

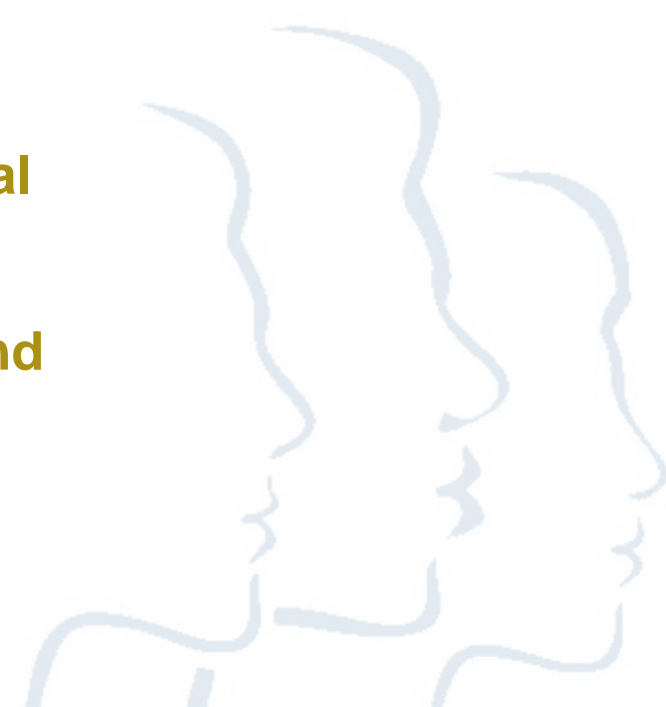


Expanding Capacity for Residential Care through Partnership

June 29, 2022

**Building and strengthening community residential
resources in Los Angeles County**

**Supporting facilities who want to serve and expand
space for SSI/SSP & CAPI recipients**

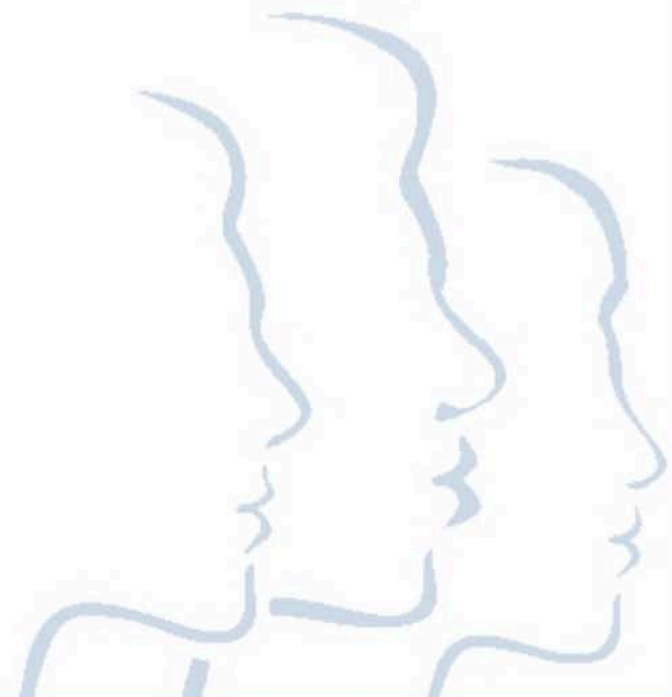


CDSS

CALIFORNIA
DEPARTMENT OF
SOCIAL SERVICES

Alone we can do
so little;
together we
can do
SO
much.

Helen Keller



Disclaimer

The views, opinions, and content expressed in this presentation and discussion do not necessarily reflect the views, opinions, or policies of CDSS



Welcome and Introduction

Patrick Gauthier

Director, Advocates for Human Potential
Healthcare Solutions



TODAY'S PRESENTERS



Julie McQuitty | Acting Branch Manager, CDSS Housing and Homelessness Branch

Patrick Gauthier | AHP Healthcare Solutions AHP

Louise Nieto | Director, AHP Technical Assistance and Training

Sheronna Quinine | Senior Program Manager, AHP Community Care Expansion

Candace Robinson | Director of Healthy Communities, Capital Impact Partners

Lauren Nakano | Program Manager, Los Angeles County Alliance for Health Integration

Maria Funk | Deputy Director, Los Angeles County Department of Mental Health

Elizabeth Boyce | Deputy Director, Los Angeles County Department of Health Services



TODAY'S GOALS

Open the Doors

- Build a bridge to new or improved relationships
- Encourage partnerships at all levels
- Support facilities for long-term sustainability

