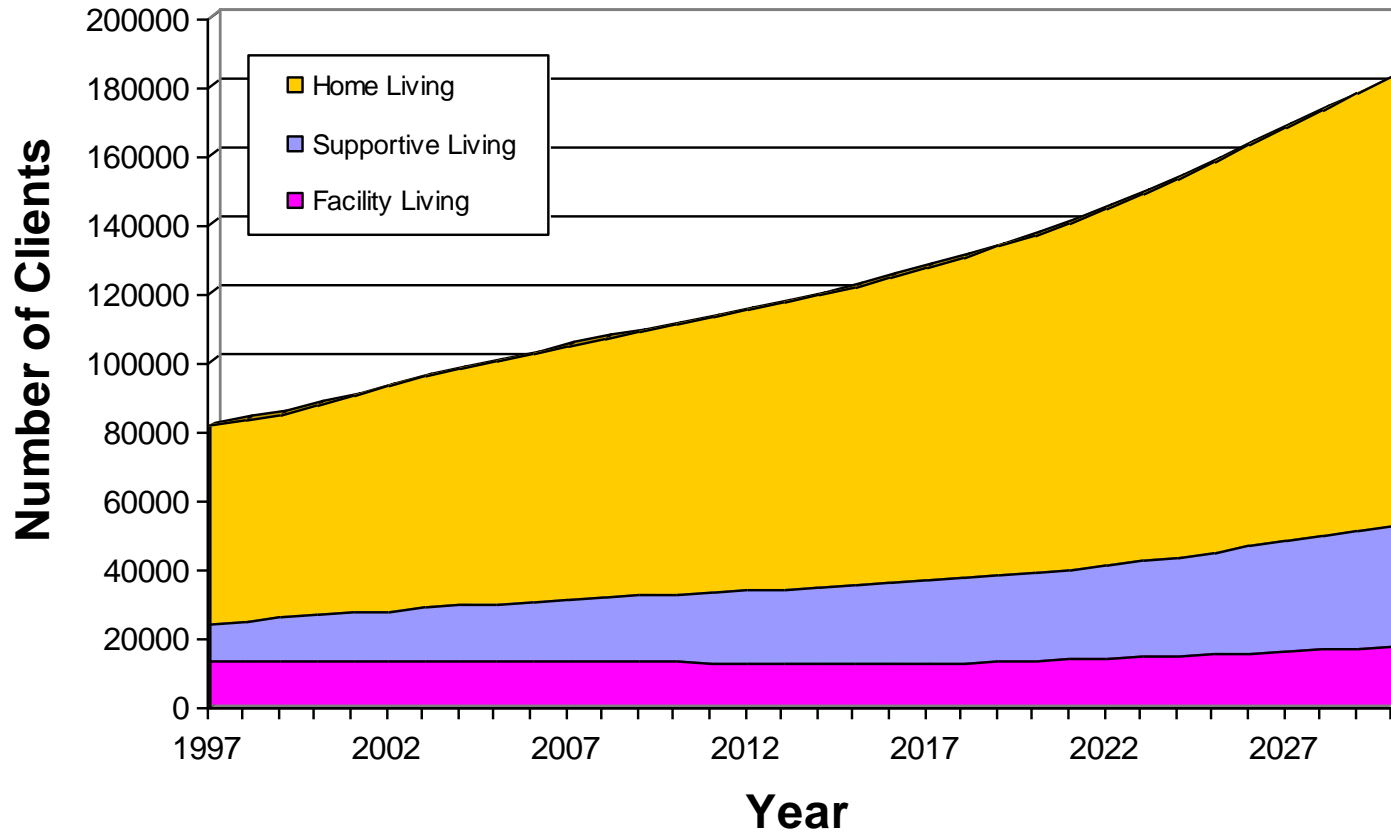
Current Continuing Care Inventory

- Approximately 14,800 Long term care facility beds →
- Approximately 29,000 Licensed Supportive living spaces ↑
 - 5,000 Designated Assisted Living spaces ↑
- Over 107,000 Home care clients ↑

Policy Directions

- Much more home care↑
- More supportive living ↑
- Less emphasis on facility-based care→

Continuing Care Projections



Rationale for Increasing Supportive Living Options

- Individuals prefer to “age in place” and stay in the community.
- Community options can provide high quality environments, at a reasonable cost.
- Long-term care targeted to people with complex/high and unstable/unpredictable health care needs.

