Including Individuals with Intellectual Disabilities and Developmental Disabilities (ID/DD) in a Multifamily Housing Project
Department of Developmental Services
Nancy Bargmann, Director

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JAMES (JIM) MORGAN, HOUSING FINANCE PROJECT MANAGER
Workshop Objectives

Through two case studies, this presentation will describe:

• How the Lanterman Developmental Disabilities Services Act supports the goal to expand the availability of affordable and accessible housing to create inclusive community-based housing for individuals with ID/DD.

• The process, timeline, and benefits of including individuals with ID/DD in multifamily housing projects.

• Bonus points provided by State housing financing entities when including individuals with special needs (e.g., individuals with ID/DD) in your project housing plan.

• How to leverage funds with Regional Centers (RC) to close multifamily housing project financing gaps.

• Regional Center collaboration and partnerships with housing developers experienced in designing housing projects with accessibility features.
KAHOOT!

Instructions: Using your cell phone, please log into Kahoot to connect to a brief interactive survey.

- Log into kahoot.it
- Enter Game PIN _____
- Press Enter
- Add your nickname: you can use your name, initials, or company name
- Press, OK, go!
- View the question and the available responses on the screen
- Press the corresponding color that represents your answer
- Log out when complete
The Lanterman Act

- Values
- Human Rights
- Entitlement
- Person Centered Planning
- Individual Program Plan
Regional Center Eligibility

To be eligible for services, a person must have a disability that begins before the person's 18th birthday, be expected to continue indefinitely and present a substantial disability:

- Autism
- Intellectual Disability
- Cerebral Palsy
- Epilepsy
- Other eligible developmental disabilities (handicapping conditions similar to those with intellectual disability, not solely psychiatric or physical in nature, result in a substantial handicap, be likely to continue indefinitely, involve brain damage or dysfunction)
Department of Developmental Services’ (DDS) Strategic Goals

- **Goal #1:** Expand the availability, accessibility, and types of services and supports to meet current and future needs of individuals with ID/DD and their families in the community.

- **Goal #2:** Develop systems to ensure that quality services and supports in the least restrictive environment are provided to individuals in the community.

- **Goal #3:** Develop services that are person-centered and represent the diversity of Regional Centers’ catchment areas.
ID/DD Population by Residence Type

AS OF FEBRUARY 2019

- **Own Home/ Parent/Guardian**
  - 280,095
  - 80.47%

- **Secured Facility**
  - 291
  - 0.08%

- **SNF/ICF**
  - 8,029
  - 2.31%

- **Transient/Homeless**
  - 510
  - 0.15%

- **CCF**
  - 30,895
  - 8.88%

- **ILS/SLS**
  - 26,590
  - 7.64%

- **Developmental Center**
  - 399
  - 0.11%

- **Other**
  - 1,264
  - 0.36%
Community Placement Plan (CPP) Funds

DDS provides an annual allocation of approximately $68M in CPP funds to the Regional Centers to:

- Reduce reliance on developmental centers and Institutions for Mental Disease; return Californians home when relocated to out-of-state residential resources; deflect individuals from moving into “restrictive living arrangements”.

- Increase community capacity, making it possible for individuals with ID/DD to live, work, and recreate in inclusive community settings.

- Provide a variety of residential options and services and supports to meet services and supports needs identified in the Individual Program Plan.

Of the total CPP fund amount (above), approximately $25M is allocated to the Regional Centers for the development of resources.
Community Resource Development Plan (CRDP)

- Welfare and Institutions Code section 4679 was recently added to address CPP funding for the needs of individuals with ID/DD who live in the community. DDS identifies this funding as CPP/CRDP.

- DDS has authorization to allocate the remaining CPP funds to Regional Centers to support development of proposed CPP/CRDP resources when DDS has determined that sufficient funding has been appropriated and reserved for CPP.

