Serving the Diverse Housing Needs of People with Developmental Disabilities: How Housing Developers Can Successfully Partner with State, Local, and Regional Agencies to Fulfill the Emerging Demand.

Track 3: Diversity, Equity, and Inclusion Workshop: 3-9
Panelists

- Jeff Darling, Associate Director of Community Services, San Andreas Regional Center, and Co-Chair, Housing Committee, Association of Regional Center Agencies
- Mary Lou Weise-Stusser, Director, Community Services, Westside Regional Center, and Co-Chair, Housing Committee, Association of Regional Center Agencies
- Micaela Connery, Founder and Chief Executive Officer, The Kelsey
- Eve Stewart, Vice President of Real Estate Development, Satellite Affordable Housing Associates
- Darin Lounds, Executive Director, Housing Consortium of the East Bay, and Board President, Lanterman Housing Alliance (LHA)
- Jim Morgan, Housing Finance Project Manager, Office of Community Development and Housing, California Department of Developmental Services
What are some barriers to housing for people with developmental disabilities?

• Lack of available housing
• Extreme low-income
• Need for supportive housing services
• Accessibility at home and in the community
Today We’ll Talk About:

- Regional centers and the services available to people with developmental disabilities
- Inclusive housing
- Collaborative housing projects
- Funding opportunities
Regional Centers, Eligibility, and Services
What Are Regional Centers?

Regional centers are independent, non-profit agencies that are the official point of entry to the state’s service system for people with developmental disabilities and their families. For nearly 350,000 Californians with developmental disabilities, their regional center is where service starts. Businesses called “service providers” contract with regional centers to provide lifetime services and supports. This partnership enables people to lead full, integrated lives in communities of their choosing.
What is a developmental disability?

In California, the term “developmental disability” refers to a disability which begins before the 18th birthday, is expected to continue indefinitely, and presents a substantial disability in three life areas. It must be due to one of the following conditions:

- Intellectual Disability
- Autism
- Cerebral Palsy
- Epilepsy
- Disabling condition closely related to intellectual disability or requiring similar treatment.
Regional Center Services

- Assessment, diagnosis, and referrals
- Identify, coordinate, and monitor services
- Lifelong individualized planning and case management
- Assistance in finding and accessing community resources
- Supportive housing services
- Training and educational opportunities for individuals and families
- Vocational services
- Advocacy for the protection of legal, civil, and service rights
Supportive Housing Services
Funded by Regional Centers

- **INDEPENDENT LIVING SERVICES** - Designed to enable people with disabilities to live on their own. Services include intermittent one-on-one time with an ILS Instructor.

- **SUPPORTED LIVING SERVICES** - Designed to enable people with disabilities who require more involved personal support to live on their own. Services include assistance from an SLS support staff.

- **EMPLOYMENT / DAY SERVICES** - Direct Support Professionals provide assistance with finding a job and job coaches to support people at their jobs. Day Services provide training and assistance to develop skills.

- **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.
Inclusive Housing
Because housing can be more + together we can do more.

THE KELSEY
more housing | more inclusion | more community

www.thekelsey.org
The Kelsey exists to turn the challenges of disability housing into opportunities for inclusive development.

Create thriving, inclusive housing communities where individuals of all abilities and backgrounds live, play, and serve communities together.

Partner with organizations and entities who seek to do the same.
Our Theory of Change

Advocacy, Organizing, Research, + Resource Development

BUILD COMMUNITIES
THE FIRST BAY AREA KELSEY COMMUNITIES

CHANGE SYSTEMS
TOGETHER WE CAN DO MORE

Design for Scale, Open Sourcing, + Collective Impact

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What is inclusion?

Segregation

Integration

Inclusion

Based on education framework from https://www.thinkinclusive.us/
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Inclusive Community Living at The Kelsey

Community Life

Relationships, employment, recreation, memberships, places of worship, and community connections.

Housing

Housing that is accessible, affordable, and meets personal preferences.

Supports and Services

Behavior, life-skills, medical, and social supports that match personal needs and preferences.
Inclusive Community Living at The Kelsey

- Relationships, employment, recreation, memberships, places of worship, and community connections.

- Development process includes creating relationships with key employers and community organizations for residents.

- Housing that is accessible, affordable, and meets personal preferences.

- 2 Full-time, live in Inclusion Concierge™ included in operating expenses.

- Include budget for community programs and events.

- Disability service consultants supporting building design and service integration for diverse needs.

- Supports and Services

- Behavior, life-skills, medical, and social supports that match personal needs and preferences.
First of its kind inclusive housing community, a transit-oriented and supported living community located at the Ayer VTA Station and walkable to Diridon Station. Project includes community spaces, rooftop terraces, and a ground floor community space.

