

Talking Points

- Most Assisted Living tenants pay property taxes at full commercial rates.
- Assisted Living programs are simply congregate residences, primarily for the elderly.
- Our request is to have the residential property tax rollback applied to assisted living and residential care facilities.
- Individuals are moving from their home into another residential setting which provides health related services.
- Currently, assisted living tenants pay a large portion of their monthly fees towards property tax at the commercial rate.
- This could be twice as much over their current residential property tax they had been paying prior to moving into the assisted living program.
- Medicaid does not pay for room and board, client participation pay the room and board. If a tenant had a client participation of \$603/month, that would not be enough to cover room and board. (the \$603 is the SSI rate) which includes the payment of commercial property tax for the apartment.
- An average private home owner pays about \$700 - \$1000/year (\$58 - \$83/month) in property tax, now they move into an assisted living program which is being charge a commercial rate which would be about \$1400 - \$1700/unit/year (\$116 - \$142/month) which is passed onto the consumer under room and board charges.

Elderly Waiver Services

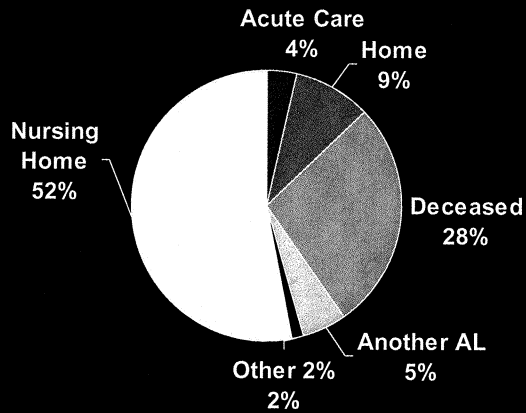
- Our request is to increase the HCBS Elderly Waiver Services cap.
- Currently the cap is \$1084 per month, which is about 40% of the NF rate
- Surrounding states have elderly waiver rates from about 60% to 85% of the NF rate.
- **Only 442** of the 8123 Elderly Waiver Participants (**5.4%**) reside in Certified assisted living programs. This is less than **3.6%** of the total assisted living population.

- The low payment ceiling of \$1084 is discouraging assisted living providers from actively participating in the Elderly Waiver Program. The low cap forces tenants into nursing facilities a lot faster, due to the fact of spending down their assets faster to pay for services or cannot find access in their local communities and in many cases go directly to a nursing facility.
- Tenants on the Medicaid program will transfer much sooner than others to a nursing facility, as the \$1,084 is not sufficient to cover to a person's increasing care needs (meals, nursing care, supervision, etc.).
- Providers will be more likely to accept the elderly waiver client if the limit were increased to cover the care needs of the tenants in this setting.
- Combining the property tax roll back and the increased cap will encourage providers to accept low income assisted living tenants and will allow the tenant to reside longer (as appropriate) in the Assisted Living setting.

Assisted Living Averages

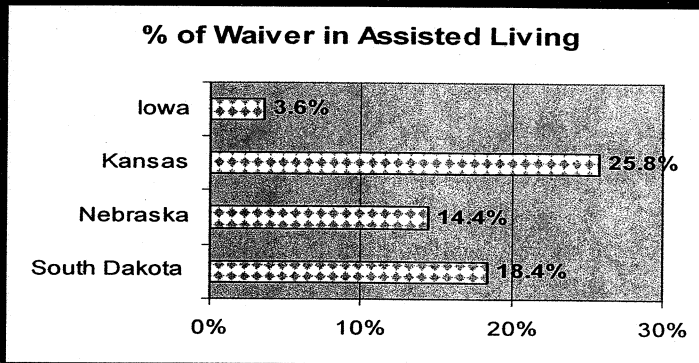
	<u>National</u>	<u>Iowa</u>
Average age	85.5	87.3
Average length of stay	20 months	24 months
Payment source		
Self	52.4%	81.4%
Family	33.8%	11.9%
Insurance	3.4%	5.1%
Medicaid	8.2%	2.3%
Average cost		
One bedroom	\$2,808	\$2,646
Occupancy rate	90%	93%

