

**City of Burlington Housing Trust Fund (HTF)
Capacity Grant Application**

APPLICANT ORGANIZATION
Living Well Group
CONTACT NAME
Amy Perry, Development & Communications Manager
DAYTIME PHONE & E-MAIL
(802) 391-8862 / aperry@livingwellgroup.org
NAME OF PROJECT
Ethan Allen Residence Support of Trainings
AMOUNT REQUESTED
\$9,500
ESTIMATED CONSTRUCTION START DATE (FOR FEASIBILITY/PREDEVELOPMENT GRANTS)
N/A
ESTIMATED COMPLETION DATE
Ongoing
TOTAL ESTIMATED PROJECT COST
\$9,526.78

Is the applicant a 501(c)(3) tax-exempt, nonprofit corporation organized and operated for the purpose of creating or preserving housing for very low, low and moderate income households?

- Yes
 No

Would the requested grant support the staffing, training, planning, fundraising or on-going operations of a nonprofit corporation, thereby increasing that corporation's capacity to create or preserve housing for very low, low and moderate income households?

- Yes
 No

Is the applicant a corporation, partnership or individual who is delinquent, at the time of application, in the payment of property taxes or impact fees to the City of Burlington, who have been convicted of arson, who have been convicted of discrimination in the sale or lease of housing under article IV of this chapter or under the fair housing laws of the State of Vermont, or who have pending violations of current city electrical, plumbing, building or housing codes or zoning ordinances?

- Yes
 No

Project Narrative

Funding priority goes to projects which respond to requirements of the Housing Trust Fund and the City of Burlington's affordable housing priorities. The Housing Trust Fund Administrative Committee (HTFAC) uses the attached criteria to score projects. Scores are tallied and ranked high to low. The HTFAC funds projects at its discretion.

Please provide the information below in the space provided. It is important to complete all fields. If you need additional space, attach separate pages to your application and title them as indicated below.

Project description (Please briefly describe your project. Specifically describe how Housing Trust Funds would: a) support your organization's ongoing operation and/or b) support the assessment of structural and financial feasibility of new affordable housing.):

Living Well Group is a 501(c)3 nonprofit organization whose mission is to create a model of whole-person elder care that honors, respects and elevates each individual while redefining aging. Licensed by the state of Vermont as a Level III Residential Care Organization, we serve individuals over 60 years of age in two residential care homes, Ethan Allen Residence in Burlington and Heaton Woods Residence in Montpelier. We are one of a small handful of facilities that accept residents who are Medicaid eligible.

Ethan Allen Residence currently provides housing for 39 residents, many who are low- and very low-income elders who, without our housing, would likely be in a skilled nursing home or living on the street. Many of our residents require varying levels of assistance with activities of daily living such as transferring, dressing, eating and ensuring proper personal hygiene. Nursing oversight is provided, as well as medication management, 24-hour care supervision, and transportation to appointments. Our resident-focused care promotes well-being and an elevated quality of life.

This application seeks funding to help support training opportunities for current and new staff. It is important that our residents receive the highest quality of care possible to help them live healthy and better lives. We are committed to training our caregiving staff on safety and daily care best practices for our vulnerable elder residents. Training examples include falls prevention, CPR training, AED training, and refresher trainings for personal care.

Currently, three of our staff are now Infection Control Preventionist Certified and our Director of Nursing is now trained to lead CPR training courses for our staff. We also look for opportunities for our caregiving staff to further their own personal development growth, such as providing opportunities for continuing ed classes to become PCA or LNA trained.

More than half of our residents are Medicaid recipients, so the reimbursement rate only covers about half of the actual costs of each resident's care. We work to raise money annually from state, local and private entities to close this financial gap and ensure continued high-quality, resident-focused care.

Support for our training programs would allow us to expand our trainings, find more efficient ways to provide trainings to staff, and continue to ensure that staff have the means to meet the needs of all levels of residents. It is our goal to provide our residents with the opportunity to age in place as much as possible in a safe and healthy environment.

Please describe how the organization is currently involved in the construction of new affordable housing:

Living Well Group is currently not developing any new affordable housing units in Burlington.