- Guidelines that include procedures and timelines can be found on the DDS website at [www.dds.ca.gov/CPP/index.cfm](http://www.dds.ca.gov/CPP/index.cfm).
Statewide priorities for development of CPP/CRDP are based on:

- An assessment of Regional Center-specific community resource needs that reflect how individual and community needs are incorporated in CPP/CRDP funding proposals, and

- Evaluations of current crisis services and supports that reflect current resources and a plan for development of additional crisis resources to address identified need.
CPP/CRDP Proposals

CPP/CRDP proposals may include:

- Mobile crisis teams and/or wrap around services.
- Specialized residential options for adolescents or adults with unique medical and/or challenging services needs.
- **Affordable Housing**.
- Employment.
- Mental health services and supports, when generic resources are not able to meet individual needs.
- Early Intervention Services.
- Specialized dental services not covered by generic resources.
- Proposed and developed services must show compliance with the federal Medicaid final rule.
**Project Timeline**

- DDS approves and then allocates CPP/CRDP funds to the Regional Center at the beginning of the State fiscal year. CPP/CRPD funds must be expended **within three fiscal years** of allocation.

- Within **90-days** of the funding approval, the regional center must contract with a project Developer. The Regional Center also may contract with a consultant experienced in ID/DD accessible housing project design. As part of its procurement process, the Regional Center may post a “Request for Proposal” **within 45-days** of the project’s approved plan.

- DDS will issue a conditional letter of approval, authorizing the regional center to identify a property. Not less than **120-days** prior to close of escrow, the Regional Center must submit the project funding application to DDS.
Allowable Uses of CPP/CRDP Multifamily Housing Funds

- Predevelopment
- Acquisition
- Renovation
- New Construction
Project Summary/Application

Regional Center submits a project summary/application to DDS that includes, but not limited to:

• Readiness, proposed development timeline.
• Location, proximity to amenities/transportation, unit composition, etc.
• Finance structure (developer pro forma) and related loan documents.
• Experience, capacity, and roles of development team/partners.
Collaboration and Partnership – Development Team

Department of Developmental Services

MFH Finance Structure
Leveraged funds/RC Gap Financing

Regional Center Tenant Referrals; In-kind Supportive Services

Multifamily Housing Project Developer

ID/DD Project Consultant
Accessibility Project Design Features

Dевелоперская команда
Benefits of including Individuals with ID/DD and Special Needs in your Project Housing Plan

Expand local partnerships by contracting with a Regional Center to receive CPP/CRDP funds and “set-aside” units in a multifamily housing project for individuals with ID/DD who receive Regional Center services.

Applying for HCD/MHP funds:
• Serve Families or Special Need Populations, and At High-Risk Projects (35 pts.)
• Serving Lowest Income Levels (35 pts.)

Applying for TCAC funds in competitive rounds:
• Based on competitive scoring table, for maximum points in most project types
• Housing Needs – Special Needs Projects (10 pts.)
• Special Needs Development - Service Oriented Facility (2-3 pts.)
• Service Amenities – Special Needs Projects (10 pts.)
DDS Sources

1. https://www.dds.ca.gov/FactsStats/Factbooks.cfm
3. “Opportunities to End Homelessness and Housing Poverty in the 116th Congress,” January 2019. NLIHC
4. “Out of Reach, 2018,” NLIHC
MARY LOU WEISE-STUSSER, DIRECTOR OF COMMUNITY SERVICES
(310) 258-4042

SUPPORTIVE HOUSING SERVICES AND THE REGIONAL CENTER

WHAT WE (THE REGIONAL CENTERS) CAN DO FOR YOUR HOUSING PROJECT
Regional Center Services Provided by Regional Center Staff

Service Coordination
- Develop individualized Service Plan.
- Arrange for individuals’ services.
- Quarterly Visits and Annual Review.

