

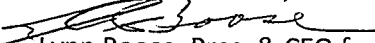


Community Services, Inc.

Celebrating 25 Years: Serving Individuals with Developmental Disabilities

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June 15, 2015

TO: Joint Ways & Means, Human Services Sub-Committee

FM: 
Lynn Boose, Pres. & CEO for Community Services, Inc. (CSI) [501c3 IDD Provider]

SUBJ: SB 616 / 617 - Bill content related to need for Preservation of Funding and Renewal Terms for the Community Integrated Program (CIP) Comprehensive Care IDD* Group Homes.

- Serving Oregon citizens who are eligible for State-Federal matching funds supporting persons who are Intellectually & or Developmentally Disabled (a life time condition).

History: Oregon Legislature approved Bond Funding and maintenance cost money to implement the 1987-88 Agreement between Federal DOJ & State of Oregon DOJ to close Fairview, as part of the law suit Settlement to be in compliance with Community Based Services for IDD persons. The subsequent agreement with Housing Brokers to perform property management functions was a 25 year, with a two year addition, ending 2017. 200 homes were bought or built concurrent with year 2000 Fairview closing process. Most of these homes remain vital to fulfilling the Medicaid Waiver contract between State of Oregon and Centers for Medicare and Medicaid Services, regarding delivery of IDD support services.

Problem Statement: Brokerages will own these homes starting in 2017, and can then rent to others for higher lease rates. In the absence of solutions for continued use of most or all of existing CIP homes, a serious housing and related support service delivery system crisis will exist. SB 617 mandates a timely process for identifying both short and long term solution options, and for a developing a dynamic plan to fulfill both Public Interest and Public Needs regarding residential services for this Special Needs IDD Population.

ARGUMENTS FOR PRESERVATION OF STATE AGREEMENTS W/ BROKERAGES – SHORT RUN

- A. BROKERAGES ARE 501C3 AND ASSETS MUST BE RETURNED TO PUBLIC ULTIMATELY. BUT, ALTHOUGH THESE CIP HOMES ARE LARGELY DESIGNED TO SERVE IDD PERSONS, WHO ARE BEHAVIORALLY OR MEDICALLY CHALLENGED, THEY CAN ALSO BE USED TO SERVE PERSONS WHO HAVE SEVERE & PERSISTENT MENTAL ILLNESS, OR OTHER CENTRAL NERVOUS SYSTEM DISORDERS SUCH AS DEMENTIA OR TRAMATIC BRAIN INJURY WHO ARE NOT IN THE IDD SYSTEM.

THUS, WHEN CONTRACTS BETWEEN DHS & CIP BROKERAGES TERMINATE, THE LATTER COULD CHOOSE TO LEASE THEM OUT TO OTHER PROVIDERS, UNLESS THE STATE RENEGOTIATES TERMS FOR THESE EXISTING CIP HOMES THAT COMMITTE THEM TO CONTINUED USE BE IDD PERSONS. TO SUPPORT DHS WITH THAT DECISION, CERTAIN FUNDS WOULD NEED TO BE LEGISLATED FOR ONGOING MAINTENANCE AND REPAIR.

CURRENTLY, BROKERS CAN ONLY CHARGE THE AMOUNT OF RENT TO IDD OCCUPANTS ALLOWED BY SSA (ABOUT \$220/MONTH PER INDIVIDUAL) FOR PERSONS ON MEDICAID

- B. CIP HOMES PROVIDE SAFE HOUSING FOR PERSONS OTHERWISE AT RISK OF BEING EVICTED BY ACTION OF LAND LORDS. THIS INCLUDES MANY PERSONS STILL WHO WERE EXITED FROM FAIRVIEW AND OTHER INSTITUTIONS. WHEN THEY WERE CLOSED. THEY ALSO SERVE PERSONS STILL BEING EXITED FROM NURSING HOMES UNDER FEDERAL AND STATE LAW PROGRAMS INCLUDING "MONEY FOLLOWS THE PERSON"
- C. CAPITAL INVESTMENT, REQUIRED TO REPLACE 200 HOMES, IS WAY BEYOND CAPACITY OF DD VENDERS. EVEN IF PARTIALLY CAPITALIZED BY VENDERS, TIME FRAME TO DO SO IS NOT FEASIBLE. PRESERVATION OF THE EXISTING PUBLICALLY FUNDED CAPITAL INVESTMENT IS PRUDENT BUSINESS. PROPER MANAGEMENT OF THAT INVESTMENT WILL SAVE THE STATE AN ENORMOUS AMOUNT OF MONEY. INDIVIDUALS NOW IN CIP HOMES DO NOT HAVE OPTIONS TO RESIDE IN OTHER TYPES OF HOME & COMMUNITY BASED CARE LOCATIONS.
- D. OREGON LEGISLATURE COMMITTED A MORTGAGE PROGRAM AND RELATED CIP FUNDS TO COMPLY WITH 1982 CONGRESSIONAL REQUIRMENT, TO ABANDON THAT LAW REVERSES THE INTENT OF STATE LEGISLATURE
- E. LEGISLATURE RECOGNIZED THAT CIP HOMES WOULD BE USED MORE HARSHLY THAN A NORMAL HOME AND SO COMMITTED FUNDS TO DO MAINTENANCE AND REMODEL WORK BECAUSE RENT LIMITATIONS OF SSA POLICY ON USES OF SSI/SSB FUNDS WOULD NOT PAY A BROKER'S COST TO DO UPKEEP OF SITES WITH FREQUENT PHYSICAL PLANT DAMAGE.
- F. ALL OF THE REMAINING 24 STATE OPERATED CIP HOMES (SACU) HOMES WILL BE AT RISK, UNLESS A RENEWAL PLAN IS DEVELOPED.
- G. RESIDENTIAL PROGRAMS, SUCH AS THE CORPORATION I MANAGE WILL BE AT RISK: e.g., 17 of the 25 homes operated by Community Services, Inc.. are CIP Homes.

SB 617 CREATES A PROCESS FOR IDENTIFYING SOLUTIONS TO THE ABOVE PROBLEM