REGION 1

Pending Development

Kittson
Two nursing home providers are looking at providing assisted living housing in their respective communities.

Marshall
No pending development.

Norman
No pending development.

Pennington
A board and care facility and county owned nursing home are in the discussion phase regarding the potential of adding assisted living apartments to their respective campuses. The nursing home is considering renovating an existing wing and possibly adding apartments to have a total of 10 to 15.

Polk
Two facilities are planning expansions of their nursing home/hospital campus to include additional congregate apartment units as well as assisted living apartments.

Red Lake
Several providers have indicated an interest in developing services in existing housing in 2 or 3 towns. Only one provider has actively pursued this and others continue to search for funding.

Issues Impeding Development

Kittson
Some of the impediments include the high capital outlay by the providers to complete these projects, the gloomy financial forecast and concern over vacancies in existing senior housing.

Marshall
None.

Norman
A high number of nursing home beds are available, therefore there is no interest in providing more senior housing. Clients prefer to move once, from their own homes to the nursing facility.

Pennington
Financing to pay for construction.

Polk
Funding for construction of proposed service expansions.

Red Lake
Difficulty providing quality cost effective arrangements that would be utilized. Lack of information for the public on what housing with services entails. Large number of individuals wishing to remain in own homes either with or without services. Funding.
REGION 2

Pending Development

Beltrami
Currently North Country Health Services in the Bemidji service area is conducting a feasibility study to determine the level of need for additional market rate congregate housing. They are also exploring the development of a campus environment containing the full continuum of care model and “aging in place” concept. Other communities have expressed a desire to secure additional services, however, none are in development at this time.

Clearwater
A facility in Clearbrook has expressed interest in additional services, however, none are in development at this time.

Hubbard
The county recently added additional housing options and does not foresee any future changes.

Lake of the Woods
Within the past year, Lakewood Health Services opened a new nursing home and converted hospital space into assisted living apartments. At the current time, no other service is being developed.

Mahnomen
Unknown.

Roseau
No pending development.

Issues Impeding Development

Beltrami
Financial and community resources.

Clearwater
Financial and community resources.

Hubbard
Financial and community resources.

Lake of the Woods
Financial and community resources. Also, this community is very sparsely populated which adds to the financial burden.

Mahnomen
Unknown.

Roseau
There has been a fair amount of apartment building construction in the last few years. Even though some of the buildings are not specifically for seniors, seniors do live in them if they choose to do so. Perhaps as time goes by it will become more clear if additional units are warranted.
REGION 3

Pending Development

Aitkin
Within the past year, an assisted living component was added to a subsidized building in Hill City. A private provider in Hill City is adding a second five person home, making a total of ten assisted living beds. Also in Hill City, three additional family foster homes have been licensed within the past year. HRA subsidized housing sites in Aitkin and McGregor have been considering adding assisted living services. In Aitkin a provider is in the process of having blue prints drawn up for a 14-16 unit assisted living facility that will be adjacent to existing market rate rentals. Additional planned development involves the redesign of an existing hospital into approximately 14 assisted living beds. McGregor also has plans to build an eight unit market rate housing project.

Carlton
Two senior housing/assisted living facilities are underway in the Cloquet area. Assisted living services have recently been added to a 79 unit HRA building in Cloquet and an 18 unit HRA building in Carlton.

Cook
Unknown.

Itasca
One nursing home is planning an assisted living addition in the next 1-2 years.

Koochiching
Littlefork Medical Center is applying for grants to build a ten unit assisted living apartment adjacent to their long-term care facility.

Lake
Sunrise on Superior scheduled to open December 2001 will offer 41 units of assisted living apartments at market rate with EW assistance. Twenty units rented so far to people from outside the area who are returning to Two Harbors or moving to live near relatives.

Northern St. Louis
Affordable Rental Assisted living being developed by Hillcrest. In Buhl, market analysis just beginning with seniors pushing for wider range of options.
Condos, Coops, and CCRCs Colby Ridge addition in Hoyt Lakes; six units built out of 64. Not designed specifically for seniors but units will address many of the needs.
Board & Lodge with services HRA in Ely adding AL+. Hoyt Lakes considering development.
Foster Care In Virginia, one will open in October and another is in planning stages. In Hibbing, new family foster care opening.

Southern St. Louis
Affordable Rental Recently constructed assisted living facility.
Market Rate Rental Four new facilities in last 18 months; one more being planned in Duluth and an additional one being considered.
Condos, Coops, and CCRCs New CCRC planned for Duluth in a few years.
Board & Lodge with services Keystone Bluffs adding 20 new units to open this winter.

Issues Impeding Development

Aitkin
Workforce. Aitkin county is sparsely populated, geographically large, and very rural. The communities that need increased housing options cannot attract developers because they lack the infrastructure to support large development and they are too far away from existing services (i.e., medical services, and grocery stores). Other factors include the lack of affordable land, absence of tax incentives available for private for-profit developers, and lack of adequate transportation system.
Carlton
Cost of development. It is not cost effective to construct smaller buildings with 8-12 units, although this is needed in many of the smaller communities in Carlton county.

