

# *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*

# *California's Regional Center Service System*

## ***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*

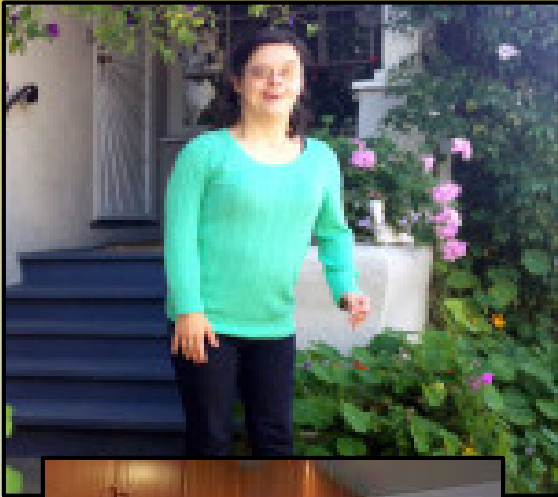
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- ❖ *Assessment, diagnosis, and referrals*
- ❖ *Identify, coordinate, and monitor services*
- ❖ *Lifelong individualized planning and case management*
- ❖ *Assistance in finding and accessing community resources*
- ❖ *Supportive housing services*
- ❖ *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](http://www.thekelsey.org)

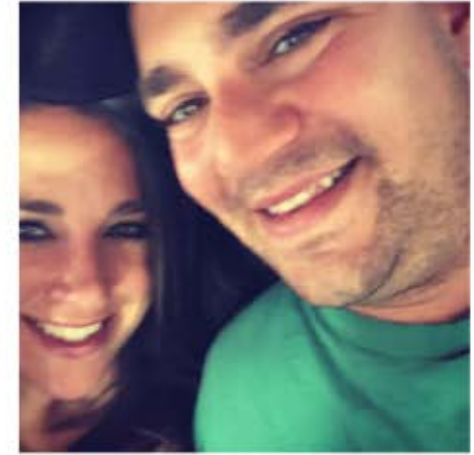
# The Kelsey exists to turn the challenges of disability housing into opportunities for inclusive development.



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.