Share Knowledge and Resources

- State facility expansion funds
- CCE application website
- LA County partnerships
- Guidance and problem solving



CDSS VISION FOR CCE

Julie McQuitty

Acting Branch Chief, Housing and Homelessness,
California Department of Social Services

LA COUNTY ROLE WITH CCE

Lauren Nakano

Program Manager,
Los Angeles County Alliance for Health Integration



CDSS VISION

Co-investment of all partners for success

Collaboration is the key

Program design allows for a wide variety of projects

LOS ANGELES COUNTY ROLE

LA County Leadership Support

Alliance for Health Integration (AHI): Partnership Agreements

Prioritizing collaboration with residential facilities

COMMUNITY CARE EXPANSION (CCE)

Louise Nieto

Deputy Director, Technical Assistance and Training
Advocates for Human Potential (AHP)



CCE OVERVIEW

Funding

Goals

Framework

Eligibility

Timeline

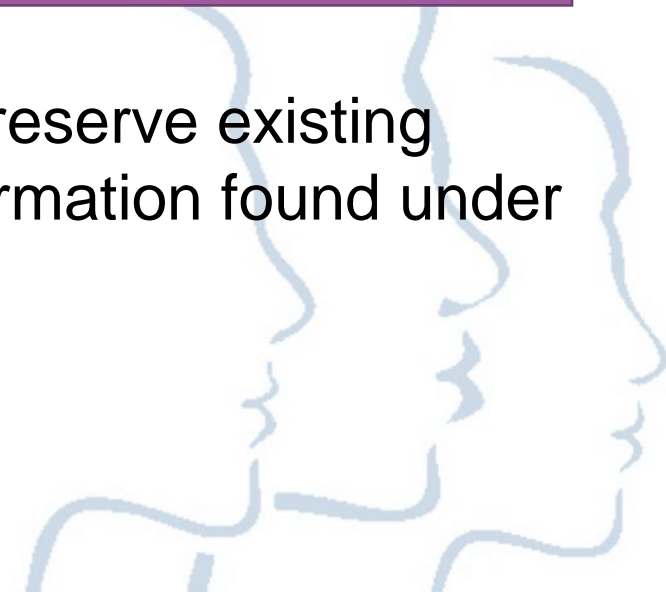
Benefits

COMMUNITY CARE EXPANSION FUNDING

Authorized by Assembly Bill (AB) 172 (Chapter 696 of Statutes 2021)

CCE Capital Expansion - \$570 million specifically allocated for capital expansion projects including acquisition, construction, and rehabilitation of residential care settings with applications accepted on a rolling basis

Preservation: \$195 million available through counties to preserve existing facilities that prioritize the target populations (with more information found under [Preservation NOFA](#))



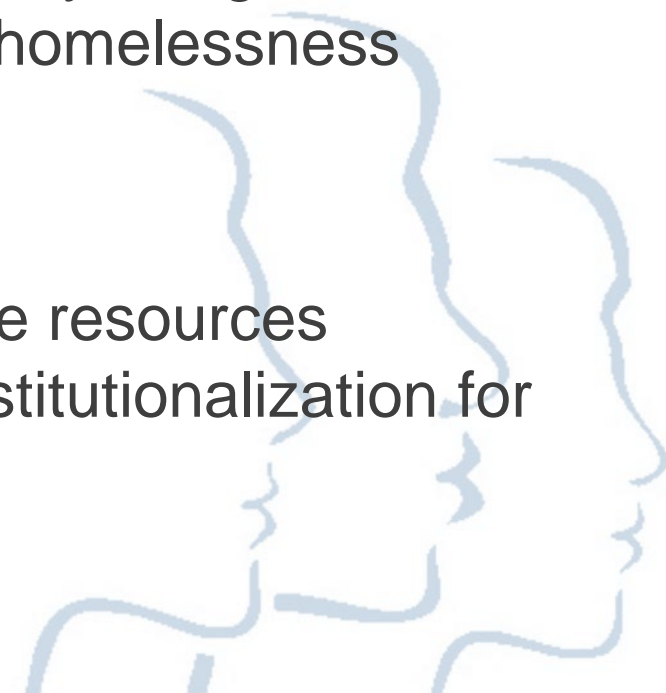
GOALS OF COMMUNITY CARE EXPANSION

IMMEDIATE PURPOSES

- Serve people who are applying to or receiving Supplemental Security Income/State Supplementary Payment (SSI/SSP) and Cash Assistance Program for Immigrants (CAPI)
- Housing for persons who need help with activities of daily living
- Support individuals who are at risk of or experiencing homelessness