Cook
Unknown.

Itasca
Cost of development. In a recent AL+ setting, the alteration in a kitchen facility to prepare food for a congregate meal site was cost prohibitive so an alternate method was done.

Koochiching
Funding. Economics of county. Lack of employment and economic development for those under 65.

Lake
Foster Care
A ten unit corporate foster care home closed recently because of workforce issues and due to a change in MA reimbursement methodology which resulted in loss of funds. Inadequate housing stock foster care providers have looked for homes in Lake county to develop and have found that homes in Two Harbors and Silver Bay are not large enough, windows are too small, and have too many stairs. Currently, there are no adult foster care homes in Silver Bay and five in Two Harbors.

Providers discussed identified the following workforce issues:
   a. Training opportunities: Lack of ability to travel to Duluth for training. Need for more local class offerings.
      Need for more partnerships with Lake Superior College, Lake Superior School District and Northshore Enterprise Center to recruit and train young workers.
   b. Child care needs for employees.
   c. Competition for workers from other service industries (e.g. competitive wages at McDonalds)

Northern St. Louis
Board & Lodge with services  Buildings not available. High costs vs. low reimbursement. People opting to stay at home. Cost of construction and initial start up costs high. Losing jobs and population.
Foster Care  Shortage of appropriate housing in rural areas. Funding for family foster homes needed to upgrade in order to meet code; banks won’t give loans since level of income can’t be guaranteed. Staffing problems.
Affordable Rental  Current vacancies in high rises. Redevelopment/refurbishing money needed to fix up the old. High costs of development and finding available investors. Zoning laws. Lack of HRA funding. Subsidy required to make it profitable. Housing is available; vouchers are not. In Babbitt, there is a lack of vouchers and a need for an increase in the rental rate to make it affordable for the landlord to continue to provide services. Cultural attitudes of an older generation impede use. Shortage of handicapped rentals, units for the middle class, and two bedroom units that are desired by seniors. Facilities lack an elevator.
Market Rate Rental  Location. Funding. Current housing is not selling for an older adult to buy another place; renting is risky. Absence of developers.
Condos, Coops, and CCRCs  Location. Public concept of development is poor. Current economic uncertainty of area.

Southern St. Louis
Board & Lodge with services  No further development due to saturation.
Foster Care  Hard to find houses in town that are appropriate and handicapped accessible. Owners of family foster care homes do not have skills in marketing or business.
Affordable Rental  High construction costs. Older buildings are being torn down rather than restored for affordable housing while new buildings are high rent. Mixing seniors with MI or disabled populations in affordable rental housing is not a successful model for seniors. Section 42 tax credit using a median income for all of St. Louis county is problematic; fewer people in Duluth qualify for higher cost rentals. Market is not open to all those who may need it.
Market Rate Rental  Much of rental is for middle class and above. Construction costs. Staffing. Regulations.
Condos, Coops, and CCRCs  Lack of a loan developer. Hard to integrate services. Poor labor market.
REGION 4

Pending Development

Becker
Perham is considering assisted living. Emmanuel is expanding supportive living (mobile) services into neighborhoods. St. Mary’s recently opened 30 assisted living apartments for public and private pay seniors.

Clay
A ten unit assisted living facility is being built in Barnesville and scheduled to open before the end of 2001. The owner has land adjacent to the site so there is room for expansion. An eight unit affordable apartment complex is being built in Ulen specifically designed to accommodate the needs of seniors. It is all ground level, has enhanced lighting, walk in showers, and wiring for telemedicine compatibility. The Clay county HRA is applying for a Community Development grant to offer assisted living in Houge Estates, a facility for low income persons.

Douglas
A private developer is interested in developing about 20 affordable rental units in downtown Alexandria. Clearwater Suites, Bethany Home, Community Memorial Home, and Crestview Manor are considering development of new assisted living services. Vikings Tower is considering expansion of their current assisted living services to AL+ for 26 of their 105 public housing apartments. Mac and Karen Bryant are doing market research for a non-medical in-home care service.

Grant
There are five units of affordable/market rate rental units with services that are proposed at the Barrett Assisted Living Center. Barrett currently has ten assisted living units with a waiting list of 30 individuals/couples.

Otter Tail
We have developed two new adult foster care homes, one in Fergus Falls with a capacity to serve five and one in Perham to serve 4-5 individuals. An Alzheimer Cottage was developed in Fergus Falls serving 16 people in a duplex style facility. Construction of a second 16 bed Alzheimer Cottage is underway on the same campus as the first unit. St. James Manor in Perham is planning an assisted living facility and expecting to serve AC/EW eligible individuals. Pelican Valley Health Center in Pelican Rapids is building a 20 unit assisted living facility and hopes to serve AC/EW eligible individuals. Northwest Manor in Fergus Falls has expressed a strong intent in utilizing their current facility to develop 12 assisted living apartments. St. Williams Annex in Parkers Prairie has completed an assisted living facility and is a contracted provider.

Pope
No pending development.

Stevens
St. Francis Assisted Living may build 40 units.