Quality Assurance Services
- Monitors Direct Service Providers.
- Annual Reviews of services.
- Respond to issues, complaints, and concerns.
Supportive Housing Services Provided by Authorized Service Providers (Vendors)

**Supported Living/Independent Living Services Training**
- Direct Support Staff assist and teach individuals to maintain their home, be active in their community, take care of their healthcare needs and lead an integrated life.

**Employment/Day Services**
- Direct Support Staff provide assistance with finding a job and Job Coaches to support people at their jobs.
- Day Services provide training and assistance to develop skills needed for employment.

**Money Management Services**
- Agencies that assist individuals with their budgets who may also become the mechanism to pay bills such as rent from the individual’s funds.
Key Elements and Benefits of Including Individuals with ID/DD - “Set-Aside” Model

Mary Lou:
- Independent Living
- Elevate individuals/families with greatest needs
- Integrated Supportive Services
- Community Integration

Jim:
- Use Restriction
- Affordability
- Accessibility
- Leveraging of Housing Resources

Mary Lou: Jim:
Questions
Imagine for a moment that you’re a parent or a family member of a person with a developmental disability,” said Jim Schmid, president and CEO of Chelsea Investment Corp. “Your single biggest fear is, ‘Where will my child, brother or sister live when I’m gone?’

**Independence Point** is a place where individuals can live independently in homes that are designed to meet their unique circumstances.

**Independence Point** has been widely recognized for its excellence in special needs housing and has been the recipient of a 2016 Ruby Award and 2015 Housing Hero award from the San Diego Housing Federation, and an unprecedented Honorable Mention from the San Diego Building Industry Association during the 2016 ICON Awards.
Independence Point
San Diego, CA

• The first new and affordable development built in San Diego County specifically for individuals with ID/DD.

• 32 units built in 2014.

• Independence Point is a LEED Gold community with 32 townhomes and flats serving low and very-low income families, with 25 units set aside for residents with an ID/DD, such as cerebral palsy, autism, or epilepsy. It was the first affordable community in San Diego County to set aside units for residents with ID/DD.

• When a family’s basic needs are met, they are free to pursue higher needs such as education and physical and mental well-being.
For five years prior to moving to Independence Point, a parent of four, including a young son with Down syndrome, endured unimaginable conditions in order to stay off the street. She described the extreme temperatures, rodent and insect problems, and the heartbreak of needing her eldest daughter’s help, knowing she should be in school.

Since moving to Independence Point, her son is thriving, her eldest daughter is back at college studying for her teaching credential, and her 18-year old daughter is attending Grossmont College, planning to transfer to the University of California, San Diego and ultimately become a history teacher.
Sources and Uses

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<tr>
<th>Sources</th>
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<td>Acquisition</td>
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<td>Permanent Loan</td>
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SUPERIOR SOLUTIONS FOR AFFORDABLE HOUSING
10,228 AFFORDABLE HOMES
$2 BILLION INVESTED
30,000 LIVES CHANGED

Partnership with San Diego Regional Center serving San Diego and Imperial Counties has led to 5 developments with 75 units set aside for households with a consumer out of 240 units total.

Units are occupied by adult individuals with ID/DD or households with a child receiving services from the San Diego Regional Center.

Funding for set-aside units have come from MHP program, nonprofit foundation, and DDS CPP funding.
Vista Ballona Project
Mar Vista, CA

Presenters:

James (Jim) Morgan, Housing Finance Project Manager, Department of Developmental Services
  • (916) 654-2292

Jesus Hernandez, Director, Housing Community Corporation of Santa Monica
  • (310) 394-8487

Mary Lou Weise-Stusser, Director of Community Services, Westside Regional Center
  • (310) 258-4042

Sami Abdelatif, Director of Housing Development, Brilliant Corners
  • (415) 307-6347
Vista Ballona - Timeline & Finance Plan
Mar Vista, CA

• Community Corp. acquired site February, 2018.
• Received financing commitment from WRC in March, 2018.
• Received City of Los Angeles Housing & Community Investment Department recommendation in August, 2018.
• Applied for 9% Low-Income Housing Tax Credits in March, 2019.
• Anticipated construction start in December, 2019 (contingent upon securing 9% LIHTCs).
Vista Ballona - Summary
Mar Vista, CA