Support full inclusion within a community that reflects the diversity of San Jose.

I/DD services funded by San Andreas Regional Center. House individuals with a range of needs.

Connect to nearby community organizations and employers. Demonstrate what’s possible when a project combines resources and ideas from community members alongside public, private, and philanthropic partners.
Location and Community Amenities

Transit
VTA Light Rail — 492 ft
Diridon Station (Amtrak and Caltrain) 1.3 mi

Community Services
San Jose Fire Station — .4 mi
Downtown San Jose — .7 mi
Safeway — .8 mi
Whole Foods — 1.3 mi
San Jose Police — 1.3 mi
Santa Clara Valley Medical — 3.6 mi

Arts, Education, and Recreation
San Jose Museum of Art — .9 mi
SAP Center -1.1 mi
San Jose State University — 1.1 mi

Employment
New Google Campus -1.3 mi
Adobe HQ- 1.3 mi

Robust Community
The site is located close to key community supports including medical, safety, education, and service infrastructure. Residents with disabilities will be able to engage service providers in the region with support services funded by the San Andreas Regional Center.
25% set aside for people with Intellectual and Developmental Disabilities (I/DD) across all income levels.

- Market Rate
- Workforce
- Affordable
- Deeply Affordable
An Inclusive Housing Pipeline

**PHASE**

<table>
<thead>
<tr>
<th>Community Organizing</th>
<th>Technical Assistance</th>
<th>Capital Placement</th>
<th>Design, Entitlement, and Build</th>
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<tbody>
<tr>
<td><strong>Overview</strong></td>
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<tr>
<td>Educate community and key partners about the need. Organize key partners.</td>
<td>Financial modeling, Program design, Terms and structures, Tenant mix selection.</td>
<td>Funding for projects including private investment, debt products, public subsidy, and philanthropy.</td>
<td>General development and construction management. Design and architecture. Project and task-specific consultants.</td>
</tr>
<tr>
<td><strong>Notes on disability inclusion implications</strong></td>
<td>Identify ideal inclusive tenant mixes, funding models, and partnership structures.</td>
<td>Funding incentives and tools for disability inclusive housing.</td>
<td>Universal design strategies.</td>
</tr>
</tbody>
</table>

**Operations (General)**
- Property and asset management.

**Operations (Inclusion)**
- Inclusion and community services.

**Direct Supports and Services**
- Independent living services, behavior supports, medical supports, employment and community connections.

**Systems Change, Research, and Field Building**
- Larger scale policy advocacy, disseminate best practices, thought leadership, field building, disability support service entities and funding.

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Collaborative Housing Projects
Satellite Affordable Housing Associates (SAHA)

Eve Stewart, Vice President of Real Estate Development

Real Estate Development

- Over 50 years of experience developing, owning, and managing affordable housing in the Bay Area
- Proudly serving more than 4,000 low-income families, seniors, and special needs households in 70+ Bay Area affordable housing communities

Property Management

- 30 service coordinators working on-site
- Afterschool and intergenerational programs
- Community partnerships

Resident Services

- 30 service coordinators working on-site
- Afterschool and intergenerational programs
- Community partnerships
Darin Lounds, Executive Director, Housing Consortium of the East Bay, and Board President, Lanterman Housing Alliance (LHA)

- HCEB creates inclusive communities for people with special needs through quality affordable housing in Alameda and Contra Costa Counties. HCEB fulfills this mission by:
  - Providing housing outreach and support services
  - Developing affordable housing
  - Partnering with other nonprofit and for profit companies to secure set-asides within larger rental communities
  - Owning and operating special needs affordable housing
- HCEB owns 41 properties across Alameda and Contra Costa Counties, housing over 170 households with individuals with disabilities and/or histories of homelessness.
Lincoln Oaks Apartments
Fremont, CA (2004)

- SAHA and HCEB
- Units: 11
- New Construction
- Special Needs
- Total Development Cost: $4.3 million
- Funding Sources: HUD 811, CalHFA, HOME, MHP-SH, AHP, City of Fremont RDA, and CDBG
- Regional Center of The East Bay provides Supportive Housing Services
SAHA and HCEB collaboration
Units: 19
New Construction
Special Needs
Total Development Cost: $8.5 million
Funding: City of Alameda, County of Alameda, 9% LIHTC; AHP, Puffin Foundation
Project-Based Section 8
Regional Center of The East Bay provides Supportive Housing Services
**Arboleda (2015)**  
**Walnut Creek, CA**

- SAHA and HCEB collaboration
- Units: 48 with 15 units set aside for I/DD
- New Construction
- Family
- Total Development Cost: $25.7 million
- Funding: City, County, 9% LIHTC; AHP, MHSA, and DDS CPP
- Project Based Section 8
- Regional Center of The East Bay provides Supportive Housing Services
SAHA and HCEB - Creating Supportive Housing for People with Developmental Disabilities

- Housing Development
- Services Planning
- Services/Property Management Coordination
- Lease Up
- Tenant Sustainability
Funding Opportunities
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OFFICE OF COMMUNITY DEVELOPMENT AND HOUSING

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(916) 654-2292 – OFFICE
(916) 257-8531 - CELL
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 of 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 housing resources.
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 proforma) and related loan documents.
- Experience, capacity, and roles of development team/partners.
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.

