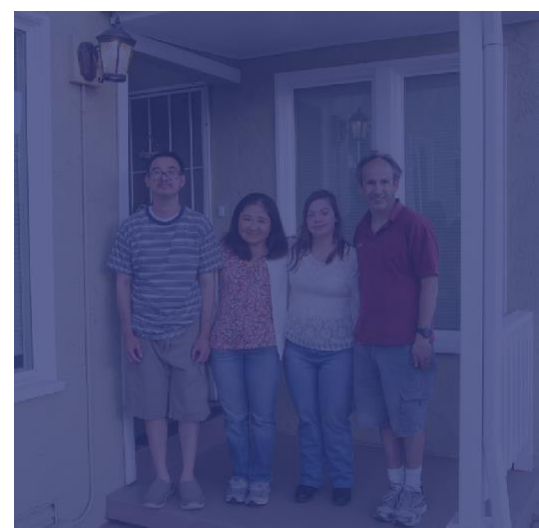
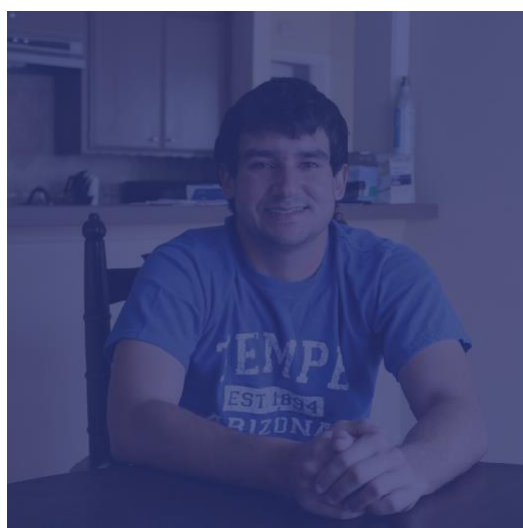
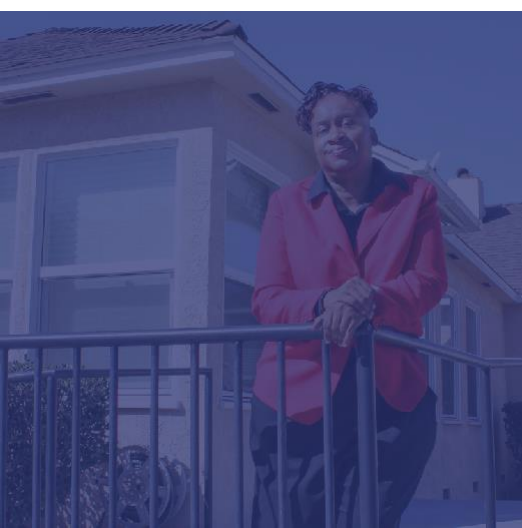


STATEWIDE STRATEGIC FRAMEWORK FOR

SEPTEMBER 2018

# Expanding Housing Opportunities for People with Intellectual and Developmental Disabilities

DRAFT



## BACKGROUND

The California State Council on Developmental Disabilities (SCDD) administers grants to community-based organizations to fund new and innovative program development projects. All projects are intended to implement the California State Strategic Plan goals and objectives to improve and enhance services for Californians with developmental disabilities and their families. In 2017, SCDD awarded a Cycle 40 Grant to the Lanterman Housing Alliance (LHA), which is a state-wide collaborative of eleven non-profit organizations, three for-profit partners and two affiliates, all focused on improving housing options. The SCDD Council entered into a contract with LHA in October 2017 to produce a Strategic Framework by September 2018.

### About State Council on Developmental Disabilities (SCDD)

Close to 50 years ago, Congress established the State Councils in every state and territory. The Councils are authorized in the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (DD Act) to ensure that individuals with developmental disabilities and their families design and can access services and supports that “promote self-determination, independence, productivity, and integration and inclusion” in community life. The Lanterman Act establishes the SCDD in California to be comprised of 31 members appointed by the Governor, including individuals with disabilities, their families, other partners and state agencies. The SCDD develops a five-year state plan to implement the DD Act through the work of 12 regional offices in California. The plan is developed with stakeholder input and is focused on addressing systemic barriers to employment, housing, education, community supports, health and safety for persons with developmental disabilities

### About Lanterman Housing Alliance (LHA)

Founded in 2014, LHA is a statewide alliance of developers, service providers, membership associations, technical and trade organizations, financial institutions, and government agencies that together serve as a catalyst for the creation of affordable, supportive housing for Californians with intellectual and developmental disabilities (I/DD). LHA members collaborate, network, share best practices, and take collective action toward fostering innovative public policies and public-private partnerships that result in sustainable investment in affordable housing for this historically underserved population.

