



# Member Forum

July 28, 2023

## Welcome

- *Neil Samahon, President/CEO, Opportunity Enterprises, Inc.*

## Today's Agenda

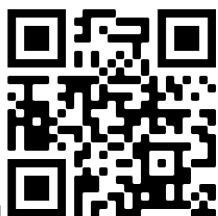
- IHCD – Affordable Accessible Housing
  - *Matt Rayburn, Deputy Executive Director, Chief Real Estate Development Officer, State Disaster Housing Manager*
- Association Update
  - *Nanette Hagedorn, INARF*
- Industry Update
  - *Katy Stafford-Cunningham, Brian Carnes, INARF*

### Professional Interest Section Meetings / Professional Development:

- August 10 - Professional Interest Section: Financial Management / Human Resources
- August 16 - Professional Interest Section: Child & Family Services
- September 19 - Pieces to the Group Home Financial Puzzle

### Upcoming Member Forum and Board of Directors Meetings:

- August 25 - Member Forum and Board of Directors Meeting
- September 22 - Member Forum and Board of Directors Meeting
- October - No Member Forum



Registration opens 3 weeks in advance. To register for open events, scan the QR code or go to <https://web.inarf.org/events>

## Upcoming Co-Hosted Events

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- **August 3** at the Ritz Charles, INARF is proud to co-host the **2023 Innovation Summit** with The Arc of Indiana. This event will feature Innovation Pilot Project presentations, a networking lunch, an HMA Presentation, and a Deep Dive into HMA following the event. There will be no live stream available for this event.
- **December 1** at the Embassy Suites in Noblesville, INARF and The Arc of Indiana will co-host the **Annual Critical Issues Forum** - a day of learning, information exchange, and an advocacy update from 10 AM - 3 PM. Registration will open on November 3.



# IHCDA – Affordable Accessible Housing

Matt Rayburn, IHCDA

Deputy Executive Director, Chief Real Estate Development Officer,  
State Disaster Housing Manager

# **Housing Opportunities**

## **INARF Member Forum 7/28/23**

**Presented by Matt Rayburn**

# AGENDA

- About IHCD
- Community Integration Set-Aside
- Housing Choice Vouchers
- Q&A



# ABOUT IHCDA

## VISION

An Indiana with a sustainable quality of life for all Hoosiers in the community of their choice.

## MISSION

To provide housing opportunities, promote self-sufficiency, and strengthen communities.

## ROLES

- State housing finance agency
- Balance of State public housing agency
- Collaborative Applicant for the Balance of State Continuum of Care



# COMMUNITY INTEGRATION SET-ASIDE

# IHCDA LIHTC SET-ASIDES

- $\text{LIHTC Ceiling} = \text{State population} \times \text{Credit Ceiling Multiplier}$
- IHCDA currently divides its annual credit ceiling into “set-asides” to promote different project types

IHCDA Set-Asides 2023-2024 QAP	
Qualified Not-for-profit	Large City
Community Integration*	Small City
Preservation	Rural
Housing First	IHCDA General

\*A development that competed in the Community Integration set-aside is subject to the set-aside requirements even if funded under another set-aside.

# COMMUNITY INTEGRATION SET-ASIDE REQUIREMENT #1 - INTEGRATION

- 20-25% of total units reserved for occupancy by a household in which at least 1 member has an intellectual or development disability (I/DD) or traumatic brain injury (TBI)
  - Does NOT have to be the head of household or co-head
- Cannot reserve more than 25% of total units
  - However, for Fair Housing compliance cannot turn away additional individuals with disabilities
- Units must be spread throughout the property and float
  - No designated units / floors / wings / buildings / etc.
  - Housing choice!