LONG TERM OBJECTIVES

- Expand the state's community-based housing and care resources
- Prevent the cycle of homelessness or unnecessary institutionalization for adults with ongoing care or supervision needs



FRAMEWORK

Administration:

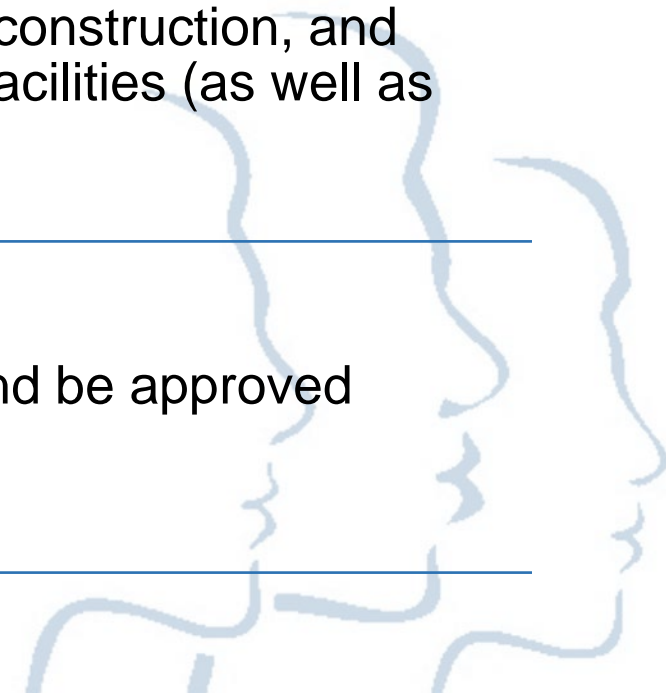
The Community Care Expansion (CCE) Program is being administered through the California Department of Social Services (CDSS) together with Advocates for Human Potential (AHP)

Funds:

The CCE program will pay for the acquisition, construction, and rehabilitation of eligible adult and senior care facilities (as well as limited operations subsidies)

Requirements:

Facilities must meet eligibility criteria, apply, and be approved through a competitive process



ELIGIBLE PROGRAM APPLICANTS

Counties

Cities

Tribal Entities (including 638s and Urban Clinics)

Non-profit Organizations

For-Profit Organizations

Other Private Organizations, including private real estate developers whose projects reflect state priorities

CCE ELIGIBLE FACILITY TYPES

Ineligible types:

- Correctional facilities
- Regional Centers
- Schools

Residential support programs

- Adult residential facilities (ARFs)
- Residential care facilities for the elderly (RCFEs)
- Permanent supportive housing (PSH) that serves the needs of seniors and adults with disabilities (including models that provide site-based care, such as Program for All Inclusive Care for the Elderly [PACE] and the Assisted Living Waiver programs)
- Peer respite
- Recovery residence/sober living homes
- Other residential care settings that serve the target population, including recuperative care sites

Projects must expand capacity in residential care settings that serve seniors and adults with disabilities who require long-term care supports, with priority for people experiencing or at risk of homelessness who are applicants or recipients of Supplemental Security Income/State Supplementary Payment (SSI/SSP) or Cash Assistance Program for Immigrants (CAPI) benefits.

BENEFITS OF CCE FUNDING

1. One path does not fit all
2. Can join with a real estate developer, hire a project manager, or request pre-development funds to support your efforts
3. Will ultimately need to build a real estate development team
4. Can use AHP Technical Assistance to work on concept, build community relationships, navigate application
5. Don't miss out on COSR –unique opportunity which may not be available elsewhere



KEY FEATURES AND CASE STUDIES

Sheronna Quinine

AHP Senior Program Manager, Community Care Expansion

Candace Robinson

Director of Healthy Communities, Capital Impact Partners



KEY FEATURES

Match
Requirements

Capital
Operating
Subsidy Reserve
(COSR)

Pre-Application
Consultation
(PAC)

