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## ENRICHED HOUSING

### **Description:**

Enriched Housing is defined in New York State law (NYCRR, Title 18, Chapter II, Subchapter D) as an Adult Care Facility and is licensed and overseen by the New York State Department of Health. The intent of Enriched Housing is to allow frail older residents who can no longer live independently on their own to successfully and safely age in place in a private apartment setting.

Housing-and-services models similar to Enriched Housing exist in a many states, are known by a variety of names, licensed by various state government agencies, and, like New York, are supported through both private-pay resources and the Supplemental Security Income program (SSI).

In New York, an Enriched Housing provider can provide long-term residential services, activities, and personal care to five or more older adults who are unrelated to the operator. Residents live in an apartment setting, which includes a bedroom, bath, living room, and kitchen, and have access to a package of services that includes one-to-three meals per day, shopping assistance, housekeeping, laundry, transportation, some supervision, assistance with self-administered medications, case management, socialization and recreational activities, and some personal care assistance. Enriched Housing residents may pay for housing and services/care on a private-pay basis (averaging between \$2,400 and \$4,000 a month); or, for low-income residents who are eligible for the Supplemental Security Income Program (SSI), New York provides a reimbursement to Enriched Housing operators at the State's SSI Congregate Level III monthly rate of up to \$1,368 for an individual (2009 rates), with residents receiving a monthly SSI personal needs allowance of \$178.

There are two models of Enriched Housing in New York State:

- **Program model:** The program operator receives a license and approval from the State Health Department to provide housing and a package of services to a specified number of tenants aged 65 and older in an existing apartment building (senior housing buildings or age-integrated family apartment buildings). The availability of the program allows aging tenants to continue living where they are instead of relocating to a higher-care facility. The program operator must provide evidence of relevant knowledge and experience to appropriately care for frail older people. If the housing operator does not possess the required level of knowledge and experience, a community-based service agency may apply to operate the program in the apartment building.
- **Facility model:** This Enriched Housing model emerged as the frail elderly population increased in New York State. As a growing number of older people could not continue to live independently on their own and needed a more supportive

living environment, developers responded by constructing new multi-unit buildings in which *all* units are licensed and approved by the Health Department as Enriched Housing, the functional frailty of *all* residents requires the assistance provided by the program, and the facility operator meets the required knowledge, experience, and staff needed to appropriately operate the facility and provide the services to all residents.

Some Enriched Housing limits resident-eligibility to individuals aged 65 and over; some private-pay models accept people aged 55 and over. Residents in Enriched Housing must not have a medical condition requiring 24-hour skilled nursing; not be a danger to themselves or others; not chronically need the assistance of another person to walk, move about, or to transfer in and out of bed; not have unmanaged incontinence; and, in some facilities, must be able to medicate herself/himself without assistance.

Both Enriched Housing and Adult Homes (another Adult Care Facility) form the foundation for the State's Assisted Living Residence Program. When residents reach a level of frailty that can no longer be appropriately addressed through the care and services of an Enriched Housing program or an Adult Home, an operator may apply to the State Department of Health for certification to provide a higher level of care as a "basic Assisted Living Residence Program"; operators may subsequently apply to the Department of Health for further certification to provide the Enhanced Assisted Living Residence level of care for residents who are very physically frail, as well as additional certification to provide the Special Needs Assisted Living Residence level of care for residents with dementia (see *Assisted Living Residences* in the *Resource Manual*). Enriched Housing and Adult Homes also form the foundation for the State's Assisted Living Program (ALP) (see *Assisted Living Program* in the *Resource Manual*).

### **Benefits:**

- The services and care provided through the Enriched Housing program are those that are typically provided by a spouse or other caregiver family member. When no family member is available, Enriched Housing acts as a substitute caregiver, keeping the older person safe and appropriately cared for. For long-distance caregivers, the program's supportive living environment provides family members with a level of comfort regarding their older parent's safety and care. The need for this level of services and care will grow in the future as demographic trends show an increase in individuals who never marry, divorced couples, childless couples, and older persons who do not live near their adult children.
- Many family caregivers who work and who have additional family responsibilities (children, second jobs, etc.) cannot provide the total amount of care needed by their aging family members. The Enriched Housing program supplements the on-going efforts of these caregiving family members.
- Enriched Housing residents have private telephones, enabling family members to stay in regular contact with the resident. If contact cannot be made, a family

member can always reach the program monitoring station to make certain the resident is all right.