# I/DD DEFINED

Per Indiana Code 12-7-2-61

- Intellectual or developmental disability or related condition must have onset prior to 22 years of age (except in case of traumatic brain injury)
- Must be expected to continue indefinitely
- Limits at least 3 major life activities

# COMMUNITY INTEGRATION SET-ASIDE REQUIREMENT #2 – INTEGRATION NARRATIVE

Application for LIHTC must include a narrative that describes:

- How developer will seek input from persons with I/DD
- How the housing will integrate persons with I/DD into the community
- How residents will gain access to services and transportation

# COMMUNITY INTEGRATION SET-ASIDE REQUIREMENT #3 - MOU

- Owner must enter an MOU with at least one provider that serves persons with I/DD
- MOU must cover the following:
  - Agreement to refer eligible clients to the development
  - Agreement to connect residents with appropriate supportive services
    - This does not mean that provider must directly provide the services
    - This does not mean a tenant can be forced to participate in services

# COMMUNITY INTEGRATION SET-ASIDE REQUIREMENT #4 – PROOF OF DISABILITY

Proof of a qualifying disability can be established by any of the following:

1. Referral from:

- The MOU provider
- Any independent I/DD case management organization contracted by DDRS
- Another qualified I/DD service provider who has documents the individual's I/DD diagnosis

2. Home and Community Based Service Waiver (waiver or waitlist status)

3. If individual with I/DD is a student, referral or documentation from the school or educational system demonstrating the student is eligible for special education services due to Autism Spectrum Disorder, Intellectual Disability, Developmental Delay, Multiple Disabilities, Specific Learning Disability, or Traumatic Brain Injury

# COMMUNITY INTEGRATION SET-ASIDE

## REQUIREMENT #4 – PROOF OF DISABILITY (CONT'D)

If 1, 2, or 3 is obtained, property management does not need to inquire further into the disability qualification

If 1, 2, or 3 cannot be obtained...

4. Applicant must provide 3rd party verification of I/DD or TBI that meets Fair Housing Act Standards of verifying disability

- Verification sources may include physician, physician's assistance, nurse practitioner, psychiatrist, psychologist, etc.
- Property management must verify the household member has I/DD or TBI but cannot inquire into the specific nature of the disability or request medical records
- IHCD provides a sample disability verification in its Compliance Manual forms



# COMMUNITY INTEGRATION SET-ASIDE RESULTS

Implemented in 2018 QAP

From 2018-2023 funding rounds, 27 projects have been funded as CI

- 311 total designated units
- Average 11.5 units per project
- 2023 funding round highest yet- 7 projects, 66 designated units

# HOUSING CHOICE VOUCHERS

# HCV PREFERENCES

## IHCDA HCV ADMIN PLAN

Person residing in an institutional setting or at risk of being placed in an institutional setting	An institutional or other segregated setting includes, but is not limited to: 1.) Congregate settings populated exclusively or primarily with individuals with disabilities; or 2.) Congregate settings characterized by regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, or limits on individuals' ability to engage freely in community activities and to manage their own activities of daily living; or 3.) Settings that provide for daytime activities primarily with other individuals with disabilities. 4.) A person at risk of being placed in a setting defined above.	500	Applicant residing in an institutional setting must present proof of address demonstrating they reside in an institution. Applicants at risk of being placed in an institutional setting must provide a letter from a knowledgeable professional. Verified at time of selection from waitlist.
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# HCV PREFERENCES

## IHCDA HCV ADMIN PLAN

Elderly	Applicant is age 62 or older	50	Age will be verified through birth certificate of state issued photo ID at time of selection from waitlist.
Non-Elderly Family member with Disability	Non-elderly (61 years or younger) family, head of household, spouse, or sole member meets HUD's definition of disabled as noted below.	50	Age will be verified through birth certificate of state issued photo ID at time of application. If disability is readily apparent no verification is necessary. If disability is not readily apparent it must be verified through a letter from a knowledgeable professional or through an award letter for SSA Disability benefits. Disability is verified at time of selection from waitlist.
Family Member with a disability	An individual who meets the HUD definition of a person with a disability.	50	If disability is not readily apparent it must be verified through a letter from a knowledgeable professional or through an award letter for SSA Disability benefits. Disability is verified at time of selection from waitlist.