Traverse
Any development of senior housing and/or service residences is in the very preliminary stages of discussion and planning. The Traverse Care Center is currently seeking grant support for a feasibility study and planning process to determine housing and service needs in Traverse county area. Housing and service options being considered are assisted living and adult foster care. The Browns Valley Health Center has had an initial discussion on converting an area of the current facility to assisted living units. The Steven Community Home Care is seeking grant support for a mobile assisted living project which would deliver services to persons in their own homes. This project is technology based.

Wilkin
The Port Authority has no plans to build any apartment units for the elderly/handicapped at the present time. The board of directors at St. Francis Medical Center has completed a market study which shows a need for elderly housing for the middle income. They are researching the possibility of a 30 unit complex.
Issues Impeding Development

Becker
There is a gap between development costs and return on investment. Cost and taxation on new construction. Subsidization dollars are needed to make affordable. County needs elderly housing that can accept public dollars. Land/property is not available. Seniors want to stay in own communities.

Clay
The timeline for the DHS Community Service Development grants allowed for little time to prepare grants. Insurance premiums are high. Seniors perceptions about present day costs and operation of assisted living. Staffing remains a major challenge in the development of new services. Need to design services that best meet changing demographics, especially the elderly dependency ratios.

Douglas
Costs of real estate and building costs. Funding. GRH limits.

Grant
Cost of service delivery. Due to the rural nature and small population, senior housing and assisted living facilities would need to share staff and resources in order to economically provide assisted living services. The distance between cities and senior housing facilities is a barrier. There appears to be a surplus of both affordable and market rate units, especially in the southern half of Grant county. Pullman House in Herman has only six of 20 units occupied. The Grant county HRA owns and manages 60 senior housing units and only 38 of these units are occupied.

Otter Tail
The small size of a community in a rural county with significant distance between county lines is not always the most conducing location in which to build or develop. Some people may prefer to remain in their own community even with limited resources resulting in providers having to travel significant distance at greater cost in both time and travel in order to provide a service. The ruralness of the county and many of its communities often makes finding employees available to work very difficult. Some program rules seem to work against certain combinations of location and facility type and funding availability.

Pope
There is concern among vendors that seniors hate to give up their home and independence. A budget analysis/market analysis for people in the middle income eligibility is needed. Local places are full and seniors do not want to leave the community.

Stevens
Attitudes about affordable housing, “not in my neighborhood.” Building costs.

Traverse
Traverse county is an extremely sparsely populated county making it very difficult to plan for numerous housing or service options. An identified need in the county may represent the need for 10 or less persons, making development expensive and often unfeasible. Availability of workforce is another issue which is becoming a growing concern. It is difficult to plan for housing or service options when it is unlikely that adequate staff can be recruited to provide the service. Many conversations have occurred about the competing and conflicting interests amongst service providers, such as long term care facilities, hospitals, home care agencies and the stress this puts on a limited force. This issue is only expected to become more of an impediment to service development.

Wilkin
The Port Authority reports a lack of funding as the city cannot afford to fund or to run a facility. They are concerned about the vacancies that exist in other apartment complexes and the objections of the landlords who own those buildings. Lack of knowledge regarding the needs and preferences of seniors impedes development.
**REGION 5**

**Pending Development**

Cass  
No pending development.

Crow Wing  
Lakes Country Apartments, connected to the Bethany Good Samaritan Village, is in the process of becoming licensed as AL+. HRA in Pequot Lakes reported interest in contracting for assisted living services in Sibley Terrace apartments. The HRA is also in the process of finalizing plans to build 8 two bedroom market rate apartments. Crosby Care Center is exploring options for senior housing. Lutheran Social Services is interested in pursuing a Class A license and providing AL+ services in the community. Also, the county has been approached by at least three profit developers who indicated that they will be providing some form of senior housing in the coming 12 to 18 months.

Morrison  
One nursing home is currently in the process of developing a 25 unit assisted living setting. Another provider is in preliminary stages of planning a 10 to 20 unit board and lodge with services facility that will primarily serve older adults with dementia or Alzheimer’s.

Todd  
No pending development.

Wadena  
The Wadena HRA is pursuing the development of 18 additional subsidized rental units. Currently, there is a year long waiting list for the existing subsidized units. Private developers in Wadena have built 12 two bedroom market rate rental units and have six more under construction.

**Issues Impeding Development**

Cass  
None.

Crow Wing  
Many non-profit organizers providing health care find it difficult to meet current costs without finding additional dollars available for capital development. Another barrier for the facilities that have a continuum of services in place now is the question of available waivers for staff and new development. The price of real estate is another issue. Seniors want to remain in own communities.

Morrison  
There are certain properties that consistently have openings while others have waiting lists. The reasons for certain properties having consistent vacancies is unclear but may be related to location or ownership.

Todd  
Market demands and funding sources to support senior housing and services are the main factors. Personal choices of the next generation of seniors will impede or contribute to development of future living arrangements and support services needed.

