

## AALF (AFFORDABLE ASSISTED LIVING FACILITIES)

Assisted living facilities (ALFs) were initiated in the 1990's with private foundation grants and state and federal funds. These facilities were piloted in Maine through a unique partnership between MaineHousing and Maine DHHS. The facilities were all developed with Low Income Tax Credit Financing (LITCF) financed through MaineHousing. The primary purpose of these facilities is to provide elders with affordable assisted living, and provide the necessary support services to delay or alleviate the need for a nursing home, and allow them to age in place.

In Maine, there are 7 ALFs with a total of 215 apartments. They are as follows:

Facility	Address	City	Units	Residents	License
Wardwell	43 Middle St.	Saco	34	34	Biannual
Freeses	10 Water St.	Bangor	39	39	Annual
Merry Garden Estates	87 John St.	Camden	30	32	Annual
Mayflower Place	27 Mayflower Dr.	Sanford	35	37	Biannual
Stearn's	80 Main St.	Millinocket	20	20	Annual
Inn at City Hall	One Cony St.	Augusta	31	31	Annual
Iris Apartments	201 Park Ave.	Portland	30	30	Annual

The Assisted Living service model has two parts: the housing' rent is paid directly to the property owner; and services (meals, personal care, medication administration, homemaker services, plus an emergency response system) are provided by the service provider. Resident eligibility for services is determined by an assessment, which at this time is conducted by Goold Health Systems. A resident of the facility may require all or some of these services. The provider can only bill for the services authorized by Goold. The residents are charged a co-pay and cost share by the service provider based on their income and expense. Approximately half of the residents receive some sort of HUD rental assistance either a Section 8 Housing Choice Voucher or a Project Based Voucher. The vouchers are managed either by the local PHA (Public Housing Authority) or by MaineHousing. On the service side the ALF's are licensed by the State of Maine, and contract for service funding through Maine's Office of Aging and Disability Services (OADS).

Since Section 6 MaineCare was repealed in July 2009, the funding for the 7 Assisted Living facilities comes from the general fund. In the 2015 Fiscal year there was \$2.174 million budgeted for the 7 sites, a \$22,000 reduction from FY 2014. These funds pay for services for residents such as meals, which are not covered by other funding sources. This funding is administered through contracts between the service providers and OADS.

**Dept of Health and Human Services  
Office of Elder Services  
7 Affordable Assisted Living Facilities  
Demographics (combined)  
Snapshot as of 11/03/11**

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Gender: Female 171      Male 55      Total residents 226

Ages: (45-55) 7      (55-65) 22      (65-75) 26

(75-85) 65      (85-95) 86      (95 or older) 9

Combined # of apartments for all facilities: 215

Average vacancy rate: 1.6%

Total # of residents in all facilities: 220

Average number of hours of ADL or IADL services provided per resident per month: 17

Average number of meals served per month: 839

Average annual income of residents: \$13,353.00

Total # of housing applicants on waiting lists: 92

Average length of residency in the property: 3.9 yrs.

\*\*\*One resident is 34 years old

## INN AT CITY HALL

Augusta, ME.

One of Maine's tax credit projects established to provide assisted living services for low income elders and adults with disabilities. The Inn at City Hall is one of Maine's seven affordable assisted living projects.

Services provided: two meals/day, personal care, medication administration, laundry, housekeeping and activities.

- Inn at City Hall serves 31 residents
- These residents are between the ages of 45 and 97 years old
- 16 residents are age 85 and over
- 4% are 91 or 92 years old
- Average length of stay is 4 years
- Currently there are 53 individuals on the wait list
- The average income of residents is \$833.00/month
- Average number of service hours is 250 hours/month
- Service cost: \$757.00/month MaineCare or \$1,494.00 Home Based Care funds
- Residents have a co-pay that is 30% of their income

Between FY 2013 midyear through FY 2015, a total of \$23, 126.00 was cut in this project's funding. The Inn at City Hall anticipates that these funds will not be restored and that additional cuts may occur.

IHSP	Contract Amt.	Number of Consumers	Annual Cost per Consumer	Monthly Cost per Consumer
Bar Harbor Housing	\$ 42,683.00	13	\$ 3,283.31	\$ 273.61
Brunswick	\$ 34,290.00	8	\$ 4,286.25	\$ 357.19
Methodist	\$ 9,000.00	6	\$ 1,500.00	\$ 125.00
Aroostook	\$ 63,614.00	8	\$ 7,951.75	\$ 662.65
Southern Maine	\$ 326,140.00	58	\$ 5,623.10	\$ 468.59
Westbrook	\$ 10,000.00	6	\$ 1,666.67	\$ 138.89
Total	\$ 485,727.00	99	\$ 4,906.33	\$ 408.86
<b>ALF</b>	<b>Contract Amt.</b>	<b>Number of Consumers</b>	<b>Annual Cost per Consumer</b>	<b>Monthly Cost per Consumer</b>
The Inn at City Hall	\$ 385,429.00	31	\$ 12,433.19	\$ 1,036.10
The Iris	\$ 203,779.00	30	\$ 6,792.63	\$ 566.05
Penquis CAP	\$ 1,124,638.00	89	\$ 12,636.38	\$ 1,053.03
Manor at Phillipstown	\$ 297,121.00	35	\$ 8,489.17	\$ 707.43
Wardwell	\$ 185,247.00	34	\$ 5,448.44	\$ 454.04
Total	\$ 2,196,214.00	219	\$ 10,028.37	\$ 835.70
<b>Grand Total</b>	<b>Contract Amt.</b>	<b>Number of Consumers</b>	<b>Annual Cost per Consumer</b>	<b>Monthly Cost per Consumer</b>
	\$ 2,681,941.00	318	\$ 8,433.78	\$ 702.81