# HCV OPEN WAITLISTS AS OF 7/25/23

<https://www.in.gov/ihcda/homeowners-and-renters/section-8-housing-choice-vouchers-hcv/housing-choice-vouchers/>

- Boone, Hamilton, Hendricks, & Tipton Counties
  - Community Action of Greater Indianapolis
- Clark, Floyd, & Harrison Counties
  - Community Action of Southern Indiana
- Brown, Clay, Monroe, Morgan, & Owen Counties + City of Jasonville
  - South Central Community Action Program
- Benton, Fountain, Vermillion, & Warren Counties
  - Community Action of Western Indiana
- Fayette & Rush Counties
  - Interlocal Community Action Program
- Jefferson, Jennings, & Scott Counties
  - Ohio Valley Opportunities
- Davies, Dubois, Greene (excludes Bloomfield, Linton, Jasonville), Lawrence (excludes Bedford), Martin, Orange, Pike, & Washington Counties
  - Hoosier Uplands

# MAINSTREAM / NED VOUCHERS

Special purpose voucher only for households in which the head of household, co-head, spouse, or sole member is “non-elderly disabled”

- Under 62 years of age with a disability
- Not administered through waitlists – uses referral system
- IHCDa accepts referrals from Coordinated Entry System, a Community Action Agency, or a Health Service Provider
- Referral provider must provide a letter stating the household meets the eligibility requirements
- Must also provide a completed copy of the household applicant package
- Referral provider sends letter and application to IHCDa for processing
- Approximately 290 vouchers available

# MAINSTREAM / NED VOUCHERS

## APPLICATION PACKAGE

### Forms:

- Tenant Information Form- discloses household members, income and asset sources, etc.
- Declaration of Citizenship
- Authorization for Release of Information
- Criminal History Authorization and Consent for Release of Information
- Supplement to Application for Federally Assisted Housing
  - Identifies alternate point of contact
- Disability Verification Form
- What You Should Know About EIV

### Documents:

- Social Security cards for all household members on the voucher
- Birth certificates for all household members on the voucher
- Photo ID for all adult household members

# QUESTIONS / COMMENTS

MATT RAYBURN

[MRAYBURN@IHCDA.IN.GOV](mailto:MRAYBURN@IHCDA.IN.GOV)

317-233-9564





# Association Update

Nanette Hagedorn, INARF



Members are our #1 asset, and we strive to LISTEN to suggestions gleaned through casual conversations, email communications, survey feedback ...

Our efforts this month focus on: **TECHNOLOGY & QR CODES**

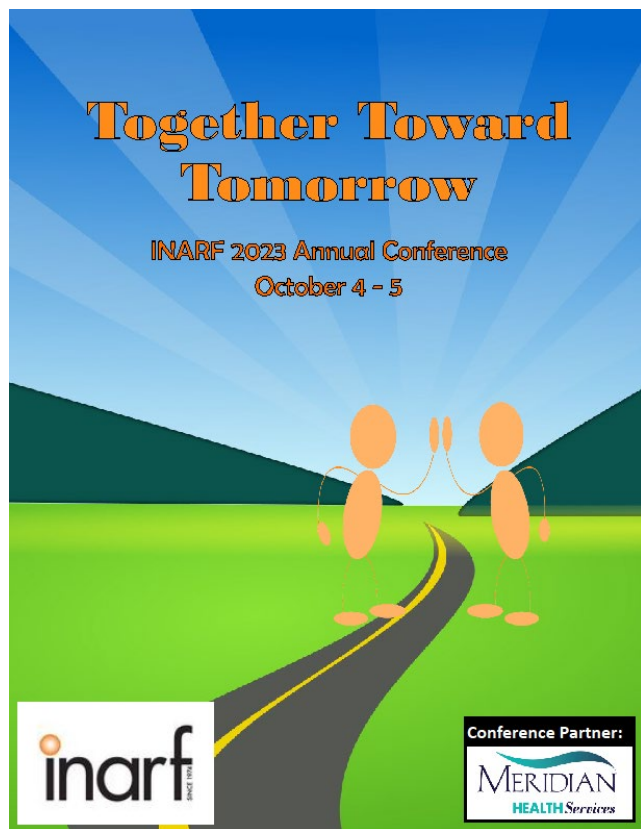
- ✓ Professional Interest Section Meetings are now using GoToMeeting and today, we are testing the Meeting Owl as a tool to enhance the Member Forum experience by featuring audience participation in addition to presenters
- ✓ QR Codes are being incorporated to eliminate inconvenient steps and grant quicker access to:
  - Event Surveys
  - Event PPTs and Handouts (Forum, Annual Conference, ...)