Wadena  
Recruiting trained staff to provide services needed in “housing with services.” Potential renters of assisted living units who are of low/moderate incomes and need GRH assistance for their rent are left with only $90 disposable income monthly.
REGION 6E

Pending Development

Kandiyohi
Sunrise Village will offer 17 market rate assisted living units projected to be completed November 1, 2001. They will not offer 24 hour care. Sunnyview in Atwater plans to expand six beds of assisted living plus for private pay or public assistance clients. F&L Management of Luverune has completed two 4-plexes for HRA in New London and Pennock.

Meeker
Dassel Lakeside Home is evaluating if they will establish assisted living services in 3-5 years. Gloria Dei converting efficiency apartments to one-bedroom apartments. Lakeview Ranch in Darwin is looking to add 3-5 homes over a period of time.

McLeod
Golden Gate Estate, a market rate 55+ townhome development, is currently under construction in Winsted. Will offer 10 units beginning Fall 2001.

Renville
City of Olivia indicated interest in senior housing. The pastor of United Methodist Parish, Olivia, has interest in partnering with Mid MN SAIL to develop a “mobile” assisted living model at Westcourt apartments. Renville Regional Senior Services, Inc. has HUD application pending for 16-unit Section 202 supportive housing for elderly in Renville.

Issues Impeding Development

Kandiyohi
Lack of funding. HUD building has twice been denied funding for additional building. Dollar limitations on GRH at $653/month is a barrier. Affordability factors. Raw land/land use. Gaps in service exist in northwestern part of county. Mental health is factor: current home care providers are unprepared to serve target population.

Meeker
Zoning/funding. Market rate is hard for some seniors to afford. Need more lower cost market housing that has on site manager or other services.

McLeod
Seniors do not want to leave own homes. No funding available for development. Waiting list for Section 8 vouchers is approximately 1 ½ years long.

Renville
Affordability. Lack of home care providers for assisted living package. Labor shortages.
REGION 6W

Pending Development

Big Stone
Ortonville Area Health Services has completed a grant application. Grace Home is evaluating nursing home bed transition.

Chippewa
Van Binsbergen and Associates has completed a grant application for possible AL+, 24 hour supervision with adult day services.

Lac qui Parle
Both nursing homes in the county are very interested in developing services to address the assisted living category of services.

Swift
A management firm for Riverview Apartments in Appleton has expressed interest in development of assisted living or AL+ as part of their wrap around services. In February 2001, Lutheran Social Services expressed interest in development of assisted living services in Countryside Apartment a 40 unit complex in Benson. Presbyterian Family Foundation has temporarily put a hold on future development of additional beds. Swift county HRA is in the final stages of constructing three 4-plex homes that will be rented to middle income retirement age persons. Two will be located in Benson and the other in Murdock. The former Lindberg Rest Home in Kerkhoven was sold to a private developer who has given indication that it may be developed as an assisted living project. The project is currently in limbo.

Yellow Medicine
Housing with services is currently being initiated at a subsidized housing building in Granite Falls.

Issues Impeding Development

Big Stone
Economic feasibility studies need to be completed by major healthcare providers in the county. Persons eligible for and interested in housing with services need to be identified. Current units need to be remodeled.

Chippewa

Lac qui Parle
Cost of building a new structure is prohibitive. Low volume of people. Formulas by which money is allocated for services is based on population, in many areas this is a decreasing number but the service is still needed for the aging population in the region. County nursing homes remain full with waiting lists-it is a desired choice.

Swift
Lack of office space has affected the development of assisted living in Countryside Apartments. County acceptance of "outside" ventures in certain localities presents an obstacle.

Yellow Medicine
Different community perceptions of assisted living and housing with services and how to seek assistance in obtaining service needs. Lack of understanding of services.
REGION 7E

Pending Development

Chisago
A 32 unit affordable housing apartment building opened in North Branch in October. A market analysis will be conducted later this year to consider an assisted living addition to this building. The analysis will also be used to assist in determining the future of the Green Acres Country Care Center. The Parmly Campus in Chisago City will be opening a 25 unit affordable assisted living addition in May 2002. Windy Acres, a 15 unit assisted living facility in rural southwestern Chisago county, is planning a five bed expansion within the next year. There are two possible assisted living facilities being developed by private developers in the Chisago City area—little is known at this time. Fairview Lakes Regional Health Care is planning a 30-40 unit assisted living facility on their Wyoming Campus. They are currently seeking funding and do not have a completion date. An affordable 25 unit apartment building is in the early planning stages in Chisago City. In Rush City a group of people are meeting to explore the possibility of developing an assisted living facility in the northern part of the county which is currently completely underserved.

Kanabec
No pending development. Mora Housing Authority expressed interest in building more subsidized senior apartments. Villa Health Care expressed interest in adding more assisted living facilities.

Isanti
There are no known developments of senior housing and service residences. There is speculation that a 32 unit senior housing site will expand to include a cluster of apartments that are designed for Alzheimer services. Isanti county supported one GAPS grant request by Healthy Seniors for an expansion of their program of in home supports to seniors in certain buildings in Isanti county.

Mille Lacs
In Foreston, an assisted living (ten bed and out of home respite) is in planning/development stage. An assisted living home is being planned in Milaca. A nursing home in Onamia is adding on assisted living.