Expectations



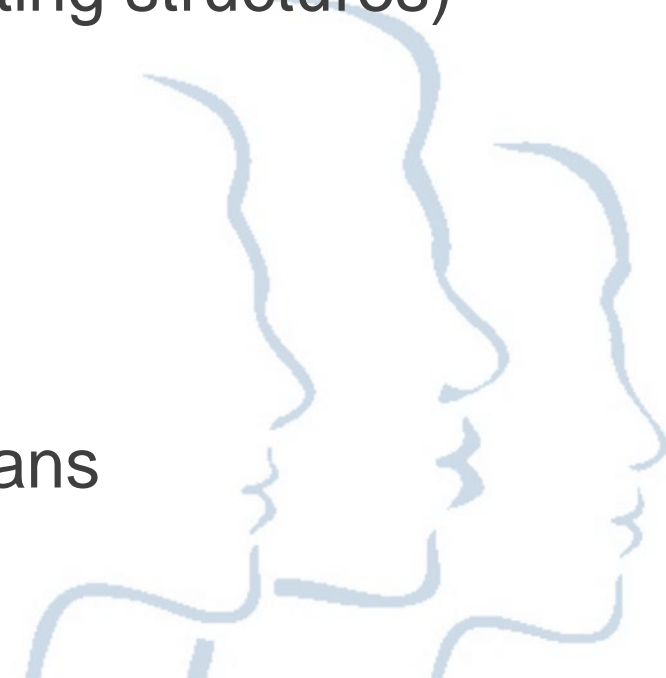
MATCH REQUIREMENT INFORMATION

5 % = tribal entities
or partnerships

10% = counties, cities,
and non-profit providers

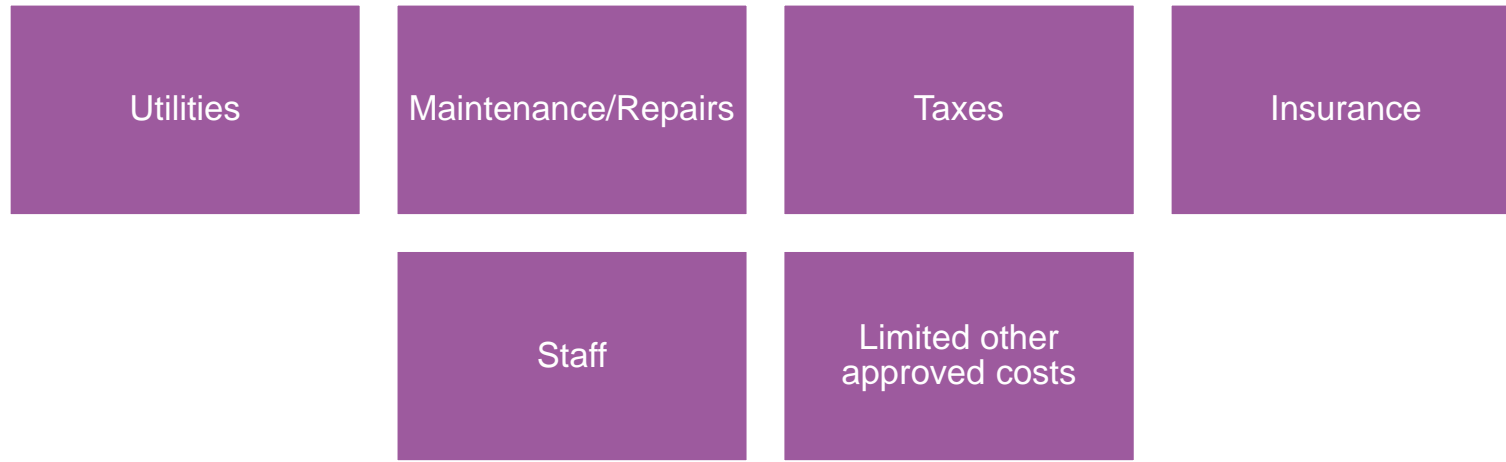
25% = for-profit providers
and/or private organizations

- Can use local partnerships with documentation to reduce match
- Can use cash and in-kind contributions (land or existing structures) to the real costs of the project
- State must approve match
- Services cannot be used as match
- Sources can include ARPA, MHSA, philanthropic, loans



CCE CAPITALIZED OPERATING SUBSIDY RESERVE (COSR)

There are funds available for facilities from the State's CCE Capital Expansion budget for a Capitalized Operating Subsidy Reserve (COSR) dedicated specifically for operating costs, such as:



- **Facilities will develop a special agreement, called an FDA (Funding Disbursement Agreement) for their COSR budget**
- **This resource supports operations when new projects begin and for up to 5 years**

THE PRE-APPLICATION CONSULTATION (PAC)

This **element is required** for any application and does not require a fully developed project vision or immediate readiness to move forward