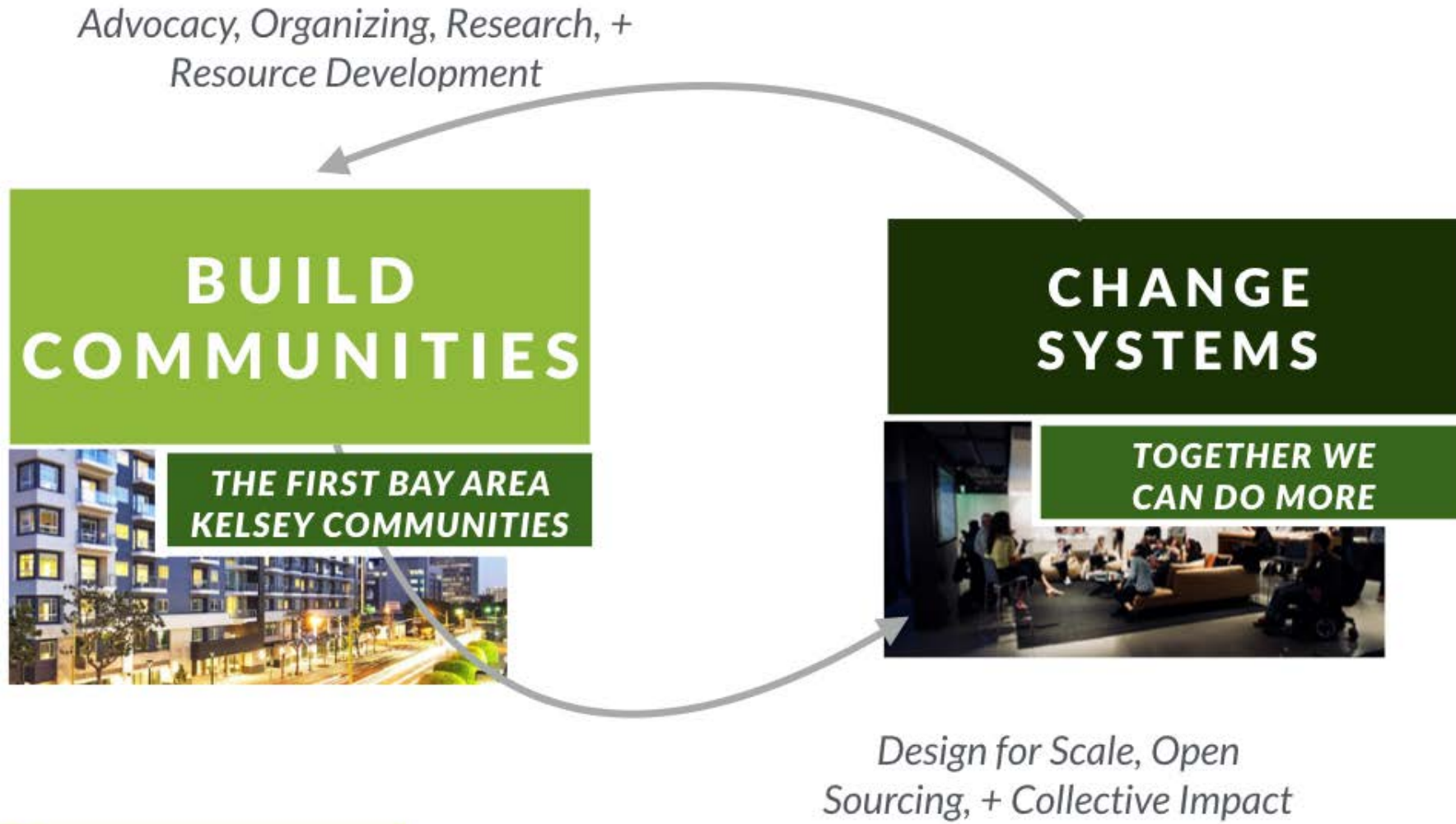


**THE KELSEY**

more housing | more inclusion | more community

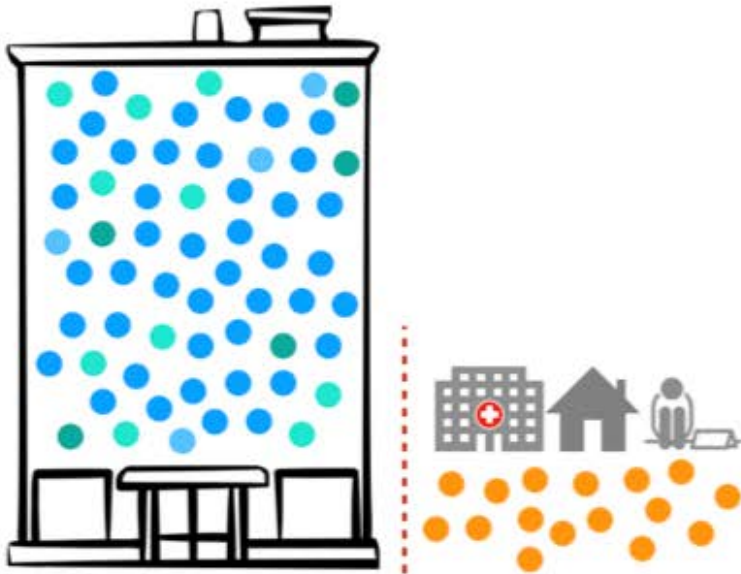


