

## **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 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.