## Recent Visits w/INARF Members



- Easterseals Rehabilitation Center
- Evansville Association for the Blind
- First Chance Center
- Southern IN Resource Solutions, Inc.
- The Arc of Evansville

# 2023 Pre & Annual Conference



Register today by scanning the QR code or visit  
[www.inarf.org/2023\\_annual\\_conference.html](http://www.inarf.org/2023_annual_conference.html)

## Highlights:

- ✓ Return of the **State Roundtables** as part of the Leadership Symposium
- ✓ **Internationally Recognized Keynote** - Petra Marquart (2019 INARF Keynote)
- ✓ **29 Diverse Educational Sessions** including current Top 5:
  - Dump Drama, Gossip, and Unresolved Conflict - Changing the Culture for Good
  - Help! I Can't Get it All Done: Top 5 Strategies to Better Manage Your Workload
  - Proven Practices for Confronting DSP Workforce Issues
  - Servant Leadership: A Way of Being that Leads to a Way of Doing
  - Six Key Competencies and Behaviors for Successful Managers
- ✓ **Newly Designed Expo Hall** Featuring 51 Exhibitors
- ✓ **Postnote Closing Session** with 4 Chances to WIN a **Fabulous Door Prize**

## Reminder:

- ✓ **August 29 – Registration Early Bird Deadline** (\$50 Savings) and **Hotel Room Block Cutoff**



## Industry Update

Katy Stafford-Cunningham and Brian Carnes, INARF

# **Welcome Andrew Alvarez**

## **INARF Vice President –**

### **Legislative Affairs**

A decorative graphic at the bottom of the slide consisting of two overlapping wavy lines. The top line is light gray and the bottom line is orange, both curving upwards from left to right.

- 1102 Task Force sunsets in 2025
- 2018 Final Report included 34 Recommendations
- Subcommittee reviewing the Recommendations to determine how to complete incomplete Recommendations
  - Determine the need for legislative action
- Identify priorities, whether complete or incomplete, that should remain priorities

- Waiver amendments submitted to CMS June 30
- Beginning July 1, [bill at new rates](#)
  - Corrected IHCP bulletin posted on July 11 with the correct RHS rates
  - Full listing of the rates can be accessed at the link above



## Rate Increase Implementation

Procedure code	Mod 1	Mod 2	Mod 3	Mod 4	Service	Service units	Waiver	Old rate	New rate
T2016	U7	U5	UA		Residential Habilitation Services, Level 1 (35 hours or less/week)	Hourly	CIH	\$36.27	\$35.02
T2016	U7	U5			Residential Habilitation Services, Level 2 (over 35 hours/week)	Hourly	CIH	\$32.27	\$30.36
T2016	U7	U5	UN	UA	RHS Daily Level 1 (2-Person Setting, Algo Level 3)	1 Day	CIH	\$219.47	\$237.77
T2016	U7	U5	UN	UB	RHS Daily Level 2 (2-Person Setting, Algo Level 4)	1 Day	CIH	\$305.43	\$331.74
T2016	U7	U5	UN	UC	RHS Daily Level 3 (2-Person Setting, Algo Level 5)	1 Day	CIH	\$336.61	\$357.86
T2016	U7	U5	UP	UA	RHS Daily Level 4 (3-Person Setting, Algo Level 3)	1 Day	CIH	\$206.87	\$233.90
T2016	U7	U5	UP	UB	RHS Daily Level 5 (3-Person Setting, Algo Level 4)	1 Day	CIH	\$280.27	\$303.31
T2016	U7	U5	UP	UC	RHS Daily Level 6 (3-Person Setting, Algo Level 5)	1 Day	CIH	\$319.32	\$332.84
T2016	U7	U5	UQ	UA	RHS Daily Level 7 (4-Person Setting, Algo Level 3)	1 Day	CIH	\$202.86	\$220.86
T2016	U7	U5	UQ	UB	RHS Daily Level 8 (4-Person Setting, Algo Level 4)	1 Day	CIH	\$255.62	\$280.27
T2016	U7	U5	UQ	UC	RHS Daily Level 9 (4-Person Setting, Algo Level 5)	1 Day	CIH	\$284.91	\$298.60