A facility operator can use this resource to answer multiple questions and develop an eligible project

After completing the survey, an applicant will meet with an Implementation Specialist (IS) to walk through the requirements, eligibility, project vision, and other key elements of development

The IS will explain each aspect of the funding application process, provide additional resources, and offer ongoing coaching as needed

Once ready, the IS will provide a code to the applicant that allows entry to the CCE application

Upon funding, grantees receive ongoing assistance during the life of the project

PRE-APPLICATION CONSULTATION

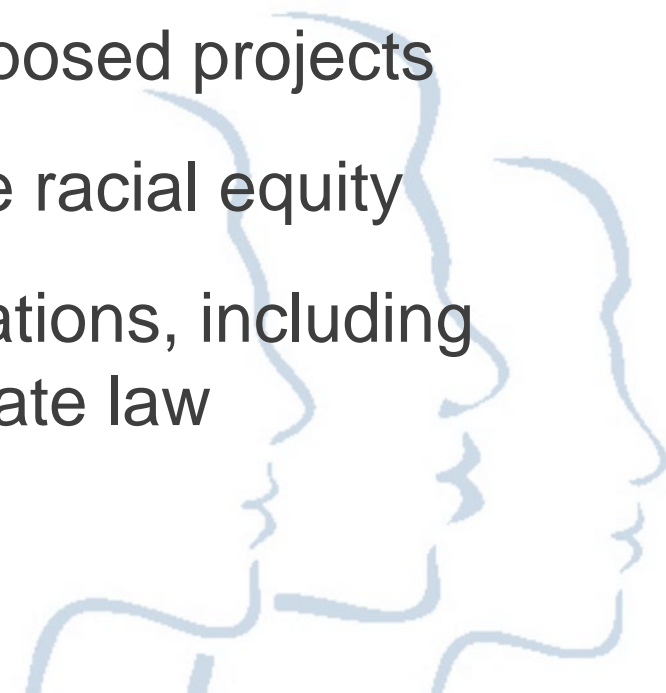
**** START HERE ****
Visit this [link](#)

- Who do you want to serve?
- What is needed for facility growth or sustainability?
- What is the local service gap?
- How much will it cost?
- What elements are you missing?

EXPECTATIONS FOR CCE APPLICATION

Applicants must:

- Define facility types they will operate
- Define populations they will serve
- Describe local needs assessment used to justify proposed projects
- Demonstrate how the proposed projects will advance racial equity
- Projects must certify that they will not exclude populations, including those who are justice involved, unless required by state law



Case Studies





CASE 1: BHCIP VS. CCE FUNDING

A 6-bed licensed adult residential facility has completed the survey to request a pre-application consultation and checked the following:

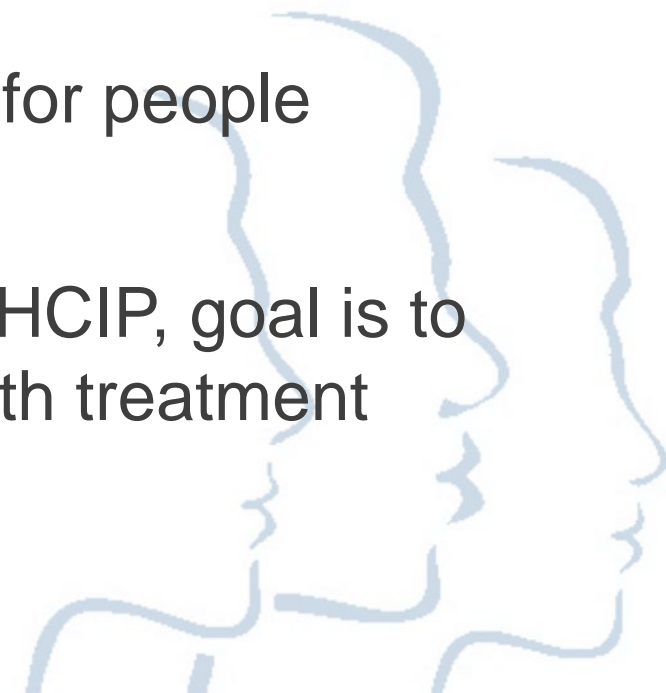
- *BHCIP & CCE (both)*
- *Residential clinical program (SUD, CTF, STPTP)*
- *Residential support program (ARF, RCFE, PSH, CLHF)*

QUESTION:

BASED ON THE INFORMATION PROVIDED, WHICH FUNDING PROGRAM WOULD BE APPROPRIATE FOR THE APPLICANT (BHCIP OR CCE)?