### About Corporation for Supportive Housing (CSH)

CSH has been the national leader in supportive housing for over 25 years. They have worked in 48 states to help create and promote stable, permanent homes for individuals and families. This housing has transformed the lives of over 200,000 people who once lived in poverty, on the streets or in institutions. A nonprofit Community Development Financial Institution (CDFI), CSH has earned a reputation as a highly effective, financially stable organization with strong partnerships across government, community organizations, foundations, and financial institutions. Our loans and grants totaling over \$750 million have been instrumental in developing supportive housing in every corner of the country. Through our resources and knowledge, CSH is advancing innovative solutions that use housing as a platform for services to improve lives, maximize resources and build better and healthier communities.

PREFACE .....	4
EXECUTIVE SUMMARY .....	6
INTRODUCTION TO STATEWIDE STRATEGIC FRAMEWORK.....	11
DATA ON EXISTING AND PROJECTED HOUSING NEED, CURRENT RATE OF HOUSING DEVELOPMENT IN THE STATE OF CALIFORNIA.....	12
BEST PRACTICES FROM I/DD HOUSING INITIATIVES FROM ACROSS THE U.S. ....	27
CURRENTLY AVAILABLE FUNDING FOR CAPITAL, OPERATING & SUPPORTIVE SERVICES.....	35
NEW FUNDING MODELS & INNOVATIVE STRATEGIES.....	48
LESSONS LEARNED FROM OTHER SYSTEMS .....	59
RECOMMENDATIONS FOR STRATEGIC ALIGNMENT .....	67
CONCLUSION .....	79
GLOSSARY .....	81
APPENDIX.....	84

## PREFACE

The State of California is fast approaching a historic milestone: the end of the era of institutionalization for people with intellectual and developmental disabilities. Before California passed the Lanterman Act of 1969, over 13,000 individuals with intellectual and developmental disabilities (I/DD) were housed in large, State-run developmental centers. No home and community-based services were available during this period. However, starting in 1996, the State began systematically closing these developmental centers, and has announced the closure of the last two, which do not serve as secure treatment facilities, by the end of 2021; Porterville Developmental Center will remain open for those individuals that the court deems meet the criteria requiring treatment in a secure area. As an alternative to the developmental centers, and in response to the Lanterman Act, the State, under the Department of Developmental Services (DDS), has developed a robust system of community-based resources and services delivered through its network of twenty-one state-funded regional centers.

*"I cannot begin SLS while I live with family. I cannot move apart from my family until I can afford my own home. Because I have not yet found employment, I am limited to my monthly SSI of \$910.72. A low-income 1-bedroom apartment in California costs more than \$700 per month, and I am still expecting a 3-5 year wait for a Section 8 voucher."*

*- Consumer*

As the State continues its successful transition to providing services that are integrated into the community for its most vulnerable residents, it is now faced with the challenges of ensuring long term housing stability outside of institutional settings. Throughout California, affordable housing for those with low to moderate incomes is becoming exceedingly scarce. As additional housing factors are taken into consideration, such as family size, cultural preferences, proximity to existing community resources, or need for accessible housing features, the universe of suitable housing options continues to shrink. People with developmental disabilities in need of housing options due to aging parents, a desire to live in a more independent environment, or the closing of licensed group homes, are now faced with an extreme statewide housing shortage.

It can be argued that few populations are more severely affected by the disappearing affordable housing market than people with I/DD. Their housing options are governed more by lack of options than by options provided, by availability rather than by choice. Without a rental subsidy voucher, market rate housing is out of reach and completely unaffordable for most people with I/DD. Even when armed with a difficult to acquire housing voucher, identifying landlords who will accept them is a barrier to their use. While the vast majority of people with I/DD live with family, aging parents and aging children represent an escalating need that the housing market on its own is not prepared to address.