Pine
In Hinckley there are 12 market rate rental units pending. Sandstone is exploring supervised living.

Issues Impeding Development

Chisago
The lack of developers willing to take the financial risk to develop alternative types of living situations, the inability to secure low-cost or no-cost funding to keep costs down for residents and the reimbursement rates for services may all be factors impeding development.

Isanti
While there are home care based entities operating in Isanti county, currently there are no major home care services originating in Isanti county. Lack of funding for full home care. Overall shortage of housing in the county. Lack of workforce and services such as transportation, grocery shopping, meals, basic home care, and nursing services.

Kanabec
Adjoining land is not available for Mora Housing Authority. Market study is needed to identify needs. Money is not available. Zoning. Lack of services in our community so a developer will not chose this location.

Mille Lacs
Funding.

Pine
High start up costs until placement filled.
REGION 7W

Pending Development

Benton
Good Shepherd Community is looking at the possibility of developing of 60 market rate apartments. Presently there are two patio home complexes under construction, approximately eight to ten units, with plans for two more with in the next year or two.

Sherburne
No pending development.

Stearns
Silvercrest in Sartell is planning a development of approximately 400 units which includes patio homes and apartments. A portion of the units will be subsidized. Paynesville and Cold Spring are in the process of doing market studies to explore the development of assisted living options. Westwood Development is planning 60 independent units consisting of HUD coop, patio homes, and assisted living.

Issues Impeding Development

Sherburne
Cost of building, materials, and land cost.

Benton/Stearns
Family/Corporate Foster Care
Family based foster care services are made more difficult by physical plant (steep stairways, room sizes). Provider is often unable to made the adaptations to home to meet requirements. Cost to becoming a provider. County differences in cost of liability insurance and requirements. Funding and reimbursement rates between family/corporate foster care inadequate. Family providers need more funding due to increased utility costs and private health insurance. Corporate providers noted difficulty with balancing reimbursement from private pay to publicly funding clients.

Wright
A 48 unit apartment building for age 55 and older (but not low income) has been completed in Buffalo. Parkview Care Center in Buffalo, owned and operated by Elim Homes, plans to build apartment/condo/assisted living complex that would be attached to their facility. They have also downsized their beds and are making their facility into 'neighborhoods', with a unit for Alzheimer's/dementia residents on the lower level.

Affordable Rentals/Market Rate/Condos, Coops, and CCRCs
Changing consumer trends and desires such as larger apartment space, additional amenities. Reimbursement from programs offered by counties/state is not adequate. Discrepancies between private pay and what consumers are willing to pay and public pay/public funded consumer rates/caps. GRH seen as inadequate and does not meet basic room and board needs of consumers. No payment for leave days. Cost of benefits for staff. HRA process-there is little or no funding available for staff to assist with or to process applications. Programs are difficult to attain and retain. The HUD housing application is lengthy. Building restrictions. The cost of new construction comes out in the form of higher rent for the consumer. Review is needed of the costs and charges of services in this portion of the care industry as well as the possibility of cost containment.

Wright
Those that contribute to development are the increasing number of seniors who are aging in place or moving into Wright county from the metro. As young families move out here, their parents tend to follow them.
REGION 8

Pending Development

Cottonwood
Good Samaritan of Westbrook and Windom are applying for a transition grant through MDH to explore possibilities of developing assisted living or AL+. Two 4-plexes are being built in Mountain Lake with mostly senior occupancy, however, no services will be provided. Hillside Apartments in Windom is looking into the potential of converting some of their current units into assisted living. Potential housing development between two schools in Mountain Lake. Hospice cottage (4 units) being researched to be developed in Cottonwood, Jackson, or Nobles county.

Jackson
Colonial manor in Lakefield is researching assisted living potential. Good Samaritan in Jackson is applying for a transition grant through MDH to explore the possibilities of developing programs/services that would benefit the county.

Lincoln
Ivanhoe recently opened Rotherford, 12 units of independent housing. Lake Benton recently opened 8 independent housing units. Tyler recently opened 8 units of independent housing associated with Danebod Village.

Lyon
Prairie Home Hospice is looking into the possibility of developing a five bed Hospice Cottage in the Fall of 2002. They are currently applying for a Community Service grant. Balaton is looking at assisted living options. Prairie View Healthcare Center in Tracy has applied for a Community Service Development grant for a 20 unit assisted living development to potentially start in Spring 2002. Lutheran Social Services is currently applying for a Community Service Development grant to develop assisted living and AL+ in current subsidized units in the Tracy area. City of Marshall will soon be doing a housing study.

Murray
Lutheran Social Services is currently applying for a Community Service Development grant to develop assisted living and AL+ in current subsidized units in the Slayton area.

Nobles
Prairie Housing (board and lodge) is expanding. A focus group to establish a hospice cottage in the region has been formed. City of Adrian will be starting construction in 2002 on the “Bee Hive Homes” which will offer 12 assisted living units with two designated for low income.

Pipestone
Nursing home in Edgerton is building 8-units of housing with call lights only. No meals will be provided. Laundry and housekeeping will potentially be available in the next couple of years. Conversion to an assisted living facility is also a potential. An additional four corporate foster care beds will be licensed within the next month.

