MISSOURI HOME MODIFICATION AND REPAIR RESOURCES

Increase Mobility & Safety in the Home for Individuals with Mobility Issues
• Shelly Brown, Developmental Disability Services Specialist, MO Department of Mental Health
• Rena Cox, Public Health Program Supervisor, MO Dept. of Health & Senior Services
• Mindy Ulstad, Program Manager, MO Dept. of Health & Senior Services
TODAY’S DISCUSSION

What are home modifications?

Why do home modifications matter?

Home modification resources

State Programs with home modifications:

DMH-
DHSS- Special Health Care Needs
DHSS- Independent Living Waiver
DHSS- Older Americans Act

Funding available for home modifications.
WHAT IS HOME MODIFICATION?

• Home modification refers to converting or adapting the environment to make performing tasks easier, reducing accidents, and supporting independent living.

• Home modification & repair can help ALL individuals with mobility issues.
EXAMPLES OF HOME MODIFICATIONS

• Simple Modifications
  • Grab bars, handrails, non-SKID strips on steps, raised toilet seats, shower seats, and lighting.

• More Extensive Modifications
  • Widening doors and hallways, roll-in showers, ramps, installation of 1st-floor bathroom, bedroom or laundry, and stair lifts.

• Major Modifications
  • Electrical/wiring, heating/cooling, plumbing, interior or exterior walls or ceilings, loose stair railings or stairs, roofs, and windows.
WHY DO HOME MODIFICATIONS MATTER?

Desire to Remain/Age in Place
- People want to be where they feel safe and comfortable. For most, this is their own home.

Safety in the home
- Home modifications can reduce risk and increase safety for all.
PETER PAN HOUSING

Think about the home you live in now.
• Does it meet all of your current needs?
• Will this home meet your needs in the future as you age?
• Most homes are built for families as they are at the time the house is built or bought. Not for the future needs as individuals age.

Now think about the home you may need in the future.
• What modifications might you need to make to your home as you age?
  • Mobility Limitations
  • Safety Concerns
  • Dexterity
SAFETY IN THE HOME

• Home modifications are a vital component in ensuring safety in the environment of older adults and individuals with disabilities.

• According to the CDC, falls are the leading cause of injury deaths in older adults. The CDC estimates that one in four older adults (65+) fall every year.

• Adults age 65+ account for a significantly higher number of deaths each year when compared to those 64 and younger in Missouri.
Aging-Accessible Homes

How many of the 21.5 million homes with an adult age 65 and over have accessible features?

Kitchen features
- Wheelchair-accessible countertops (54%)
- Wheelchair-accessible cabinets (20%)

Bedroom feature
- Both a bedroom and bathroom on the first floor (66%)

Bathroom features
- Handrails and grab bars (89%)
- Built-in shower seat (15%)
- Elevated toilet (16%)

Access features
- Extra-wide doorways and hallways (12%)
- Step-free entryway (47%)
- Access ramps (2%)

1 in 3 adults age 65 and over have trouble using some feature of their home.
BARRIERS FOR OLDER ADULTS

• Awareness and Acceptance
  • While younger individuals who live with a disability are more likely to see home modifications as a way to increase their independence, older adults are often more hesitant to make modifications to their homes. Older adults can see home modifications as an indication that they are having a decrease in their independence instead of a means to maximize their independence.
OVERCOMING THIS BARRIER

• Ensure that the older adult or adult with disabilities is aware of the possibility of home modifications and how this can increase their safety and independence.

• Open honest communication regarding the cost, time, and process will help build trust with the individual with mobility issues of their caregivers in the modifications being explored.

• Describe how each modification can help the individual achieve safety now and in the future as they age.
STATE DEPARTMENT RESOURCES

Departments of Health and Senior Services and Mental Health
OLDER AMERICANS ACT

• The Older Americans Act allows for home modifications and repairs for adults age 60 or over.
  • The Area Agencies on Aging are the entities that can provide this service.
  • Check with your local Area Agency on Aging to see if this is a service they have chosen to provide.
Environmental Accessibility Adaptations (EAA) – physical adaptations to the home to ensure the health and safety of the participant.