Please describe how the application supports one or more of the priorities listed in the City's Housing Action Plan:

It's important for us to be able to provide affordable housing for seniors, including those who are Medicaid eligible. This helps the City of Burlington achieve the objective outlined in Section 1, Item 1 in the City's Housing Action Plan (CHAP) to "Continue to Prioritize Affordable Housing Preservation." More than half of our 39 residents receive Medicaid assistance, and all of our residents are considered low- and very low-income. The current rate of reimbursement that Ethan Allen Residence receives for residents through Medicaid is about half the rate of area nursing homes, leaving a substantial gap between the cost of providing care and the actual reimbursement we receive. A capacity grant

supporting our trainings would provide our organization with the financial resources necessary to continue to support these vulnerable populations and provide them with a high-quality level of care. This would also actively preserve affordable housing options for vulnerable seniors in Burlington.

Living Well Group's Ethan Allen Residence also helps the city meet the objectives summarized in Section V of the plan: "Provide Appropriate Housing Options for an Aging Population." As a Level III Residential Care facility, Ethan Allen Residence has the capability to provide a broad range of programs and services to meet the needs of a diverse aging population. We combine housing, health care and customized services to support our residents' well-being and independence, including end-of-life care so that our residents can age in place, when possible.

Please describe how the application supports one or more of the priorities listed in the City's Consolidated Plan:

The City's Consolidated Plan lists "Decent Housing" as one of the three statutory program purposes. The plan also states that these priorities "benefit extremely low-, low- and moderate-income persons...along with special needs populations." This priority area and intended beneficiaries are directly aligned with Living Well Group's mission to provide affordable housing to low-income older Vermonters, many of whom, are living with a disability. Furthermore, the plan states: "Support for affordable housing allows elders to remain in the homes and neighborhoods they know." Ethan Allen Residence has been one of the gems of the New North End for many years and several current residents have lived in this area most of their lives. By supporting a high-quality and affordable residential housing facility in the New North End, we are ensuring that these residents are not forced to move out of their neighborhoods and away from their support structures.

Our programs and services provided by staff at Ethan Allen Residence can help address a variety of housing-related challenges that are faced by seniors, including those outlined on page 56 of the Plan. In particular, our housing model helps advance the associated goals of two priority needs:

Priority Need 1 (pg 112): Maintain or Preserve Affordable Housing

The plan states that Burlington's housing policy is "shaped around the concept of a housing tenure ladder," and that the "ladder is an affordable housing system that combines security and mobility." (Pg 103). This idea allows residents to change housing as needs change. Because aging is inevitable, and the presence of a 65+ demographic is a reality, the need to have residential assisted living on the housing ladder is important. Ethan Allen Residence provides this need with decent and affordable housing and a suitable living environment for low and very-low income elder residents. We are allowing them a healthy and safe option without needing to leave the neighborhood that is familiar to them.

As a nonprofit organization, we've chosen to prioritize providing affordable housing for residents regardless of financial abilities. Those who come in initially as private-pay residents are transitioned to Medicaid when necessary, despite the fact that Medicaid reimbursement rate only covers half of the actual cost of a resident's care. This practice of transitioning residents to Medicaid and not asking them to leave is relatively unique to our organization.

Priority Need 10 (pg 116): Protect the Vulnerable (specifically the frail elderly and elderly)

Page 89 of the plan specifies a variety of activities that will be implemented to address the housing and supportive services needs of vulnerable populations that were identified in the plan. Ethan Allen Residence complements these options by providing the next level of care for those vulnerable seniors whose needs can no longer be met by the programs/activities/services outlined in this section, thus allowing these individuals to be safely housed and remain living in their current and familiar community.

Page 104 of the plan states that the city “also supports the provision of public services by local nonprofits to protect the health, safety and well-being of our vulnerable residents.” Our residents at Ethan Allen Residence qualify as a vulnerable population.

Please describe the financial need of the requested activity (include a project budget with all sources and uses):

As a non-profit organization, we’ve chosen to prioritize providing affordable housing for non-private pay residents as a part of our mission. As such, fifty-six percent of our resident slots are currently allocated to vulnerable seniors who receive Medicaid and are considered very low-income. As previously stated, the current rate of reimbursement for residents receiving Medicaid is about half of the actual cost of providing that care. This shortfall places a significant financial burden on our organization yearly, and especially in the last two years as we have had to continue to incur unbudgeted expenses related to the ongoing pandemic.

Financial support and donations do help us close that financial gap so we can continue to provide the highest level of care possible for a vulnerable population, and at a continued affordable rate.

The trainings for our staff are important in maintaining that high level of care. Support of these training programs can additionally help us continue to grow and offer more educational opportunities for professional growth for our staff. For many of our staff, this can be a huge benefit for them and an opportunity they may not have otherwise been able to afford.

