

## 12/08 - Hospice-Tenants Going Into

1. Do you have language in your Occupancy Policy regarding how to handle a resident who goes into a hospice facility?

No, the family usually does a move out because they won't be back.

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Our board adopted a resolution several years ago called "Tenants Not Residing in the Units due to Illness or Injury. This resolution states that if a resident has resided elsewhere for a period of 60 days, he/she must provide a statement from the doctor outlining an expected date of return to the apartment. Failure to provide such a statement, or to return by the specified date will result in lease termination. The resolution states that units cannot be held empty indefinitely.

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Stockdale HA included wording to limit absence from a unit whether it be for hospice or extended family stays to 90 days. Floresville HA voted for 180 days.

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General language about time allowed to absent from unit.

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When the family consists of only one member and that person leaves the home to go into a hospital or nursing home for a period of more than 6 months, the assistance will be terminated.

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If there are remaining family members, a new head of household can be established provided they meet the age requirement. If there are children under 18, the former head could designate a co-head to care for the children. This new co-head must also meet eligibility requirements.

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Our policy relates to being away from their unit for more than one month. It is left up to management to determine what happens. They have to stay in contact with us if it is going to be longer than a month. We request something from the doctor stating that they will be able to come back and how long they will be out.

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There is no language for the resident in the hospice care, but I recently had to deal with an elderly lady that had to be in a nursing home for 7 months. She paid her rent and utilities and came back to her home (apartment) as soon as she could.

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We do not address "hospice" stays, however have a clause in our House Rules concerning Nursing Home Stay. "Any resident admitted to a nursing home for a period of longer than sixty (60) days is required to obtain a statement from

your doctor determining whether you can return to the apartment and live independently."

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I am in a situation where the tenant has been gone from her apt since mid Sept. Her health is severe and she is unable to live alone. She is with a daughter in another city but they do not want to give up her apt. They pay the rent and utilities are on. I am going to use "primary residence" as the basis for my letter to her. and