Redwood
Good Samaritan of Redwood Falls is applying for a transition grant through MDH to explore possibilities of developing programs/services. Southview on Main (assisted living) in Revere is applying for a Community Service grant to enhance and/or provide additional needed services to the rural areas surrounding Revere. City of Redwood Falls is building a single floor 14 unit town home establishment on the south end of town. Sanborn is conducting an assisted living survey as the town has an empty school building that may work well for an assisted living development. Parkview Home intends to close 13 nursing home beds and convert six of those units into assisted living. A taskforce has been developed with the school, city, and county representation in Belview to discuss potential uses for an empty school building. Assisted living units are among the suggestions.

Rock
Mary Jay Brown in Luverne is applying for Community Service Development grant to assist in the construction of an AL+ addition of 24 beds to their current independent housing with services apartments which will be connected to The Oaks. It will include two two-bedroom and 22 one-bedroom apartments with kitchenettes.
**Issues Impeding Development**

Jackson
Current reimbursement rates impede development of affordable housing with services. Current housing units are not handicapped accessible. Assisted living definition is unclear. By the time seniors decide they should move out of their own home the arrangements they have made sometimes do not coincide with their current needs.

Lincoln
Resources unavailable. Seniors want to remain in own homes or in home like setting, however, inability to pay often determines whether or not services will be received or accepted. Most housing units are not handicapped accessible.

Lyon
Developments need to be affordable.

Murray
Very broad definition/criteria of case mix A.

Nobles
Smaller communities need resources or knowledge to develop. Staff shortages.

Pipestone
Current reimbursement rates for affordable housing with services.

Redwood
Assisted living definition does not clearly define what services are needed as a minimum. Inconsistent services within assisted living units.

Rock
Revenue sources-incentives may not be enough.
REGION 9

Pending Development

Blue Earth
One assisted living facility is expanding approximately 25 beds in the fall of 2001.

Brown
Seventeen units will be built attached to the current nursing home in New Ulm with government subsidy dollars. They will accept public pay clientele. Another assisted living facility expressed interest in building a second 50+ unit facility. They will only accept 1/3 public pay clientele. Timeline for start up is unknown. County will be approaching New Ulm’s Public Housing to suggest bringing services into current housing as has been accomplished with Sleepy Eye HUD. A vendor must be found first. Springfield is actively pursuing adding services in public housing units.

Fairbault/Martin
A new assisted living is opening in Fairmont. A new assisted living attached to a nursing home opened within the last year and continues to have vacancies. Other nursing homes/hospitals are exploring options for developing senior housing options.

LeSueur
Some developers are considering projects. A four bed family foster care home will be opening in February.

Nicollet
St. Peter senior housing building is considering adding more services. Good Samaritan Society anticipates remodeling Grandview into a 35 bed assisted living facility for persons with dementia.

Sibley
Dominium Management Services, Inc., Plymouth, is looking at services they provide and how to better meet the needs. Interested in exploring options.

Waseca
No pending development.

Watonwan
Pleasant View is writing a grant to do a feasibility study for “assisted living plus.” They are also exploring the possibility of providing chore services throughout the county.

Issues Impeding Development

Blue Earth/LeSueur/Nicollet/Waseca/Watonwan
Market rate housing is not affordable to seniors in need. Access to housing with services needs to be expanded by providing services in existing housing. The primary impediment to development of affordable housing is the lack of low cost capital to finance affordable housing. Primary impediments to expanding services in existing housing and opening new programs are the shortage of staff and restricted funding.

Brown
New Ulm-17 unit project is currently short $300,000 of being able to start the construction. Hope to have money by next summer through a community drive. Also, concern among developers that public pay does not provide as much reimbursement has private pay.

Fairbault/Martin
Lack of concrete information on needs. Senior residents are reluctant to leave their homes and move into other housing. Lack of start up and operating funding. Lack of interest by a provider to write a county contract. Lack of consistency statewide between what counties expect and monitor within these contracts.
Le Sueur
There are a limited number of apartment style assisted living and waiting lists for handicapped accessible apartments. Current housing does not meet seniors needs: it is not affordable, subsidized, or is too small.

Sibley
Finances. Liability. Seniors may be reluctant to move to a different setting. Staff time needed for follow up to ensure appropriate placement and care coordination. Regulations and licensing requirements. Liability insurance costs for residential care facilities.

Waseca
Current board and lodge with service facilities are full and maintain waiting lists. Foster care is available; there is a need for increased education regarding adult foster care options.

Watonwan
Some of current housing available to seniors is not safe (i.e., seniors are fearful for their safety from other residents). Development of new housing is affected by lack of money and sufficient staff to fill hours needed in the community and/or assisted living facilities.
REGION 10

Pending Development

Dodge
No pending development.

Fillmore
In Harmony, market rate and assisted living units are being considered. It is anticipated they will be available for occupancy in February 2002. Nursing homes in Rushford and Mabel are discussing the development of senior housing with services. There is no pending development of services to be provided in existing housing.