• Installation of ramps, grab-bars, widening of doorways and modification of bathroom facilities

• Installation of specialized electric and plumbing systems
Eligibility Requirements

• Initial entry is limited to persons 18 to 64 years of age
• Be physically disabled as defined by 19 CSR 15-8.100(1)(N)
• Be able to self-direct
• Should the individual have a cognitive impairment the onset must have been on or after age 22
• Active Medicaid status and have an appropriate Medicaid Eligibility code
• Meet Nursing Home Level of Care
INDEPENDENT LIVING WAIVER

• Cost Maximum:
  • Limited to $5,000 in a five (5) year period

• Documentation must be provided that states authorizing EAA will decrease the current authorization or future need for personal care assistance service

• Payer of last resort

• Three bids shall be obtained for projects
MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES

Brain Injury Waiver
BRAIN INJURY WAIVER

• Program Overview
  • The BIW program provides service coordination and home and community-based services to MO HealthNet recipients ages 21 to 65 who are living with a traumatic brain injury (TBI).
  • Individuals must require medical care equivalent to the level of care received in a nursing home, not be enrolled in another waiver, and have been diagnosed with a TBI.
BRAIN INJURY WAIVER

- Eligibility Waiver services are limited to individuals who:
  - Are between the ages of 21 to 65
  - Have medical documentation of a TBI
  - Are MO HealthNet eligible
  - Have a federally matched ME code
  - Require medical care equivalent to the level of care received in a nursing home
BRAIN INJURY WAIVER

• Environmental Access and Modification - $5,000 annual cost limit per participant.
  • Are those physical adaptions, required by the participant’s plan of care; which are necessary to ensure the health, welfare, and safety of the individual.
  • All adaptions must be recommended by an Occupational or Physical Therapist. Plans for installations should be coordinated with the therapist. All services shall be provided in accordance with applicable State or local building codes.
BRAIN INJURY WAIVER

Service Coordinators:

Erin Bryan – (800)451-0669

LaVonda Meller - (800)451-0669
EAA Service Definition:

• Those physical adaptations required by the ISP, which are necessary to ensure the health, welfare and safety of the individual, or which enable the individual to function with greater independence in the community and, without which, the individual would require institutionalization.

• All EAA services must have an OT/PT evaluation to recommend home/vehicle modification

• Limit of $7500 with exception possible up to $10,000 per year/per individual. Payer of last resort

• Each request requires 2 bids from contracted provider of EAA services

Adaption Considered:

• Such adaptations may include the installation of ramps and grab-bars, widening of doorways, modification of bathroom facilities, or installation of specialized electric and plumbing systems which are necessary to accommodate the medical equipment and supplies which are necessary for the welfare of the individual

• Vehicle modification

Adaptions Not Considered:

• Adaptations or improvements to the home which are not of direct medical or remedial benefit to the waiver individual, such as carpeting, roof repair, central air conditioning, removal of yard debris or maintenance and addition of square footage
DIVISION OF DEVELOPMENTAL DISABILITIES

Funding:
• EAA is waivered service available in each of the 5 HCBS waivers available to eligible individuals

Eligibility
• To be eligible for waiver funded services, the individual must be determined eligible for DD services and meet waiver eligibility requirements determined by the DDD intake and assessment team. This is available to adults and children who actively have waiver funding and supported in their home.
• Must utilize DDD contracted providers for installation/completion of modification
UDAT TEAM

UDAT

• Centralized statewide team supporting the Division’s Technology First and Housing Initiatives
• Promotes awareness and access to Environmental Accessibility Adaptations and Assistive Technology services to increase independence and support people to age in place
• Monitor standards of service delivery.
• Partners with Missouri Inclusive Housing to providing expertise in home modification (EAA) and assistive technology (AT) services
HOME MODIFICATION COSTS

Simple modifications can be done for a lower cost.

More extensive modifications can break the bank.
POTENTIAL FUNDING SOURCES

- Older Americans Act Funding
- Medicaid
- Centers for Independent Living
- Veterans Programs
- U.S. Department of Agriculture (USDA)
- Community Action Agencies
- Local Non-profit Organizations
POTENTIAL LOANS FOR HOME MODIFICATIONS

• Federal Housing Administration (FHA) Loan Insurance, U.S. Department of Housing and Urban Development (HUD)
• Home Equity Line of Credit (HELOC)
• Home Equity Loan (HEL)
• Mortgage Refinancing
• Reverse Equity Mortgage
• Secured Loans Against Homeowner’s Bank Accounts
WRAP-UP

• Home modification and repair are essential tools in helping individuals remain safely and independently in their homes for as long as they want to be there.

• Home modification and repair reduce safety hazards in the home.

• Many resources exist to help with home modifications and repair.
QUESTIONS?
CONTACT INFORMATION

• Rena Cox- Rena.Cox@health.mo.gov or 816-889-3050
• Shelly Brown- Shelly.Brown@dmh.mo.gov or 660-771-6105
• Mindy Ulstad- Mindy.Ulstad@health.mo.gov or 573-526-4542

Missouri Home Modification Resource Guide- Please email your request for a copy of the guide to Mindy.Ulstad@health.mo.gov or call 573-526-4542.