Westside Regional Center/DDS provided $2M in state fund.

12 households set-aside for DDS clients at 30% of Supplemental Security Income.

Westside Regional Center to provide Supportive Housing Services to all 12 households.
Interactive Session
How would an affordable housing developer begin the process of developing inclusive housing?

- Contact your local regional center
- Connect with your local or statewide housing partners
- Consider a variety of funding opportunities
<table>
<thead>
<tr>
<th>California Regional Center Directory</th>
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<tbody>
<tr>
<td>Alta California Regional Center</td>
</tr>
<tr>
<td>916.978.6400</td>
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<tr>
<td><a href="http://altaregional.org">http://altaregional.org</a></td>
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<tr>
<td>Inland Regional Center</td>
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<tr>
<td>909.890.3000</td>
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<td><a href="http://inlandrc.org">http://inlandrc.org</a></td>
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<tr>
<td>Regional Center of East Bay</td>
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<tr>
<td>510.383.1200</td>
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<td><a href="http://rceb.org">http://rceb.org</a></td>
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<tr>
<td>Tri-Counties Regional Center</td>
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<tr>
<td>805.962.7881</td>
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<tr>
<td>Central Valley Regional Center</td>
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<tr>
<td>559.276.4300</td>
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<tr>
<td><a href="http://www.cvrcc.org">http://www.cvrcc.org</a></td>
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<tr>
<td>Kern Regional Center</td>
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<tr>
<td>661.327.8531</td>
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<td><a href="http://kernrc.org">http://kernrc.org</a></td>
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<tr>
<td>Regional Center of Orange County</td>
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<tr>
<td>714.796.5100</td>
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<td><a href="http://rcocdd.com">http://rcocdd.com</a></td>
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<td>Valley Mountain Regional Center</td>
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<tr>
<td>209.473.0951</td>
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<td><a href="http://vmrc.net">http://vmrc.net</a></td>
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<td>Eastern Los Angeles Regional Center</td>
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<tr>
<td>626.299.4700</td>
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<td>Lanterman Regional Center</td>
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<tr>
<td>213.383.1300</td>
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<td>San Andreas Regional Center</td>
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<td>408.374.9960</td>
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<td><a href="http://sarc.org">http://sarc.org</a></td>
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<td>Westside Regional Center</td>
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<td>310.258.4000</td>
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<td>Far Northern Regional Center</td>
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<td>530.222.4791</td>
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<td>North Bay Regional Center</td>
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<td>707.256.1100</td>
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<td><a href="http://nbrc.net">http://nbrc.net</a></td>
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<td>San Diego Regional Center</td>
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<tr>
<td>858.576.2996</td>
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<td><a href="http://sdrc.org">http://sdrc.org</a></td>
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<td>Golden Gate Regional Center</td>
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<tr>
<td>415.546.9222</td>
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<td><a href="http://ggrc.org">http://ggrc.org</a></td>
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<tr>
<td>North Los Angeles Regional Center</td>
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<tr>
<td>818.778.1900</td>
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<td><a href="http://nlacrc.org">http://nlacrc.org</a></td>
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<tr>
<td>San Gabriel/Pomona Regional Center</td>
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<tr>
<td>909.620.7722</td>
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<td><a href="http://sgprc.org">http://sgprc.org</a></td>
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<td>Harbor Regional Center</td>
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<tr>
<td>310.540.1711</td>
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<td>Redwood Coast Regional Center</td>
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<tr>
<td>707.445.0893</td>
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<tr>
<td><a href="http://redwoodcoastrc.org">http://redwoodcoastrc.org</a></td>
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<tr>
<td>South Central Los Angeles Regional Center</td>
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<tr>
<td>213.744.7000</td>
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<td><a href="http://sclarc.org">http://sclarc.org</a></td>
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</table>
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### Regional Center Housing Specialists

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<th>Regional Center</th>
<th>Name</th>
<th>Title</th>
<th>Email Address</th>
<th>Phone Number</th>
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</thead>
<tbody>
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<td>661-852-3207</td>
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<td>NBRC</td>
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<tr>
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<tr>
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<td>818-756-6151</td>
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<tr>
<td>RCRC</td>
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Thank you!