Please see Attachment A_Training Project Budget 2022.doc for a breakdown of the proposed budget.

Please describe the negative impact to the community if the request is not funded:

With about 175,000 Vermonters over the age of 65, Vermont has become the 3rd oldest state in the nation. By 2030, Vermont’s senior population is likely to increase by 91,000 individuals, many of whom will reside in Burlington. Although Vermonters are living longer and enjoying better health, the number of people with disabilities or needing assistance with daily care is projected to climb as the population of older adults increases. As this number grows, the long-term care system will be challenged to meet the expanding need, and demand for beds will increase.

According to the City of Burlington’s Consolidated Plan, 37% of seniors in Burlington reported having some kind of disability, including mental illness, cognitive issues, and physical impairments or limitations. Page 55 of the plan states that “services needed for older adults range from chronic care self-management, to prevention, to nursing home level of care in home.” Many of these seniors are low-income and in need of long-term care and are unable to secure a spot in an appropriate facility in their chosen location.

Nearly 90 percent of residents living at Ethan Allen Residence are living with some form of dementia or cognitive impairment. In Burlington and Vermont as a whole, the need for high-quality care facilities is of vital importance. The Vermont Chapter of the Alzheimer’s Association reports that 13,000 people in Vermont are living with Alzheimer’s disease alone, a number expected to rise by 42 percent in the next 6 years. Additionally, more than 25,000 unpaid, informal caregivers (family, friends) bear the burden of caring for them. As Vermont’s older adult population rapidly increases, the number of older adults living with degenerative diseases will increase as well. It is incredibly important for Burlington to offer home-like, residential care options for Burlington residents who can no longer live at home, but do not want to leave the beautiful city in which they’ve called home.

As previously stated, more than half of our residents receive Medicaid and the current rate of reimbursement only covers half of the actual cost of a resident’s care. This leaves a substantial gap between the cost of providing care and the actual reimbursement we receive. Without support of donations, Ethan Allen Residence would be forced to allocate more rooms to private pay residents. By

supporting Ethan Allen Residence with a capacity grant, we can ensure that our caregivers will be trained to provide a level of care that will ensure our most vulnerable population of low- and very low-income elder residents have a better quality of life than they might otherwise have had.

Please describe how the proposed project supports an underserved and vulnerable population:

Every resident at Ethan Allen Residence meets the Level III need for care and the majority are living with some form of dementia or cognitive impairment. Although our residence is not a nursing home, many of our residents also meet the nursing home’s high-level of care, meaning that their care is supervised by a physician and administered by a Registered Nurse. More than half of our residents receive Medicaid, and the remaining percentage are considered low-income.

Ethan Allen Residence is committed to giving at risk elders access to a person-centered approach to health and wellbeing. With continued training for staff, we can ensure that we provide a high-quality level of care and a stable, supportive housing environment for vulnerable elders who might be either homeless or in nursing homes with little or no choice as to their community or quality of care.

Signature Page

Please check each box that applies:

- X **Good Standing:** I certify that I am in “good standing” with respect to, or in full compliance with a plan to pay any and all taxes due to the City of Burlington.

- X **Certification:** Under penalties of perjury, I declare that the information I have provided, to the best of my knowledge and belief, is true, correct, and complete.

Amy Perry

Print Name



Applicant Signature

11/11/2022

Date

Training Project Budget: Ethan Allen Residence

Trainings	Per Unit/ Person/ Class	Quantity	Total Cost
CPR Classes to be led by Director of Nursing newly trained to teach CPR:			
Adult CPR & AED Instructor Starter Kit	\$1026.40	2	\$2052.80
CPR Practi-Shields (for students sharing manikins)	\$11.99(box)	2	\$23.98
CPR Masks for staff	\$11.25	40	\$450.00
CPR Replacement mask	\$6.50	50	\$325.00
Fall Prevention Classes	\$60/hour	2	\$120.00
Fire Safety Training Classes (includes classroom and outdoor training for 10-20 staff at a time)	\$1100/class	4	\$4400.00
Train the Trainer Class (train to provide mentorship skills for better orientation for new staff)	\$1200 for 6 professionals	1	\$1200.00
Patient Care Manikin for personal care trainings (Susie/Simon Patient Care Simulator - Gaumard DiaMedical USA)	\$955	1	\$955.00
GRAND TOTAL:			\$9526.78