## HB 1001 – Path to Implementation

Milliman Rate  
Study  
October 2022

Milliman Rate  
Recommendations  
February 2023

Funding  
appropriated in HB  
1001  
April 2023

State Releases new  
rates  
May 31

FSSA will  
automatically  
reprocess claims  
to reimburse at  
the new rate

CMS  
approves  
FSW and  
CIHW  
Amendments

Begin billing  
at new rates  
July 1


FSW & CIHW  
Amendments  
Submitted to  
CMS  
June 30

**YOU  
ARE  
HERE**

- The State's DSW Workgroup met in June
  - Focus is on training and curriculum requirements and the RFP that will be coming out for potential new vendor to provide the training
  - Standardizing training requirements across the FSSA healthcare workers
  - Next meeting is TBD

- “DSP SOC” Bill
- Establishes a Standard Occupational Classification (SOC) for Direct Support Professionals
- Passed unanimously out of the U.S. Senate Homeland Security and Governmental Affairs Committee
- Still has to pass the full Senate before moving to the U.S. House of Representatives and following the same process

- After 6 years of Order of Selection, Category 2 is going to open in July.
  - Currently there are approximately 335 people in Category 2
- Everyone coming in at the Category 2 level will be eligible for services right away
- October 2023 begins priority Category 3 releases with target to open by end of CY 2024

- HEA 1342 (2022) created a DSP registry
  - The state must define which abuse, neglect and exploitation reports are severe enough to flag a DSP on the registry
  - This flag effectively ends the DSP's career in this field
  - MDC and GAC are both weighing in on the proposed federal definition, and INARF will submit a final definition to DDRS
- 

According to the Access Rule, States must create an incident management system, and CMS proposed the below definition:

*“we propose to establish a minimum standard definition of a critical incident to include, at a minimum, verbal, physical, sexual, psychological, or emotional abuse; neglect; exploitation including financial exploitation; misuse or unauthorized use of restrictive interventions or seclusion; a medication error resulting in a telephone call to or a consultation with a poison control center, an emergency department visit, an urgent care visit, a hospitalization, or death; or an unexplained or unanticipated death, including but not limited to a death caused by abuse or neglect.”*

## “Educate and Offer” Requirement

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- ICFs—IID to provide COVID–19 vaccination education and to offer vaccines to residents, clients, and staff, otherwise known as the “educate and offer” provisions.
- The original regulation states that the resident or resident representative has the opportunity to accept or refuse a COVID–19 vaccine and change their decision. The original regulatory provisions as issued by the educate and offer IFC also permitted staff members to refuse vaccination.
- Since ICF—IID staff may be required to take a COVID–19 vaccine in some States, or by some employers, we believe it is inappropriate to include explicit permission to refuse in the regulations.
- Reinstating language that directly allows staff to refuse a COVID–19 vaccine would be contrary to the goals of these IFCs, to protect the health and safety of clients and staff in in ICFs—IID.

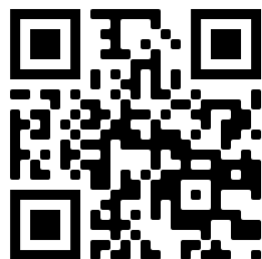
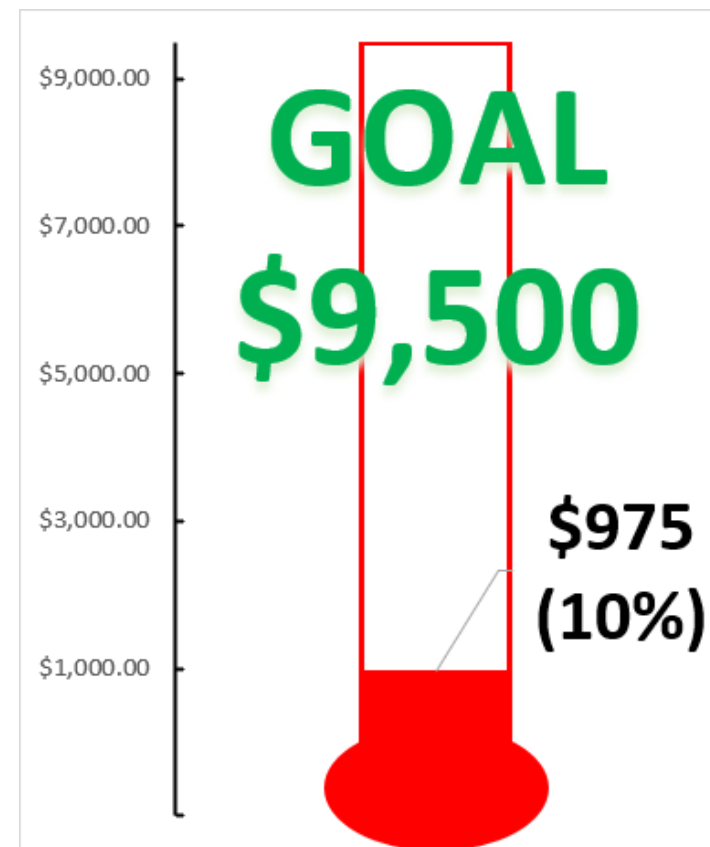