Freeborn
Good Samaritan Nursing Home is in the process of planning an additional 20 units at Bancroft Bay apartments. They also hope to build a 30 unit assisted living building in 2003.

Goodhue
There is a planned and proposed assisted living development at Kenyon Sunset Nursing Home and Hi Park Care Center and Fairview Red Wing.

Houston

Mower
A new development of 88 rental town homes is underway for the general public (all ages including seniors).

Olmsted
The only known development is with Volunteers of America who recently completed an independent living subsidized apartment building in northwest Rochester. They plan to expand their property to include assisted living, memory loss and possibly nursing home beds.

Rice
In Fairbault, an assisted living facility is being planned for approximately 60 residents.

Steele
No pending development.

Wabasha
Public Health has written letters of support for future plans for affordable assisted living, memory care facility and faith in action programs that will offer several services.

Winona
In Winona, the hospital recently bought a nursing home, reduced the overall number of beds and added assisted living.

Issues Impeding Development

Dodge/Freeborn/Goodhue/Mower/Olmsted/Steele/Winona
Market rate housing not affordable to seniors in need. Access to housing with services needs to be expanded by providing services in existing housing. The primary impediment to development of affordable housing in general is the lack of low cost capital to finance affordable housing. Primary impediments to expanding services in existing housing and opening new programs are the shortage of staff and restricted funding.
Dodge
One independent living facility that offers services on a fee for service basis is not licensed to take public assistance or EW clients. Handicapped accessible subsidized housing is needed.

Fillmore
There is a lack of staff and providers to provide these services in existing housing. A limited workforce, low wages and lack of benefits, lack of consumer awareness, and in some cases, a lack of interest may impede development.

Freeborn
There is a lack of affordable assisted living facilities so seniors enter the nursing home from their own homes or from subsidized apartments. One board and lodge with services has limited slots for publicly funded clients due to low reimbursement rates. The shortage of staff to work in facilities is one of the key factors impeding development.

Goodhue
A market analysis specific to the location where development is to occur and whether or not TIF financing and affordable land are available. A key issue that contributes to development is whether or not there is a clinic and/or hospital in town.

Houston
Conversion of Section 8 housing either through ownership or management contract. Purchase of land. Affordable building available for redesigning. Corporate ownership of venture agencies that dictate direction of expansions. Expertise of agency directors and their capacity to develop/expand programming/buildings.

Mower
The lack of infrastructure, specifically the high cost of new roads, sewer, and water systems is impeding development.

Olmsted
Affordable housing is needed for individuals with incomes of $800-$1,000 per month. An issue affecting housing development is the county’s ability to contract with providers. A major impediment to development is the difficulty of getting reimbursements in a simple and timely way. There are often 3-4 payers per month, and some of the funds are paid very late. Client choice also needs to be addressed. Other issues with assisted living include providers limiting the number of units available for public pay clients, designating specific units for public pay clients, or requiring that they be private pay for a specific period of time before they could access public funding. Also, some assisted living providers are very selective in the people they will serve. The regulations, or lack thereof, are a concern for the various types of housing accessed by elderly. The Assisted Living Rule is general. Rule 203 governs physical plant but not the quality of care or staff ratios.

Rice
An uncertain market for utilization of these units/services. An insufficient stock of homes that are suitable for conversion into board and lodge, foster care, or assisted living. An insufficient or uncertain supply of workers to provide these services. Public pay rates in relationship to private pay market. Regulatory issues at the local, state, and federal levels. Older homes that are being used for board and lodge and adult foster care services are in need of additional resources to improve accessibility to upper and lower level rooms for use by clients with disabilities.

Steele
Current assisted living facilities have waiting lists and some are not fully handicapped accessible. Affordable housing is needed; it should cost no more that $500 per month.

Wabasha
Funding. Affordability for low to middle income clients. Staffing issues.
REGION 11

Pending Development

Anoka
Real Life Cooperative in Coon Rapids. Crestview developing assisted living in Columbia Heights. Possible transition of Anoka Care Center to board and lodge.

Carver
Presbyterian Homes and Catholic Elder Care are partnering to develop a combination of 90 units of market rate senior housing, 55 units of assisted living, and 18 units of long term care for dementia. Time lines are dependent upon financing and finalization of development plans. “Welcome To Our Home” has proposed development of multiple units in Norwood-Young America.

Dakota
Affordable Rental Housing
The Dakota County Community Development Agency (CDA) has funding to build an additional project every 12 to 18 months. Each project has about 60 units. Over the next four years the CDA will be building 240-300 more units. In addition, there is a development in Apply Valley for seniors called Pennock Place that will have 106 units.

Housing with Services
Ebenezer Assisted Living is planning for 45 units in Burnsville. Regent at Burnsville is planning 135 units. Common Bond in Hastings is planning 67 units and will be open January 2002.

Corporate Foster Care
Currently planning 10 more beds.

Hennepin
Hennepin county projects that approximately 2,000 units of senior housing will be developed during 2001-2002. Of these, around 765 will be assisted living and an estimated 164 of the 765 will be subsidized/affordable.