# Our Theory of Change

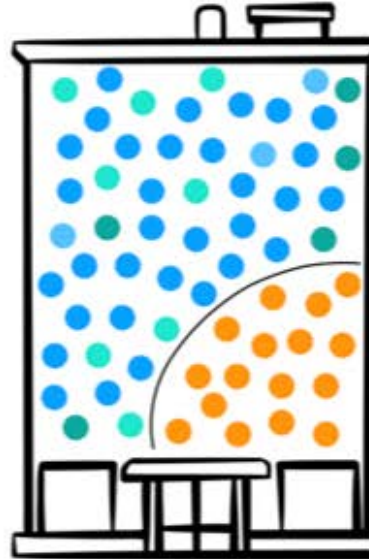


# What is inclusion?

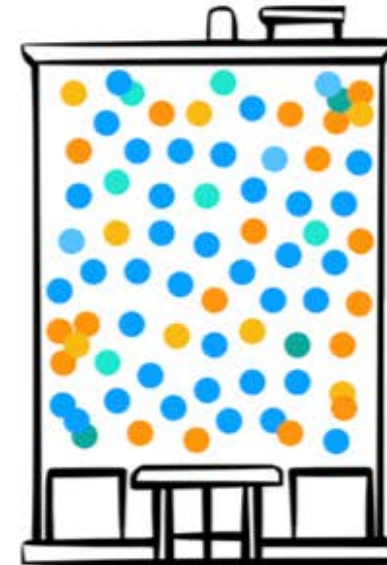
Segregation