## “Educate and Offer” Requirement

- In this final rule, we are finalizing the requirements for COVID–19 vaccination of facility staff and “educate and offer” process that ICFs–IID must meet to participate in the Medicare and Medicaid programs
- By doing so, ICFs–IID must continue to educate clients, client representatives, and staff about COVID–19 vaccines and offer a COVID–19 vaccine to residents and staff, as well as document these activities.
- Section 483.430(f) requires that each ICF–IID maintain documentation related to its staff that includes, at a minimum, documentation that the staff were provided education regarding the benefits and risks and potential side effects associated with the COVID–19 vaccine and were offered a COVID–19 vaccine or information on obtaining the COVID–19 vaccine.
- Before offering a COVID–19 vaccine, all staff members, clients, and client representatives must be provided with education regarding the benefits and risks and potential side effects associated with the vaccine. In situations where COVID–19 vaccination requires multiple doses, the client, client’s representative, or staff member must be provided with current information regarding each additional dose, including any changes in the benefits or risks and potential side effects associated with a COVID–19 vaccine, before requesting consent for administration of each additional dose.

## Contribute to the PAC

- The INARF PAC approved \$9,500 in contributions to candidates who support INARF initiatives
- **GOAL: Raise \$9,500 before October 4!**
- **CHALLENGE:** Raise \$250 per organization from personal contributions by staff

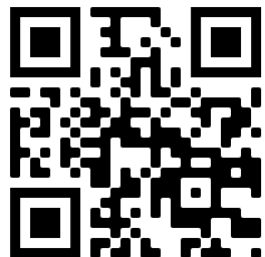


For more information and to contribute, scan the QR code or visit: [www.INARF.org/INARF-PAC](http://www.INARF.org/INARF-PAC)

## Contribute to the PAC – Challenge Update!

- **CHALLENGE:** Raise \$250 per organization with personal contributions from staff. Organizations who rose to the **challenge:**

- ✓ Arc Southwest Indiana
- ✓ Benchmark Human Services
- ✓ Developmental Services Inc.
- ✓ Hillcroft
- ✓ New of Hope Indiana
- ✓ Opportunity Enterprises
- ✓ Sycamore Services



For more information and to contribute, scan the QR code or visit: [www.INARF.org/INARF-PAC](http://www.INARF.org/INARF-PAC)

## Contribute to the PAC

*Thank you to the following individuals and corporations who contributed to the PAC in 2023:*

### Corporate Contributor

### Supporter (\$76 - \$150)

Christiaan Campbell  
Bitta DeWees  
Stan Keepes  
Debra Lambright  
Jason McManus  
Jason Meyer  
Jeff Patton  
Ken Rose  
Katy Stafford-Cunningham  
Barb Young

### President's Circle (\$500+)

Doug Beebe  
Debbie Bennett  
Brianne Boles  
Patrick Cockrum  
Steve Cook  
Neil Samahon  
Allison Wharry

### Contributor (\$26 - \$75)

Brian Drogich  
Shelly Everett  
Matthew Harrington  
Jodi Neighbors  
Kathie Parks  
Jim Sinclair

### Activist (\$301 - \$499)

### Friend (\$1 - \$25)

Kelsey Miller  
Nikki Priestly

### Advocate (\$151 - \$300)

Carrie Blackham  
Kelly Schneider  
Melissa Walden  
Jim Wiltz



# INARF PAC

Your contributions to the INARF PAC are a critical part of INARF's legislative advocacy efforts. They are used to support elected officials who serve as champions of the provider community. Please consider supporting the INARF PAC today.



For more information and to contribute, scan the QR code or visit: [www.INARF.org/INARF-PAC](http://www.INARF.org/INARF-PAC)



Please Take our 2-Question Survey!





Thank you!

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