Ramsey
There are several assisted living vendors currently seeking contracts with Ramsey county for AL+ funding through AC/EW for 10-12% of their units. HealthEast is in the planning stages of expanding their Marian Campus to include an additional 65 units of intensive assisted living units and 71 units of entry level assisted living units. Twenty percent of these units will be affordable, accommodating AC/EW residents. Presbyterian Homes is in the planning stages of building 140 housing units on the southwest corner of Centerville Road and County Road J in North Oaks. Ramsey nursing home is also considering an expansion into assisted living.

Scott
Scott County HRA has applied for HUD funding to buy out the existing private mortgages on two of the senior buildings in the county and, if successful, plans to acquire the remaining three senior buildings in order to preserve the existence of subsidized rents for income eligible seniors. The HRA, CAP agency, and Scott County Human Services have applied for a RWJ planning grant to develop a plan for community-based service delivery. A percentage of housing units in each building would be developed into assisted living. Each building would also be modified to incorporate a health and social center. Shepherd of the Lake Faith Community in Prior Lake is planning a senior living campus proposed to include assisted living, independent living, and a memory unit.

Washington
Three nursing homes have expressed interest to increase the number of HWS beds or units. The plan to accomplish this varies from facility to facility and includes converting current nursing home beds to assisted living, building new assisted living units, and also converting market rate apartments to affordable units and adding assisted living.
Issues Impeding Development

Anoka
Financing. Challenges of service provision. Regulations. Competition between seniors and disabled for scarce housing resources.

Carver
High vacancy rate in assisted living in the metro area. Problems with “face lift” projects. Lack of funding. Affordability. Seniors do not want to spend money on housing.

Dakota
Affordable Rental Housing
There are currently 1,000 seniors on the CDA senior waiting list. Since the list is so long, it is currently closed; this indicates that there are inadequate resources and a high need for development. Some issues that impede development are funding and the city’s readiness for another project or requirements for a specific project. For example in Lakeville, the city wanted mixed-use housing and the project took longer in order to develop the commercial space.

Housing with Services
Funding—there is a need to pay more for memory impaired clients but the current tool used to assess clients gives more money for physical limitations and little for cognitive or behavioral impairment. In addition, the number of assisted living units would increase if the GRH rate ($653) was higher similar to what is currently provided under corporate foster care ($964).
Future study needed to identify if units are located near transportation, shopping and medical care.
Corporate foster care—current 30 beds is inadequate. Foster care is consistently being developed in Dakota county. Additional funds and staff time are needed to develop more beds.

Hennepin
Impeding development of assisted living for low-income seniors, as well as for younger disabled persons, is limited by the amount of government funds for building and operating subsidized housing. Without affordable rents, development of assisted living for the lower income segment of the population is constrained. Another constraint is that frail seniors and disabled younger people compete with the non-disabled population in what is a tight rental market. A related factor that will impede development of assisted living facilities is zoning issues. Opposition by neighborhoods to affordable and supportive housing for persons with disabilities is widespread and vocal.
Increasing supply of family foster care depends on increasing the county’s licensing staff, as well as increasing the amount of funding provided for this option under waivered services. Low government room and board rates payable for adult foster care impedes development of this option for low income seniors.
Also, increasing the amount of funding for home care services via AC/EW is essential to reducing the reliance on nursing homes. Lastly, the labor shortage for all services types is a huge barrier to community based care.

Ramsey
Foster Care
Foster care may be underutilized—not all homes are handicapped accessible and cannot accommodate individuals as they age. Also, foster care is not as visible to the general public. Better marketing of this service may be needed. A reliable survey is needed to identify unmet needs of seniors. Also, flexibility into housing projects and regulations is needed.
Barriers to developing affordable assisted living:
-Reimbursement is different in each county and sometimes insufficient to cover reasonable costs.
-Putting together the components of housing, food, and services is complex.
-In subsidized hi rises, individuals with disabilities needing assisted living fill up apartments if there are no seniors - referrals, hence, limiting seniors access to affordable housing and assisted living.
-HWS registration requires 80% of residents in assisted living to be age 55 or older; many younger adults with TBI or MI diagnosis are accessing CADI waiver and moving into assisted living programs, making it difficult for vendors to maintain this ratio.
-Determining the right “package” of services to offer and at what cost is complex.
-New vendors find it difficult to estimate their revenues from reimbursement.
-Funding start-up and renovation costs are problematic; initial occupancy rates will be low.
-County systems can be cumbersome and complex.
-Staffing shortages and low wages.
-Private insurance will not cover assisted living.
-Getting and maintaining enough referrals/volume to sustain the assisted living program can be problematic.

Washington
The availability of assisted living in four low income apartment buildings in Washington county is being discontinued November 2001. The provider has not been able to provide cost effective service with a relatively low number of participants.
The current home care licensure and waiver standards does not allow for providing a “mobile” assisted living type. The high cost of land and construction also impedes development. Washington county receives many inquiries about becoming a provider of services to seniors however, many providers do not understand that housing and home care licenses are needed. Given the county’s higher than average income standard, many perceive this to be a lucrative business opportunity however, at this time the is for services to the low and moderate income senior not the private pay individual.

Scott
Funding.