While other vulnerable populations face many of these realities, what makes the I/DD community's housing crisis unique is its seeming invisibility to the general public, policy makers, and legislative

*"I think what happens to our kids when we are no longer on this earth is a huge concern for most of us."*

*- Parent*

bodies. While other communities, such as veterans and the homeless population, have aggressively entered the public arena to describe and advocate for their needs, the I/DD community's needs are less recognized and understood. While California has developed an impressive and robust service delivery system for people with I/DD, an ironic and unintended consequence is that housing for people with I/DD is often overlooked in some policy or legislative discussions, as many make the false assumption that housing for this community is entirely managed through the regional center system.

This *Statewide Strategic Framework for Expanding Housing Opportunities for People with Intellectual and Developmental Disabilities* is a multifaceted review of the status of affordable housing for this vulnerable population. The document was written from the viewpoint of the affordable housing and community development sector and its wide range of public policy, finance, and development stakeholders. It is not a strategic plan that provides step-by-step instruction for addressing the housing crisis for people with I/DD, rather it strives to provide context, history, and structure to the planning that is taking place throughout the state. Where appropriate this document will suggest areas for action and collaborative discussions at all levels that could lead to meaningful advances.

The pages and discussion contained herein may pose as many questions as they provide answers, and much of the information requires much further analysis to really determine the best solutions. But this is important questioning and analysis to be undertaken in the months ahead. Indeed, the process of creating this *Strategic Framework* has uncovered some important questions that go to the heart of the housing crisis for this population.

- Is safe, affordable housing included among the *entitlements* guaranteed by the Lanterman Act? If not, should it be?
- Whose *ultimate* responsibility is it to ensure that people with I/DD are living in housing of their choice?
- How should policy makers, elected officials, the housing industry, and the I/DD service system balance the use of limited resources to create housing for those with the greatest need versus those desiring choice and increased integration into the community.

*"Each of my clients has different needs and goals. I would like to see more options for people with disabilities so my clients can have more options to help set them up for the long-term independent lifestyle."*

*- Service provider*

We look forward to the future and hope that this *Strategic Framework* can add to the existing and new conversations starting up throughout the state among people with I/DD, advocates, family members, developers, business partners, policy makers and elected officials on how to strategically move toward addressing the growing housing needs for this vulnerable population.

## EXECUTIVE SUMMARY

With the State of California in the midst of an affordable housing crisis, the Lanterman Housing Alliance (LHA), State Council on Developmental Disabilities (SCDD), and Corporation for Supportive Housing (CSH) launched an initiative to create a *Statewide Strategic Framework* to expand housing opportunities for people with intellectual and developmental disabilities (I/DD).

The Lanterman Act established the right to services and supports for people with I/DD that enable them to live more independent and normal lives. In order to fulfill the goals of the Lanterman Act, access to safe and affordable housing is critical for this population. However, with the state's longstanding housing crisis, access to housing in the community is extremely limited.

A developmental disability is defined by the State of California as a substantial disability caused by a mental and/or physical impairment manifested prior to the age of 18 and expected to continue indefinitely. The definition includes cerebral palsy, epilepsy, autism, intellectual disabilities, and other conditions closely related to intellectual disabilities that require similar treatment. There are between 338,000 and 629,000 people with I/DD living in California, depending on whether you use the State or Federal definition. Over the past decade, this vulnerable population has grown four times faster than the general population. Most of these individuals are extremely low income, living on minimum wage or fixed SSI/SSP incomes that comes out to approximately \$900 per month.

Today, more than 80% of people with I/DD live in a family home. This statistic is a major victory for a system that in the late 1990s began closing its state-run institutions with the objective to transition services to a more community integrated model with increased choice and the least restrictive setting as possible. However, this achievement has had an unintended consequence. The current housing infrastructure is insufficient to meet the needs of adults with I/DD when their aging caregivers are no longer able to continue to provide the same level of support and housing stability.

A primary challenge to analyzing this housing shortage is the current insufficient data collection mechanism that can factor housing need versus housing choice, imminent changes in living situation due to a death, eviction, property sale, or the age/health of family caregivers. These variables are essential to identifying a quantifiable number of units needed to meet the housing demand for this population. The *Strategic Framework* therefore offers broad estimates of supportive housing need between the range from 450 housing units needed –when taking into consideration those who are reported homeless– to more than 20,000 housing units needed – when factoring in adult consumers living in a family home with aging caregivers.