CASE 1 GUIDANCE

- It is recommended that the applicant select either BHCIP or CCE on their survey
- The IS will review the details of the survey as part of the consultation to identify which would fit best
- For CCE: goal is to expand residential care capacity for people applying for or receiving SSI/SSP or CAPI
- This webinar is focused on applicants for CCE (for BHCIP, goal is to expand community capacity to serve behavioral health treatment needs)





CASE 2: PRE-DEVELOPMENT VS. FULL CCE APPLICATION

During the pre-application consultation, a 6-bed facility operator shares:

- Wants to purchase land for a new Adult Residential Facility (ARF) to fill gaps in area
- No real estate experience with construction, so needs to add development team, conduct a feasibility study, and create a site plan
- No location identified for new facility

QUESTION:

WHICH TYPE OF APPLICATION SHOULD BE USED (PRE-DEVELOPMENT OR FULL CCE)?

CASE 2 GUIDANCE

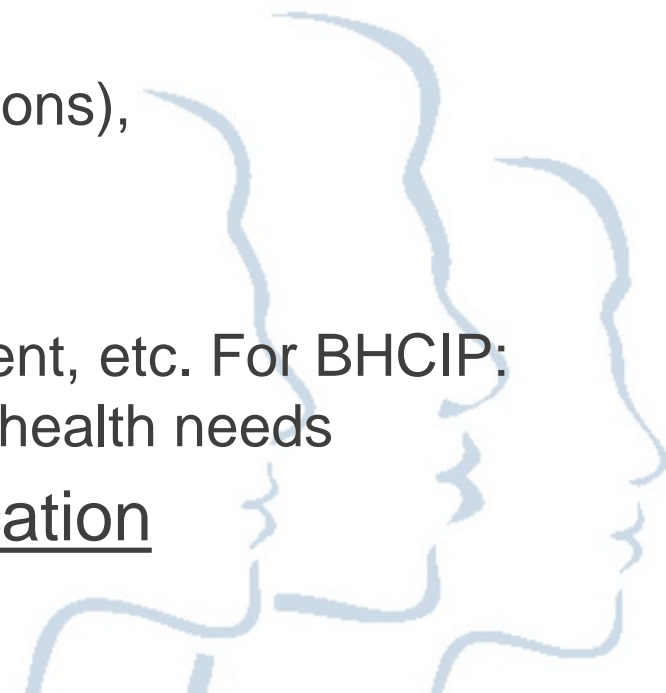
- Applicant has a viable project but
 - No site control
 - No identified location for project

= Should use the pre-development application

- Applicant has
 - Site control (property title with no encumbrances or limitations),
 - Long-term lease for the required use restriction/zoning,
 - Letter of intent (LOI) to sell by property owner,
 - Fully executed option to lease or similar binding commitment, etc. For BHCIP: goal is to expand community capacity to serve behavioral health needs

= Can proceed with the full CCE application

Please note [new portal](#)





CASE 3: LONG-TERM PLANNING AND SUSTAINABILITY

An operator with a 12-bed senior residential program licensed as an RCFE is proposing to:

- Expand by 8 beds at the current facility *and* purchase an additional property for a new facility because there are no other local resources serving the target population
- Operator acknowledges the ***service use restrictions*** that apply to both projects (20 years for existing facility and 30 years for new facility)
- Requesting guidance to plan for long- term sustainability

QUESTION:

HOW CAN THIS APPLICANT DEMONSTRATE LONG-TERM SUSTAINABILITY AS PART OF A CCE FUNDING APPLICATION?

CASE 3 GUIDANCE

Applicant can use three tools to ensure long-term sustainability:

#1

Capital Operating Subsidy Reserve (COSR)

- Available through a dedicated fund to support facility operating costs
- Can help ensure continued operations and sustainability up to 5 years
- Part of budget for support during construction and to assist with new infrastructure stabilization
- Will cover certain eligible operational costs such as utilities, maintenance, repairs, and staff (not property taxes or roof replacement)

CASE 3 GUIDANCE (continued)

Applicant can use three tools to ensure long-term sustainability:

#2:

Detailed Business Plan

- Comprehensive document to incorporate projected revenue and expenses
- Creates a strategy for planned and stable growth
- Ensures that future challenges and financial needs are addressed
- May require a team including facility staff and outside financial consultants
- Costs for business/ long-term budget planning can be built into the pre-development budget
- Utilize an expense management tool (e.g. Annual Budget+ QuickBooks or similar bookkeeping tools)
- Project Future Savings (e.g. incorporate energy efficient upgrades as part of expansion)