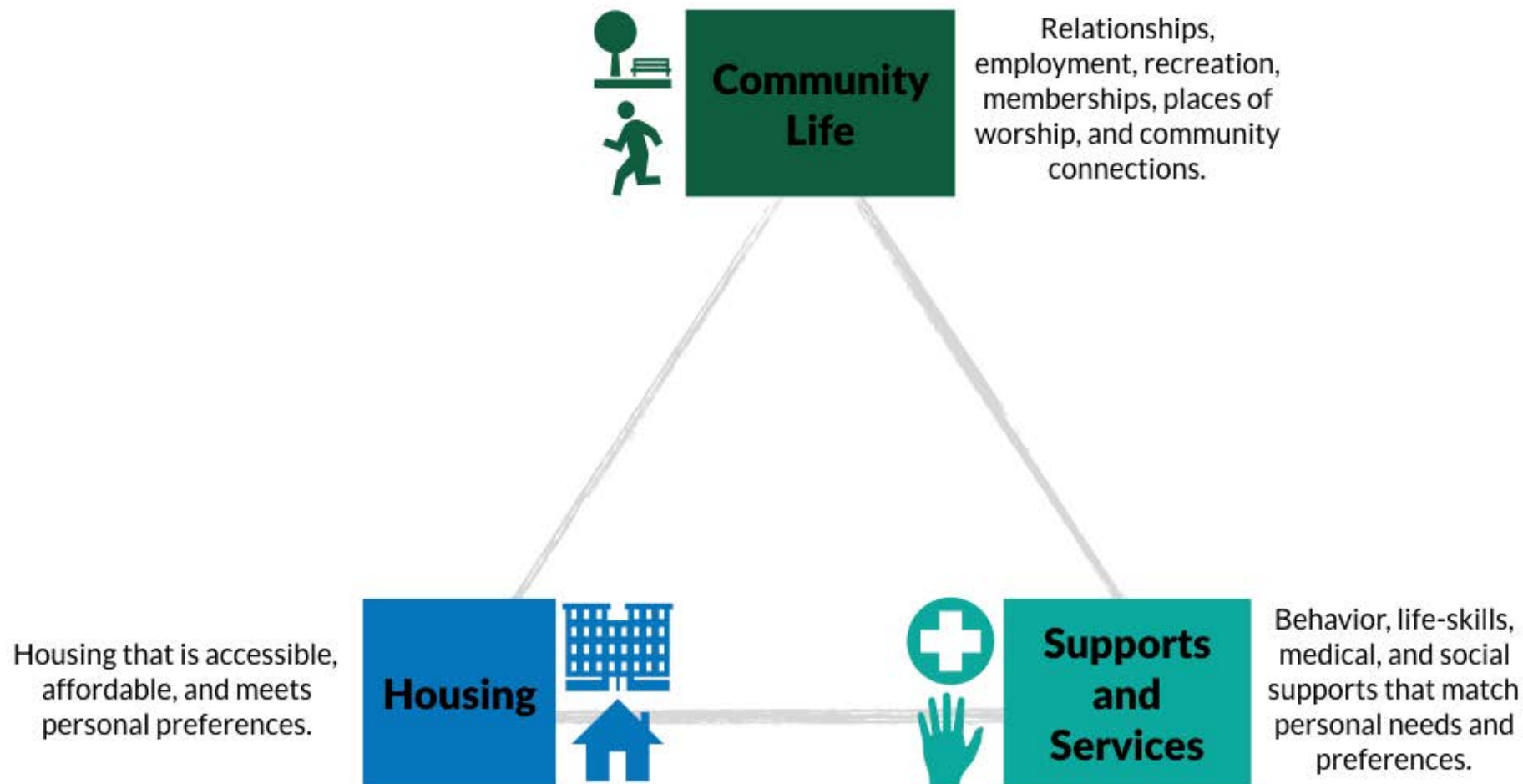
Integration



Inclusion



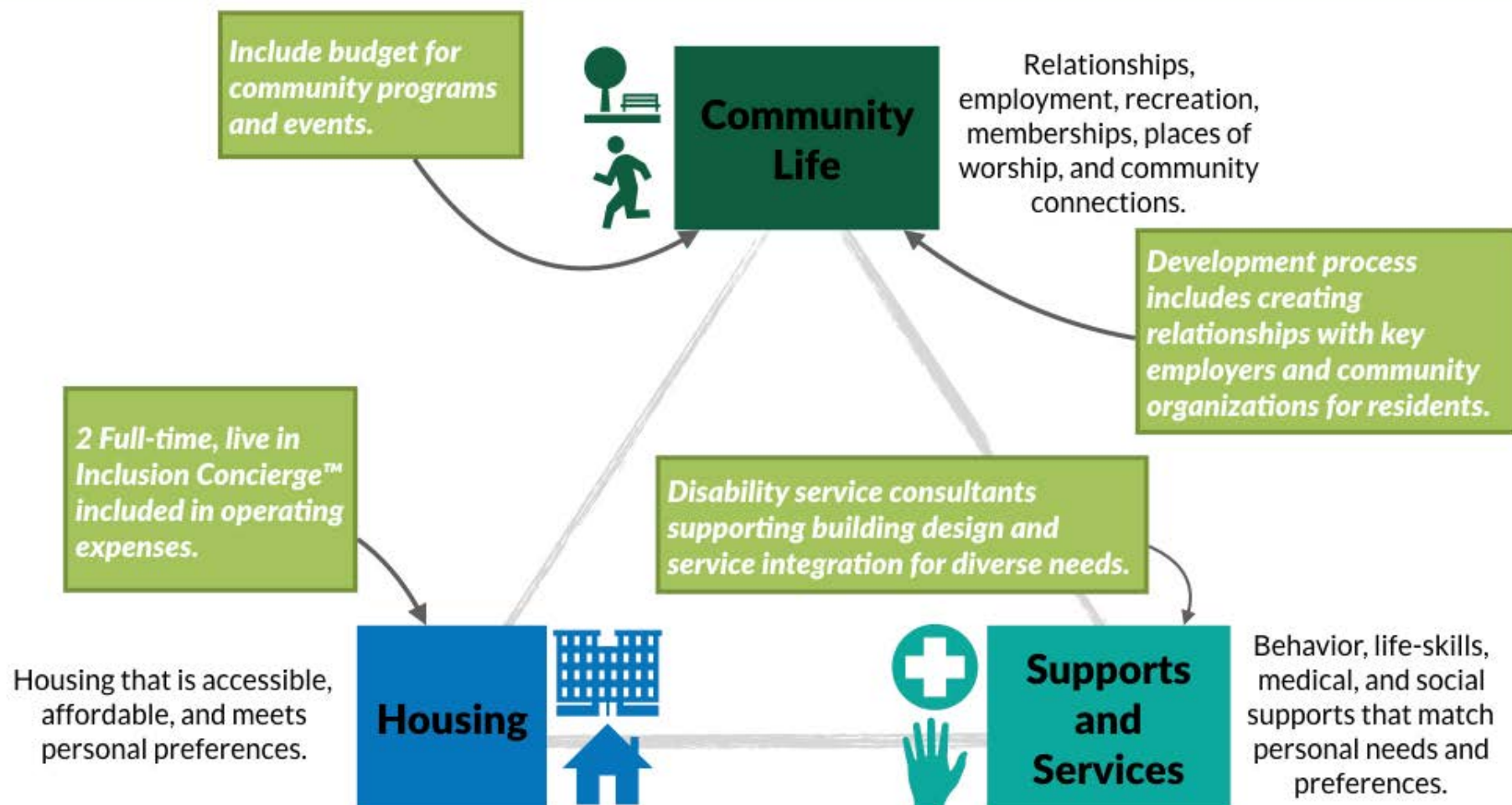
# Inclusive Community Living at The Kelsey