- Proposed 50 unit Low-Income Housing Tax Credit Development developed by Community Corporation of Santa Monica.
- Located in a west Los Angeles - a High Opportunity Area with close proximity to retail, entertainment, schools, recreation, and public transportation.
- WRC/DDS provided $2M in State funding.
- 12 households set-aside for DDS clients at 30% of Supplemental Security Income.
- WRC to provide Supportive Housing Services to 12 households.
# Vista Ballona Project
Mar Vista, CA

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<th>Number of Units</th>
<th>Square Feet / Unit</th>
<th>Total Square Feet</th>
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<tr>
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<td>Community Rooms, Wellness center, Meditation Garden</td>
<td>1</td>
<td>2,770</td>
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<tr>
<td>PM and CM Offices, Conference Room</td>
<td>3</td>
<td>839</td>
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<tr>
<td>Car Parking (Subterranean + Grade level)</td>
<td>50</td>
<td>22,318</td>
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Community Corporation of Santa Monica

AFFORDABLE HOUSING IN SANTA MONICA

JESUS HERNANDEZ
DIRECTOR OF HOUSING DEVELOPMENT
COMMUNITY CORP OF SANTA MONICA

Our Values
Inclusiveness  Sustainability  Opportunity  Community
Community Corporation of Santa Monica

- Established in 1982.
- Over 1,700 units of Affordable Housing in Santa Monica, over 4,000 people served.
- Vertically Integrated-Property Management, Services, & Development.
- Variety of product types-new construction & rehab
- Focused on High Opportunities communities.
- Developing Permanent Supportive Housing opportunities.
By the Numbers

90 properties, built or restored

1,700 affordable homes

Transforming the lives of more than 4,000 people every year
Rehabilitated Properties and New Construction
Unique Capabilities

- 30+ year of development experience
- Familiarity working with vulnerable people
- Extensive relationships with local service providers
SAMI ABDELATIF, DIRECTOR OF HOUSING DEVELOPMENT
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(415) 307-6347
Supportive Housing Development, Management & Services

**EXPANDING ACCESS**

- Developing new supportive housing in partnership with local and State agencies
- Acquiring and renovating properties that can be rapidly converted to supportive housing, interim housing or residential care sites
- Securing multifamily set-aside units in new and existing communities

**IMPROVING OUTCOMES**

- Supporting tenants through housing navigation, retention and intensive case management
- Engaging landlords through rental subsidy administration and unit design
- Providing person-centered property and asset management
Multifamily Access Consulting

- Securing set-asides in multifamily developments
- Partnering with developers, providing TA on unit design & service coordination
- Working with developers and service sector partners to educate & advocate for inclusive housing
- Brilliant Corners pipeline of owned and managed sites
Community Living for Individuals with ID/DD

Santa Rosa

Redwood City

San Bruno

Windsor

Bonita

Fresno
Design Considerations

- Minimum 36” corridors and doorways
- Minimum changes in level and slope with edge treatments and zero lip thresholds
- A fully accessible and tiled bathroom including shower seat, shower wand, and tilting mirror
- Tile floors or other resilient flooring designed to perform well under heavy wheelchair use
- Corner guards in high traffic areas, kick plates on doors and rubber baseboards
- Accessible kitchen design including L-shaped configurations, accessible sink and countertop areas, switches on the front of counters, dual contact point kitchen drawers and cabinet pulls
- Lowered closet rails
- Levered type hardware
- Lowered peep holes in entry doors
- No-/Low-VOC (volatile organic compound) paints, stains, adhesives, and cabinetry
- Avoid corridors, dead end hallways, and constricted passages
- Adaptive and smart technology such as induction cooktops and connecting smart devices to a command such as “Leaving Home” which would power off essential items
Questions