Why the Changes are Occurring

- Demography: absolute number of seniors is increasing (18.7% increase in total number of seniors over next five years) and increasing numbers of very old (85+) 15.7% increase over the same period
- Health status: people are healthier
- Ability to live longer with chronic conditions
- For some health conditions such as dementia, individuals can remain physically active for extended periods of time
- Financial situation for some seniors has improved-able to afford alternative options

Why the Changes are Occurring (continued)

- Seniors and their families are more aware and demanding of other options
- Technology has improved: newer ways to deliver and monitor care/services
- Lifestyles and expectations of new aging population are different:
 - Want more choices
 - Prefer independence
 - Higher expectations regarding services
- Private sector becoming more aware of opportunities

Supportive Living

Supportive Living is:

Both a philosophy and an approach for providing services within a housing environment. It provides settings where people can maintain as much control over their lives as possible, while receiving the supports they need to maintain their activities of daily living.

Principles of Supportive Living

- Maximize independence of the resident
- Respect for individuality
- Maximize control of their environment
- Maximize resident decision-making
- Maximize privacy
- *Flexibility of environment to accommodate changing needs*

Four Levels of the Supportive Living Framework

- Residential Living (Level 1)
- Lodge Living (Level 2)
- Assisted Living (Level 3)
- Enhanced Assisted Living (Level 4)

As one moves up the levels there are noticeable declines in the ability of residents to:

- Direct own care
- Manage daily living tasks
- Participate in social/recreational activities

Affordable Supportive Living Initiative (ASLI) Program

Affordable Supportive Living Initiative

- Most recent provincial supportive living program

Purpose:

To provide affordable supportive living options to accommodate persons with high health care needs that would benefit from a more appropriate alternative to long-term care accommodation and increase options for remaining in the community.

ASLI Capital Funding

- Program funds contributed up to 50 % of total initial capital cost of the project relating to the eligible units in the project.
- Project may contain a mix of eligible units and ineligible units
 - Eligible capital costs are those that can be directly attributed to the development of affordable supportive living units in a project.
 - Ineligible units not funded through the ASLI program and not subject to the provisions of the Grant Funding Agreement
- Funds targeted to communities identified by a collaborative team which includes:
 - Alberta Seniors and Community Supports
 - Alberta Health and Wellness/Alberta Health Services
 - Alberta Infrastructure
 - Alberta Housing and Urban Affairs
- Targeted to serve the needs of low income seniors and special needs populations

ASLI Capital Funding

- Grant can be combined with other funding but maximum of 70% funding between Alberta Seniors and Housing and Urban Affairs;
- In past funds allocated across the province. In more recent RFP processes the funding has been targeted to high priority locations
- Significant demand for limited funding:

Year	# of Application	# of Approvals
2008/09 - \$84 M	103	31
2009/10 - \$50 M	106	17
2010/11 - \$89.9M	130	31

Process of Application

1. Submission of a detailed Project Proposal
2. Project receives approval and initial (50%) payment is issued to proponent after Grant Agreement is signed, proof of site ownership is provided along with a Development Permit.
3. Proponent provides proof of appropriate insurance coverage and Workers Compensation coverage prior to construction.
4. During the planning and construction period provide an annual Audited Financial Statement that reflects the use of the grant and current status of the project.
5. Second payment (40%) of the grant is sent to recipient upon receipt by the department of a construction progress report

Process Continued

6. Provide a certificate of substantial performance, an occupancy permit and complete part A of the Supportive Living Cost and Activity Survey within 3 months completion of the project.
7. Provide an Audited Financial Statement of final Capital Costs in the form outlined in the Grant Agreement. It is expected that the project will be developed within 2 years of receiving the initial grant.
8. Last payment of 10% of grant is sent to recipient.
9. On an annual basis, after project completion provide: a written report in the form outlined in the grant agreement by June 30th of each year for a minimum of 20 years and complete part B of the supportive living Cost and Activity Survey.