**THE KELSEY**

more housing | more inclusion | more community

# Inclusive Community Living at The Kelsey





# The Kelsey Ayer Station | San Jose

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

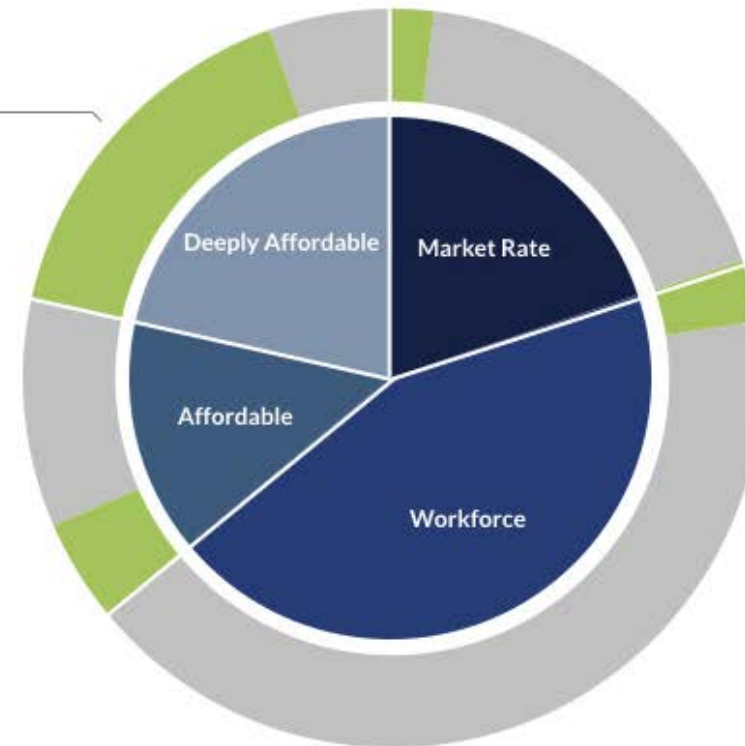
The site is located close to key community supports including medical, safety, education, and service infrastructure. Residents with disabilities will be able to engage service providers in the region with support services funded by the San Andreas Regional Center



# Studios and 2-Bedroom Homes

*25% set aside for people with Intellectual and Developmental Disabilities (I/DD) across all income levels.*

