

# AB 2483 (Maienschein): Aligning Existing Housing & Services Resources to Allow Older Adults & People Living with Disabilities to Exit Homelessness & Avoid Institutionalization

## Problem

One of the biggest barriers to creating housing with services for people experiencing homelessness—supportive housing—is the lack of funding for services, particularly services for people who need help to live independently. Yet, Medi-Cal offers programs that allow people who risk of institutionalization to live independently. These Medi-Cal programs include—

- The Program for All-Inclusive Care for the Elderly (PACE), which allows people 55 and older to receive intensive services that support people to live independently;
- The Assisted Living Waiver (ALW), which funds personal care services in publicly subsidized housing; and
- The Home and Community-Based Alternatives Waiver (HCBAW), which funds nurse and care management services for people at risk of institutionalization.

While California funds capital dollars to build supportive housing through the Multifamily Housing Program, barriers exist to using PACE, ALW, or HCBAW services in Multifamily Housing Program housing:

- PACE, ALW, and HCBAW providers often do not have relationships with developers creating independent housing;
- PACE, ALW, and HCBAW providers often exclude people experiencing homelessness due to federal rules requiring people receive services in “home settings;”
- Housing and Medi-Cal programs are siloed, putting the burden on people experiencing homelessness to navigate programs; and
- State law regarding licensing is unclear on whether these Medi-Cal programs’ intensive services trigger licensing requirements.

## Solution

AB 2483 (Maienschein) will break down silos between housing and Medi-Cal programs. Under AB 2483, the Department of Housing and Community Development (HCD) will offer incentives to developers seeking funding through the Multifamily Housing Program to build projects that include at least 20% of housing units for people experiencing homelessness eligible for PACE, ALW, or HCBAW. Minor changes in State law will clarify that these sites will not require licensing, so long as the services are intended to help people live independently.

The bill also requires HCD to work with our Medi-Cal agency, the Department of Health Care Services, to connect developers with service providers and reduce barriers to access to services. By aligning eligibility between these Medi-Cal programs and California’s Multifamily Housing Program, the bill will scale best practices that allow older adults and people with disabilities to avoid nursing home admissions and exit homelessness for good.

## Sponsor Contact

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