A community survey to gather additional qualitative information was launched to inform the *Statewide Strategic Framework*. It spotlighted the expressed desires, attitudes, and experiences of consumers, family members, service providers, regional centers, property managers, and housing developers. Its primary finding was that the largest housing barrier facing people with I/DD and their families was the lack of affordable housing, insufficient income, long waiting lists for housing vouchers, or landlords who won't accept vouchers. It was also clear that this population desires a "range of housing" options

– including independent living, shared housing, licensed group homes, etc. Yet, according to the California Housing and Community Development Department (HCD) the state is creating 100,000 fewer units needed per year to meet the demand of its residents. This reality acutely affects people with I/DD who are living on fixed incomes or minimum wage salaries.

## Resources to Address the Need

For decades, policy makers, housing advocates, regional centers, and a small group of housing developers have worked tirelessly to address the housing needs of people with I/DD through a combination of housing models that include low-income housing tax credit (LIHTC) set asides, shared residential homes, use of rental assistance/operating subsidies, and housing transition services. These models should be viewed as examples of what works, and policy should be developed to continue to grow their impact while new models and resources are created to assist in filling in the gap.

The *Strategic Framework* identified several examples of nationwide initiatives that have been successful in expanding affordable and supportive housing resources for people with I/DD. Examples in Illinois, Connecticut, New Jersey, Florida, and New York identify local and state efforts to expand community integrated housing for people with I/DD. These examples offer valuable lessons learned about how to design programs and craft partnerships to expand housing resources.

Current funding in California available to support capital needs, operating expenses, and supportive services are explored herein, with a focus on how available resources can be better leveraged to create housing specifically for people with I/DD. Lessons learned include insights on how best to utilize services through the regional center system, capital funding through state and local agencies (e.g., HOME, Community Development Block Grant, LIHTC, etc.), and operating subsidies (e.g. Housing Choice Vouchers, Section 811 Project Rental Assistance Program, Section 811 Mainstream Voucher Program, etc.).

In addition to fully leveraging available resources, the *Strategic Framework* uncovered new funding models and innovative land use and housing development strategies for creating homes for people with I/DD. Examples of these new funding models include the Lanterman Coalition's recent legislative proposal for capital and operating subsidy/rental assistance, DDS's new Community Resource Development Plan funding, and State Proposition 1 and Proposition 2 funding – as well as innovative land-use and development strategies – such as advocating for accessory dwelling units, reduction or elimination of parking requirements, and LHA's California Legacy Homes Program. These represent promising funding models and development strategies that have the potential for expanding housing opportunities for the I/DD community.

Lastly, the *Strategic Framework* researches several initiatives that have successfully expanded affordable and supportive housing opportunities for other vulnerable populations, including veterans, people with serious mental illness, and people experiencing homelessness. These lessons learned offer a practical roadmap for how the I/DD community can advocate for new housing resources and programs to address their unmet needs.

## Recommendations

The enormity of the state’s housing crisis has had a disproportionate impact on the ability of people with I/DD in our community to live in the least restrictive and most integrated setting in the community, a key goal of the Lanterman Act. System wide, stakeholders must play a more active and coordinated role in addressing this unmet housing shortage.

The *Strategic Framework* makes recommendations in the following areas for improving the state’s overall response to the housing crisis for people with intellectual and developmental disabilities:

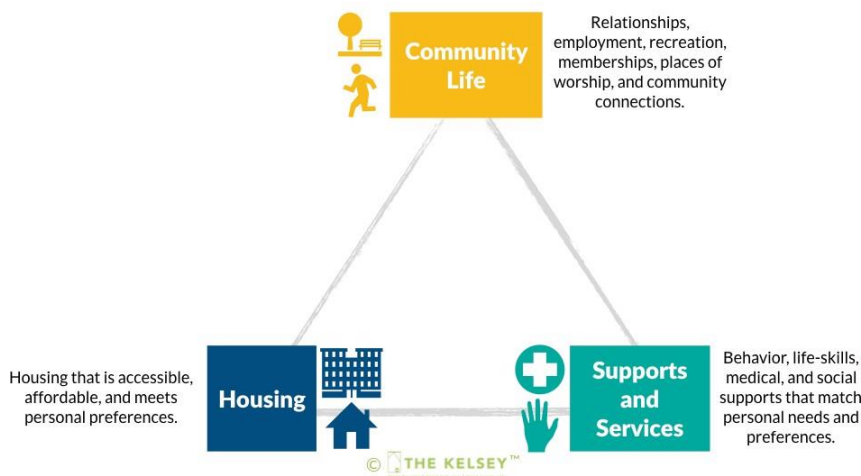
- Improve system wide data and planning
- Enhance statewide and local partnerships
- Expand current – and create new – funding to identify or create additional housing opportunities
- Ensure that mainstream systems increase their focus on the housing needs of people with I/DD.