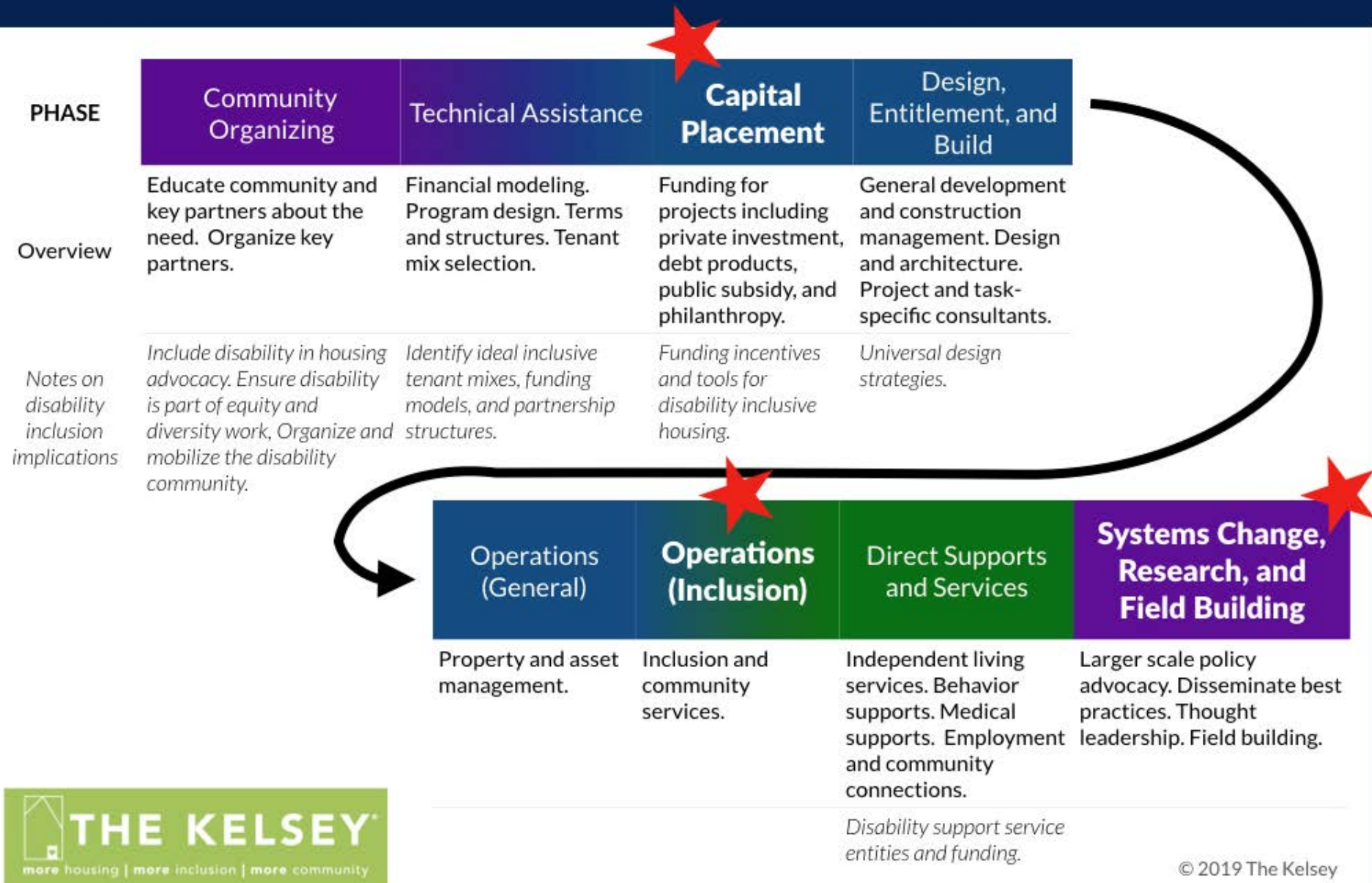
- Market Rate
- Workforce
- Affordable
- Deeply Affordable