- A major preference of older people is to retain maximized privacy in their living environment. Residents in Enriched housing can lock their apartment doors and, unless there is an emergency, service staff must knock and gain a resident's agreement to enter the apartment.
- The socialization aspects of the program keep participants interacting with others, reducing the chances of isolation and depression and helping to maintain emotional and mental health.
- Case management and regular supervision assures that residents receive appropriate levels of service and personal care, access to needed medical treatment, and assistance in relocating to another facility if a resident's level of frailty warrants a higher level of care.
- Enriched Housing, together with the three Assisted Living Residence levels of care, provides a continuum-of-care living environment that reduces or eliminates the need for repeated relocations as an aging resident's functional circumstances change.

**Impediments or barriers to development or implementation:**

- Unless the number of participants in a "program model" of Enriched Housing exceeds at 25 individuals, the current SSI reimbursement level is insufficient for the program to remain financially viable in public housing and other subsidized housing developments for low-income residents. All "program models" with fewer than this number have ceased operating, leaving this valuable housing/services option largely unavailable to low-income seniors.
- Recent development of "facility models" of Enriched Housing is targeted to private-pay residents, with a very limited number of units available for low- and moderate-income residents.

**Resource—examples:**

- Family Service of Rochester, Inc.:
  - Operates the Enriched Housing Program in three Rochester Housing Authority sites (subsidized through the SSI program):
    - Danforth Towers, 140 West Avenue, Rochester, NY 14611; 585-436-9400.
    - Jonathan Child Apartments, 399 Colvin Street, Rochester, NY 14611; 585-436-9462.
    - Hudson Ridge Apartments, 401 Seneca Manor Drive, Rochester, NY 14621; 585-266-5610.
  - In cooperation with the Fairport Baptist Home Care Ministries, operates one Enriched Housing facility (at a private-pay rate):
    - The Northfield, 4560 Nine Mile Point Road, Town of Perinton, NY; 585-377-1810.

- New York Foundation for Senior Citizens operates Enriched Housing programs in seven of its subsidized buildings in New York City (Enriched Housing Program, 225 East 93rd Street, NY, NY, 10128; (212) 369-5523):
  - Arthur B. Brown and William Brown Gardens, East 93rd Street, Manhattan.
  - 1850 Second Avenue, Second Avenue between 95th and 96th Streets, Manhattan.
  - Ridge Street Gardens, Ridge Street, on the Lower East Side, Manhattan.
  - Clinton Gardens, West 54th Street, Manhattan.
  - Cumberland Gardens, 425 Cumberland Street and Atlantic Avenue, Brooklyn.
  - Alma Rangel Gardens, West 137th Street, Manhattan.
  - River View Gardens, 412 49th Ave, Long Island City, Queens.

#### **Resource—written and web:**

- Regulations governing the Enriched Housing Program are located in the New York Code of Rules and Regulations: Title 18, Chapter II, Subchapter D (Adult Care Facilities), Parts 485-488 (Enriched Housing).
  - To view the Enriched Housing Regulations on-line, follow these steps:
    - New York State Department of State, Division of Administrative Rules: <http://www.dos.ny.gov/info/register.htm>;
    - On menu on left side: choose "Online New York Codes, Rules and Regulations";
    - At top of page: click on "VIEW THE UNOFFICIAL NYCRR ONLINE HERE";
    - In the list of titles: choose "Title 18 Department of Social Services";
    - If you encounter a pop-up blocker: click on "Continue to WebLinks";
    - In the list of titles: click the small icon in front of "Title 18 Department of Social Services";
    - From the drop-down menu: choose "Chapter II, Regulations of the Department of Social Services";
    - Under Chapter II: choose "Subchapter D Adult Care Facilities";
    - Under Subchapter D: choose Parts 485 through 488.
- Family Service of Rochester, Inc., Enriched Housing Program: <http://www.fsr.org/>: on the menu at the top of the web page, select "Enriched Housing."
- Northfield Enriched Housing Facility: <http://www.thenorthfield.org>.
- New York Foundation for Senior Citizens: [http://www.nyfsc.org/services/housing\\_buildings.html](http://www.nyfsc.org/services/housing_buildings.html).
- Erie County Department of Senior Services, 95 Franklin Street, Buffalo, NY, 14202; (716) 858-8526. The Department's Web site lists the location of nine Enriched Housing Programs (both subsidized and private-pay): [http://www2.erie.gov/seniorservices/sites/www2.erie.gov.seniorservices/files/uploads/pdfs/enriched\\_housing.pdf](http://www2.erie.gov/seniorservices/sites/www2.erie.gov.seniorservices/files/uploads/pdfs/enriched_housing.pdf)

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