

Development Model

MULTI-USE SUPPORTIVE HOUSING (MUSH) – PORT GRAHAM

Multi-Use Supportive Housing is a new concept in Elder and disability housing developed by the North Pacific Rim Housing Authority (NPRHA) as a response to expressed community needs. The first MUSH building opened in Port Graham in Summer 2003. Port Graham is a traditional Alutiiq village with a fishing and subsistence lifestyle, located on the Kenai Peninsula. In 2002, the population of Port Graham was 176 residents.

This housing concept could be a viable option for housing elders and people with disabilities in small communities where assisted living may not be financially feasible. Rather than a licensed assisted living home, NPRHG and its partners sought to build a facility that could accommodate any number of alternative possibilities for its use, from accessible independent housing to formal assisted care. MUSH is a triplex consisting of one, two and three-bedroom units, all fully accessible under the guidelines of the Americans with Disabilities Act.

NPRHA includes the units in their rental inventory and guarantees funding to cover any difference between facility revenue and expenses. NPRHA maintenance and administrative staff will oversee and maintain the property. Since these projects are targeted at elder community members with fixed incomes it was anticipated and budgeted that these projects will require yearly subsidies. NPRHA will use their NAHASDA funds to cover any annual shortfall. The Port Graham Village Council will operate MUSH.

Total Development Costs: \$506,000

Denali Commission, Community Priorities Program	\$350,000
NAHASDA Indian Housing Block Grant	\$130,000
Alaska Housing Finance Corporation, Supplemental Housing Development Grant	\$26,000



Service Models

The Port Graham Village Council has explored several different service models and will adapt the uses of the building according to the changing needs of village residents.

- Utilize the living and kitchen area of the two-bedroom unit as a gathering place for Elders: a place they could go during the day for games, crafts, meals, etc. Use the bedrooms as office space for village-based workers such as the Community Health Representative (CHR), behavioral health or language program staff. Collaborate with all local and regional employees to coordinate activities, including potlucks, card games, and intergenerational sharing.
- Use the one bedroom apartment for a building caretaker to provide building upkeep and janitorial in exchange for rent. A live-in caretaker could be the emergency contact for other residents. The caretaker could also assist with daily activities for elders in the two-bedroom unit such as driving the van, and helping coordinate activities. A building caretaker is distinctly different from a caregiver.
- Allow the three-bedroom unit to be used for quasi-assisted living for two or fewer residents. As long as the facility houses two or fewer residents and has no need for Medicaid reimbursement for assisted living services, it does not have to be licensed as assisted living. The CHR can provide oversight for the residents, ensuring that families are providing care. Personal care attendants can provide services for individual residents. The caretaker could be available at night for emergencies, and the call buttons could ring into the one-bedroom apartment.
- Use the one-bedroom for a hired caregiver in a limited assisted living (non-licensed two or fewer residents). A caregiver living in the one bedroom apartment would provide care for the residents in the three-bedroom unit.
- License MUSH as an assisted living facility for three or more residents and hire staff to provide services.
- Use all units as independent living with no formal services offered by the facility. Rent along with the NPRHA subsidy would ensure sustainability of the building.