# An Inclusive Housing Pipeline



# An Inclusive Housing Pipeline



# *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





## *Jack Capon Villa (2014)*

### *Alameda, CA*

- ❖ 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*



*Department of  
Developmental  
Services*

**JAMES MORGAN, HOUSING FINANCE PROJECT MANAGER**  
OFFICE OF COMMUNITY DEVELOPMENT AND HOUSING

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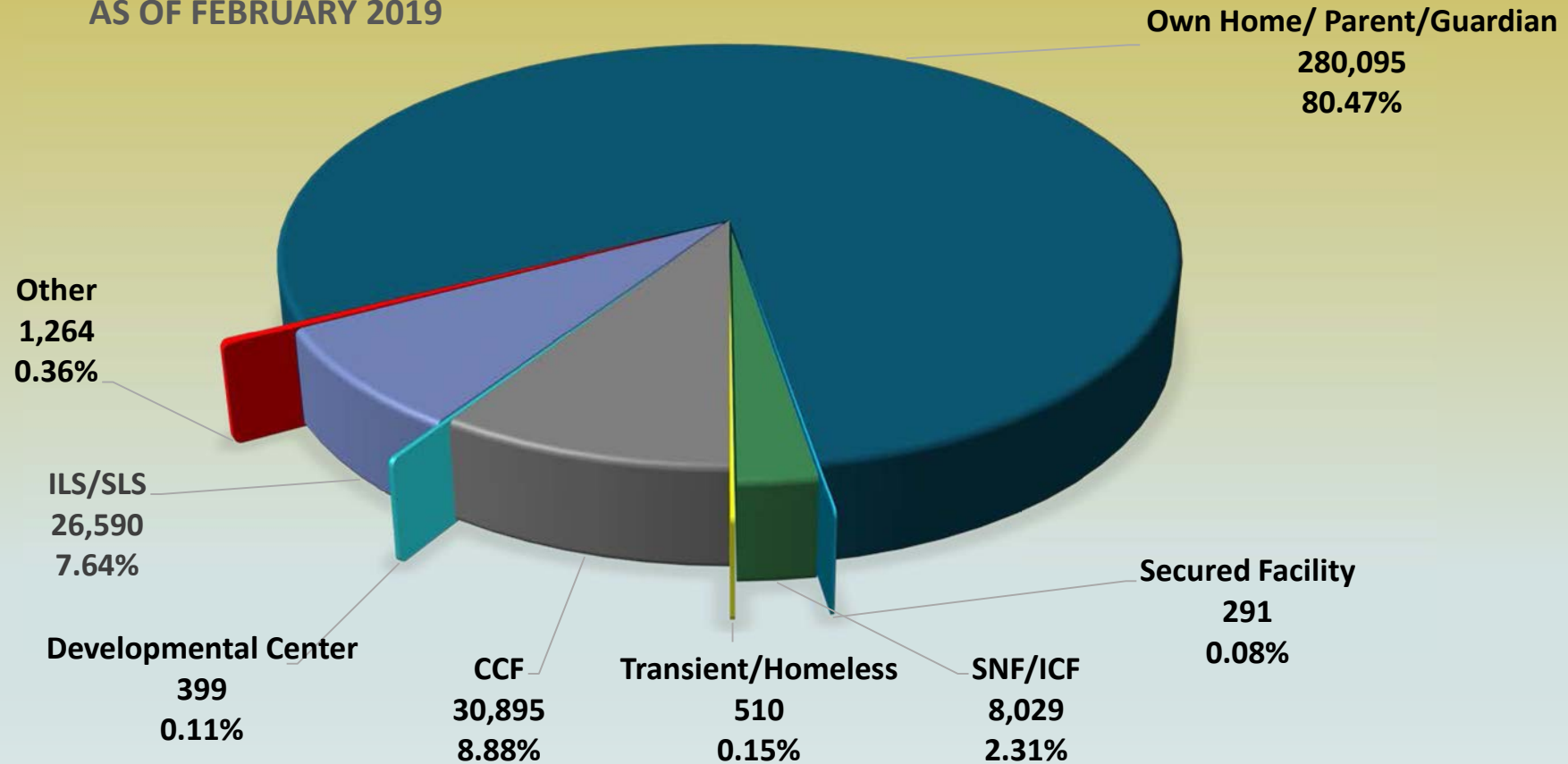
# *Department of Developmental Services' (DDS) Strategic Goals*

- ❖ **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





# 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.*



# *Project Summary/Application*

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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.