Assisted Living Discharges

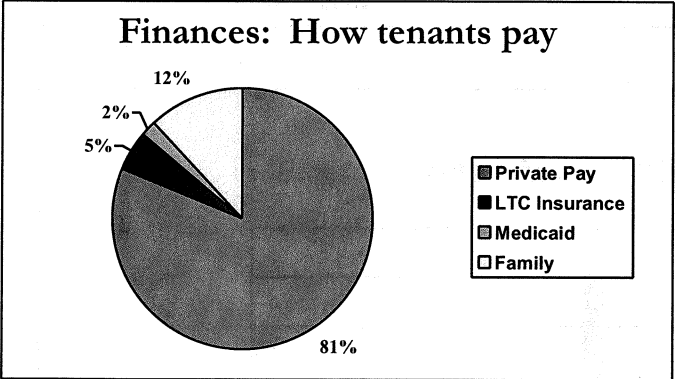
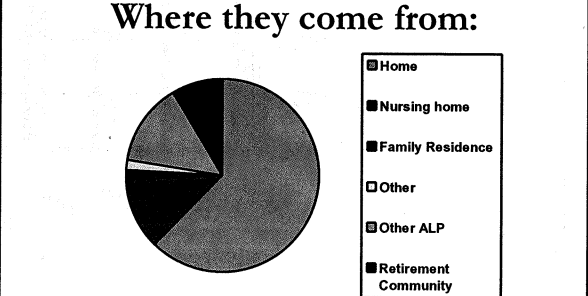
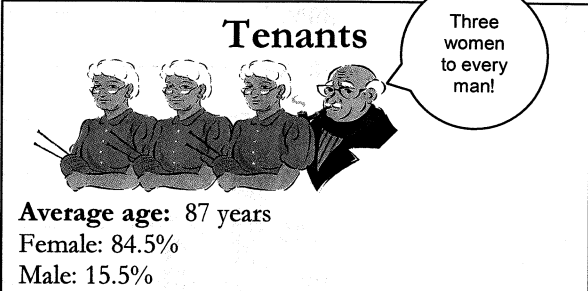
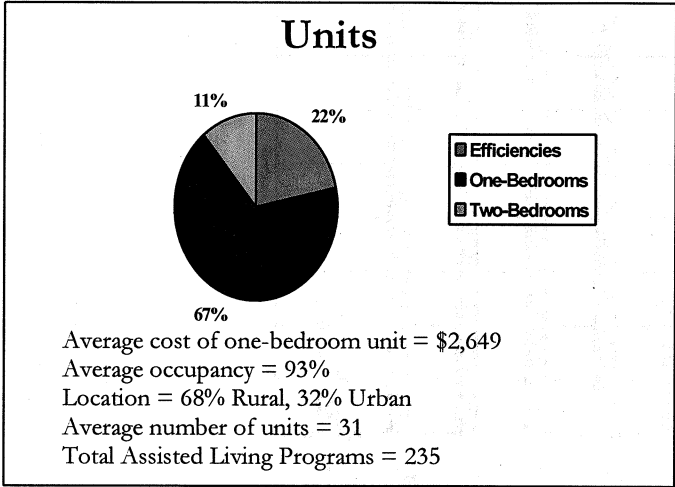


Assisted Living and Medicaid

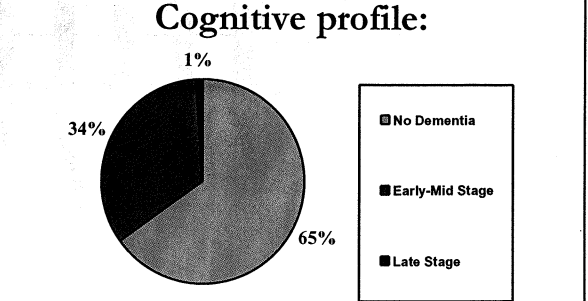
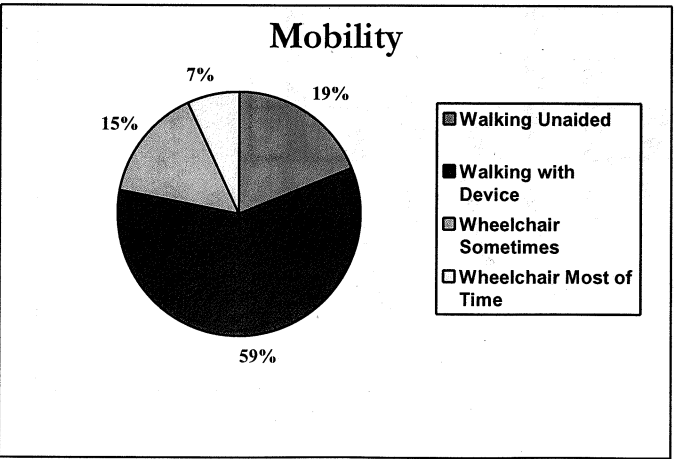
State residents on assisted living HCBS waiver



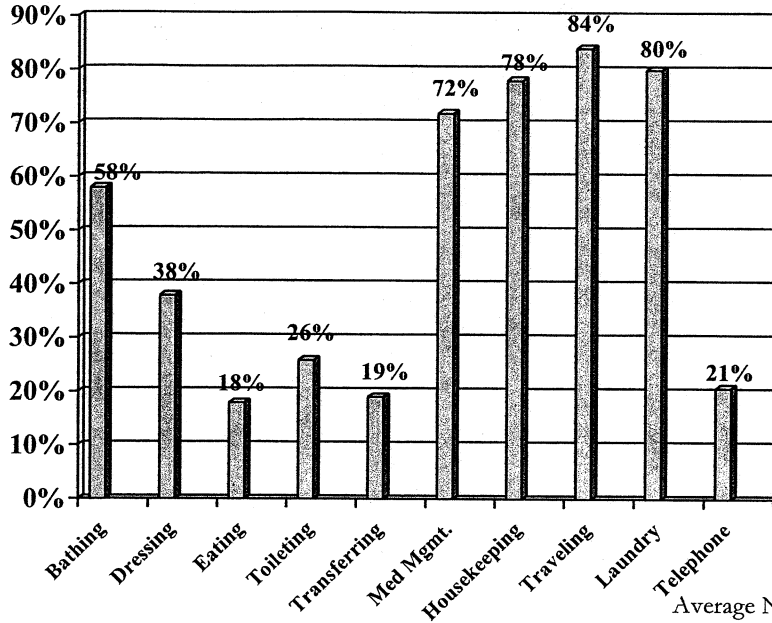
ICAL 2006 Assisted Living Survey



Average Length of Stay = 24 months



Tenants accessing services



Average Number of ADLs is 1.6
Average Number of IADLs is 3.4

Health Conditions Present