CASE 3 GUIDANCE (continued)

Applicant can use three tools to ensure long-term sustainability:

#3:

Revenue Diversification

- Explore and Add Alternate Revenue Sources
 - Assisted Living Waiver
 - Rental subsidies
 - Grants/donations (non-profit providers)
- Braid into Budget to meet Ongoing Costs
- Ensure plan includes collaboration with partners who can provide resources and ongoing fund-raising activities





CASE 4: PARTNERSHIPS FOR MATCH

An operator with a newly licensed 12-bed senior residential care facility (RCFE):

- Wants to expand to 20 beds and has sufficient space on their property
- Learns that they might be able to lower the project match requirement with a local partnership

QUESTION:

WHAT MIGHT THEY DO TO STRENGTHEN HIS APPLICATION AND ENSURE A LOCAL PARTNERSHIP THAT WILL PROVIDE 10% MATCH ELIGIBILITY?

CASE 4 GUIDANCE

Facility growth and strength benefits from multiple partnerships, such as:

CDSS: Funding Opportunities and Support

AHP: Technical Assistance and Training for Applications and Project Implementation

LA County: Information, Referrals, Resources (more info in next section)

Networking Organizations: Education, Advocacy (LARCA, CALA, CASRA, CANHR):

Community Services: Resident Health and Wellness

List of Possible Community Service Partnerships

- Mental Health Care
- Substance Use Disorder Care
- Community Health Clinics (federally qualified health centers (FQHC))
- Residential Clinical Programs
- Short Term Skilled Nursing Facilities
- Homeless Shelters or Transitional housing
- Educational Programs for money management
- Family Support
- Recreation Classes/Special Interest
- Volunteers: Socialization Support

CASE 4 GUIDANCE (continued)

Partnership Agreement Content

Written and signed
by both parties

Roles and
Responsibilities

Mission and
Objectives

Timeframe and
Goals

List of
Services/Actions

Governance,
Evaluation, and
Reporting

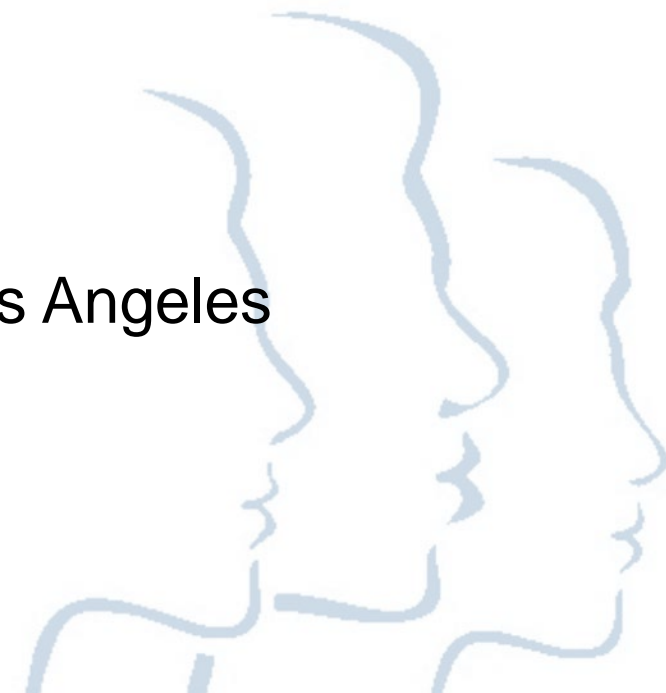
LOS ANGELES COUNTY PARTNERSHIPS

Maria Funk

Ph.D., Deputy Director Housing and Job Development
Division, Los Angeles County Department of Mental Health

Elizabeth Boyce

Deputy Director, Housing for Health Program, Los Angeles
County Department of Health Services



PARTNER WITH LA COUNTY

Benefits of working with LA County

- Connections to Resources
- Referrals of residents to fill beds
- Lower match for project application

LA County Is Interested Creating Partnerships with Facilities

- Partnership Agreement Applications Available
 - Agreements can meet project application match requirements
 - Allows county to become familiar with your organization
 - Can lead to access to more services for residents
- For More Information, Please Contact: Lauren Nakano, lnakano@ahi.lacounty.gov