# *Vista Ballona*

## *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.
- ❖ 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*

# California Regional Center Directory

<b>Alta California Regional Center</b> 916.978.6400 <a href="http://altaregional.org">http://altaregional.org</a>	<b>Inland Regional Center</b> 909.890.3000 <a href="http://inlandrc.org">http://inlandrc.org</a>	<b>Regional Center of East Bay</b> 510.383.1200 <a href="http://rceb.org">http://rceb.org</a>	<b>Tri-Counties Regional Center</b> 805.962.7881 <a href="http://tri-counties.org">http://tri-counties.org</a>
<b>Central Valley Regional Center</b> 559.276.4300 <a href="http://www.cvrc.org">http://www.cvrc.org</a>	<b>Kern Regional Center</b> 661.327.8531 <a href="http://kernrc.org">http://kernrc.org</a>	<b>Regional Center of Orange County</b> 714.796.5100 <a href="http://rcocdd.com">http://rcocdd.com</a>	<b>Valley Mountain Regional Center</b> 209.473.0951 <a href="http://vmrc.net">http://vmrc.net</a>
<b>Eastern Los Angeles Regional Center</b> 626.299.4700 <a href="http://elarc.org">http://elarc.org</a>	<b>Lanternman Regional Center</b> 213.383.1300 <a href="http://lanterman.org">http://lanterman.org</a>	<b>San Andreas Regional Center</b> 408.374.9960 <a href="http://sarc.org">http://sarc.org</a>	<b>Westside Regional Center</b> 310.258.4000 <a href="http://westsiderc.org">http://westsiderc.org</a>
<b>Far Northern Regional Center</b> 530.222.4791 <a href="http://www.farnorthernrc.org">http://www.farnorthernrc.org</a>	<b>North Bay Regional Center</b> 707.256.1100 <a href="http://nbrc.net">http://nbrc.net</a>	<b>San Diego Regional Center</b> 858.576.2996 <a href="http://sdrc.org">http://sdrc.org</a>	
<b>Golden Gate Regional Center</b> 415.546.9222 <a href="http://ggrc.org">http://ggrc.org</a>	<b>North Los Angeles Regional Center</b> 818.778.1900 <a href="http://nlacrc.org">http://nlacrc.org</a>	<b>San Gabriel/Pomona Regional Center</b> 909.620.7722 <a href="http://sgprc.org">http://sgprc.org</a>	
<b>Harbor Regional Center</b> 310.540.1711 <a href="http://harborrc.org">http://harborrc.org</a>	<b>Redwood Coast Regional Center</b> 707.445.0893 <a href="http://redwoodcoastrc.org">http://redwoodcoastrc.org</a>	<b>South Central Los Angeles Regional Center</b> 213.744.7000 <a href="http://sclarc.org">http://sclarc.org</a>	





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*\* These Regional Centers are part of the  
Northern California group of Regional Centers.*

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March 2019

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*Southern California*

Please submit updates to Beth Brunskill at  
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### Regional Center Housing Specialists

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ELARC	Doris Weis	Community Services Specialist (CPP Housing Developer, Housing Specialist)	<a href="mailto:dweis@elarc.org">dweis@elarc.org</a>	626-299-4771
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# *Contact the Lanterman Housing Alliance (LHA)*

[www.lantermanhousingalliance.org](http://www.lantermanhousingalliance.org)



*Thank you!*