ASLI Evaluation Criteria Used

the following criteria are used in the RFP evaluation process:

- Must provide supportive living at Level 3 and 4 of the
- Willing to enter into a contractual arrangement with Alberta Health Services to provide support services to clients placed by AHS.
- Rates charged to residents must be affordable (i.e. maximum is current private room rate in LTC-presently \$1700 a month)
- Project must be financially feasible

Evaluation Criteria Used

- Project can involve:
 - New development and/or
 - Modernization/improvement of an existing facility to accommodate increasing support needs of residents (accessibility and safety improvements).
- The amount of capital contribution of proponent
- Facility design
- Operator knowledge and experience in the delivery of housing and care
- Timely development of project
- Community inclusion

ASLI Design Requirements

- Private rooms
- Barrier-free design throughout resident accessible areas.
- En suite fully accessible 3 piece bathrooms
- Kitchenette with suitable appointments (mini fridge, space for a microwave, sink, cupboards and counter top)
- Resident room size that permits residents in walkers or wheelchair to move about easily and can accommodate additional pieces of furniture
- Common bathing room with therapeutic tub
- Common areas designed to accommodate persons with mobility aids.

Design Requirements and Guidelines

Design Guidelines for Continuing Care Facilities in Alberta

- The intent of document is to promote innovative design and to provide operators, architects and designers in the continuing care field with design information.
- The guidelines are:
 - Intended to support and encourage environments that respond positively and appropriately to resident needs;
 - To be a reference guide for both new construction and renovating/upgrading existing buildings;
 - Should be used in concert with all applicable building codes, requirements and other relevant information and research; and
 - Are to augment the specific requirements as outlined in the project specific requests for proposals.

Finalizing the draft document for public distribution soon.

Building Code

- It is an expectation that all new construction under the ASLI program will meet the B2 building classification.
- In terms of existing projects seeking funding for upgrading/renovations they must address resident safety or accessibility issues to be considered for funding.
- A government committee has been established to examine the existing provincial building code as it relates to supportive living environments. Progress has been slow and no changes are anticipated in the near future.

Income Supports

Income Supports for DSL Residents - AISH

- AISH clients residing in a facility (DSL & LTC) can receive the maximum monthly modified living allowance which consists of a personal allowance of \$315, plus an accommodation rate.
- In most cases the accommodation rate is based on the maximum long-term care fee (\$1700/month)
- Eligible residents over the age of 65, can receive benefits to help them afford their accommodation fee and be left with a disposable income of at least \$265 for personal expenses.

Income Supports for DSL Residents - Seniors

- Eligible seniors residing in DSL can receive income supports to help them afford their accommodation fee and be left with at least \$265 of disposable income for personal expenses.
- The accommodation benefit is not based on the accommodation fee, instead the long-term care private room rate (\$1,700/month) is used to calculate the eligible benefit amount.

Opportunities for the Future

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- Re-profiling inventories of existing seniors housing in communities which could involve adding services/physical modifications to existing projects to support aging-in-place
- Designing new facilities with flexibility to accommodate changing needs and changing populations over time
- Smaller supportive living approaches enabling seniors to age-in-place, in their existing community
- Site-based home care in a non-DSL setting

Opportunities (continued)

- Investigate alternative financing options that may enable projects to move forward even if government funding is not available
 - Life-lease
 - Co-operative housing
 - Condominium ownership
 - Investor consortiums
- Researching funding programs that may be available through Provincial and Federal Departments that may be applied to the development or sustainability of supportive living environments.
- Working with local communities to identify resident needs and to develop appropriate responses

Questions?