

## **Affordable Assisted Living (AAL) Threshold Requirements**

Proposed AAL developments must meet the following requirements:

### ***Project Specifications:***

- All residential units must include both kitchen and bath facilities;
- Rent, meals, and services must be billed separately;
- Affordable Assisted Living developments may be licensed or unlicensed;
- Nursing homes are ineligible;
- Receive approval from the AAL Steering Committee
- Operating costs must be pre-approved by MSHDA;
- Proposed locations must meet MSHDA's Direct Lending Site Selection Criteria for Elderly Developments, and be in proximity to long-term care options (i.e., range of medical and/or social services such as senior centers, medical facilities, nursing homes, etc.). Long-term care linkages may be provided in any of the following ways: on-site, nearby (within 5 miles), or be linked to or part of a larger Continuing Care Retirement Community model of living;

### ***Service Requirements:***

- An MOU between the owner and the local Area Agency on Aging and/or the local MiChoice Waiver Agent outlining roles & responsibilities must be approved by the AAL Steering Committee (state interagency review team).
- Individual tenant Service Plans must be developed through "Person Centered Planning" (PCP) process;
- Proposals must offer residents the provision of three meals per day on site;
- Service Providers must meet Medicaid provider standards;
- Tenants must be afforded a choice of service providers; There shall be no prohibition against outside entities providing services in the development;
- A minimum level of optional services must be offered including: assistance with activities of daily living, housekeeping, linen and/or laundry service, transportation assistance, and coordination of daily medical needs.

### ***Evidence of Community Support:***

- Project must demonstrate involvement in the planning process by all applicable organizations including: local senior citizens, senior citizen advocacy groups, aging network and community service organizations, disability network, the local Area Agency on Aging, and/or MI Choice Waiver Agent.

### ***General Requirements:***

The project must also provide:

- Completion of an Assisted Living Housing Market Study that indicates the housing needs and the appropriate tenant costs/rents of low-income individuals who are elderly and have special needs in the area to be served by the project and that is completed in accordance with the Authority's guidelines.