Respond to LA County CCE Partnership Agreement and Technical Assistance Survey

[LA COUNTY CCE PARTNERSHIP AGREEMENT AND TECHNICAL ASSISTANCE SURVEY](#)

ONGOING TECHNICAL ASSISTANCE



TYPES OF HELP AVAILABLE

Website

Informational
Webinars

Coaching calls

FAQ

Policy briefs

Toolkits

Learning
Collaboratives



WHAT TO DO NEXT

✓ Go to the CCE website for an overview and instructions:

[Capital Expansion Program Grant Application Guide \(buildingcalhhs.com\)](http://buildingcalhhs.com)

✓ Complete survey for the Pre -Application Consultation (PAC):

<https://www.infrastructure.buildingcalhhs.com/training-and-technical-assistance/>

✓ Utilize PAC to answer all questions, plan project, and prepare for funding application

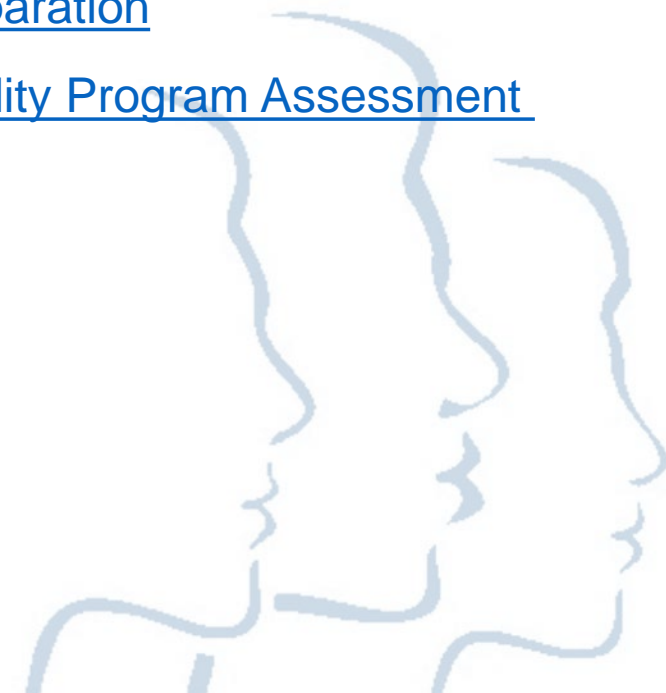
✓ CCE Applications are being accepted on a rolling basis

✓ Use Searchable FAQs link for

additional questions: <https://www.infrastructure.buildingcalhhs.com/faq-page/>

SUPPORT FOR CCE APPLICATIONS

- [CCE Application Website](#)
- [CCE Searchable FAQ](#)
- [Statewide Behavioral Health Needs Assessment](#)
- [Prevailing Wage Law for Budgeting](#)
- [California Community Development Financial Institutions](#)
- [Residential Assisted Living Facility Business Planning](#)
- [L.A. County Assisted Living Facility Sustainability Report](#)
- [Risk Management Plan Basics](#)
- [Residential Facility Operations Video Series](#)
- [Residential Operations Standards Guidelines](#)
- [Assisted Living Waiver Information](#)
- [Residential Facility Operations Best Practices](#)
- [Facility Licensing Standards](#)
- [Facility Licensing Division](#)
- [Recommendations to Ensure Community Engagement](#)
- [Facility Tours for Community Education](#)
- [Program Evaluation and Quality Improvement](#)
- [Licensing Inspection Preparation](#)
- [Facility Program Assessment](#)



STAY CONNECTED- YOUR RESOURCES

[Joint RFA Overview](#)

[CCE Instructions, News, and Resources](#)

[Pre-Application Consultation Survey](#)

[Real Estate Development Resource Library](#)

[CCE Application](#)

[Searchable FAQs](#)

Contact: CCE@dss.ca.gov



BUILDING CALIFORNIA
— BEHAVIORAL HEALTH & SOCIAL SERVICES —

The California Department of Health Care Services (DHCS) Community Services Division and the California Department of Social Services (CDSS) are dedicated to improving behavioral health and long-term care services and supports to all Californians. Choose a logo below to explore our projects.



The complex block contains three logos: "Behavioral Health Workforce Development" (three upward-pointing arrows), "Behavioral Health Continuum Infrastructure Program" (a circular logo with a city skyline), and "Community Care Expansion Program" (a house icon with a person in a wheelchair).

Q & A

Please enter questions into Q & A Box

All questions will be answered in writing and posted on website