*"We live in an in law two BD illegal unit in SF. Although our rent is affordable we had been at risk of eviction because the unit is illegal and the owner wants a family that pays more. There is no heater and some mold in the bathroom. Our three kids, a boy(11) and two girls(6), share one small bedroom. Our child who has autism is growing and needs more space."*

*- Parent*

The state’s affordable housing crisis is significant and has broad impact. At the same time, one of the state's most vulnerable populations is disproportionately affected by the lack of safe, accessible, and affordable housing opportunities across the state. One of the key strategies for implementing the full range of recommendations included in the *Strategic Framework* is to mobilize a broader coalition that includes consumers, family members, service providers, housing sponsors, regional centers and DDS, *in addition* to the mainstream housing and community development system, to collaborate on systematically resolving this public challenge.

### Fundamental Elements of Living in the Community for people of all abilities





# OUR STORY:

## My name is Duc Than



The community of people with developmental disabilities served by San Andreas Regional Center (SARC) is among the most diverse in the nation, with only 31% of the consumer population in Santa Clara County identifying as white. This diversity is reflected in the referrals that SARC makes to Housing Choices, including the Tran family who are immigrants to San Jose from Vietnam. When referred to Housing Choices, the family of four was living in a small garage partitioned with curtains to make separate bedrooms. The small space had no heating or cooling and provided very little room for their 27-year-old son Duc to move around in his wheelchair. Then their SARC Service Coordinator referred them to Housing Choices.

When first referred to Housing Choices, neither Duc nor his parents spoke English, which made communication and navigating housing applications very difficult. Duc's mother expressed how frustrating it was bringing Duc to his adult day program, as neither she nor Duc could communicate his needs and choices in English. The family's bi-lingual Housing Coordinator Cynthia Tran worked with the family for more than three years to identify affordable rental homes and apply for long housing wait lists. Duc's hardworking father drove more than an hour to work every day to put food on the table, and never lost hope in finding better housing for his family.

As a result of Cynthia's efforts, the Tran family is now living in a new three-bedroom townhouse with central heating and air that is much closer to Duc's day program and his father's workplace. The property manager has also made accommodations for Duc by installing a ramp and a bathroom downstairs. The Trans look forward to maintaining a strong relationship with Cynthia, and hope to cook and eat Vietnamese food together in the future.

For Cynthia, the greatest reward has been to see the gains in Duc's English language skills and his increased confidence in his own future. She commented, "Duc thanked me in English for helping him with housing, telling me how much relief he feels that he will have housing and services to support him in living on his own when his parents have passed away. Seeing the changes in Duc over the three years I've assisted the family with housing reminds me of the difference the Regional Center services are making in the lives of people with developmental disabilities and the families who love and care for them."



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

[info@housingchoices.org](mailto:info@housingchoices.org)

(408) 498-5777

# OUR STORY:

Laura Tongchiaxyooj [Housing Coordinator, The Avenue] & Delia Feraro



## My name is Delia Feraro.

In June 2017, my home was burglarized in the Bayview-Hunters Point Projects neighborhood. My daughter, grandson and I no longer felt like this was our home. Laura Tongchiaxyooj, my Housing Coordinator believes in educating and informing

clients about housing opportunities and the options that are available. It wasn't long after Laura started working with me that I learned valuable information about Public Housing, such as how to convert a Project-Based Voucher to a Housing Choice Voucher and information on fair housing law.

In January 2018, we applied to the below market rate lottery for the Alice Griffith Apartments. Shortly after that, we learned that I could be placed on the "Priority List" to move to Alice Griffith Apartments due to my tenant status of living in public housing.

Laura got me a housing interview after connecting with the San Francisco Housing Authority. Then my mother passed away and I was grieving. During this time, I was vulnerable and I wasn't sure what was going to happen. For several weeks Laura's positive energy inspired me and my family to believe that failure was not an option. Laura taught me how to believe in myself and in finding a new home. We completed two housing interviews smoothly. It was a struggle to find rental assistance to pay move-in costs, but Laura found a way to pay both the first month's rent and the security deposit.

After eight months, my family and I moved into to a brand new two bedroom apartment on the 5th floor with a nice view of the lake and bridge. To find ourselves in this safe, clean and decent apartment after 11 years of living in the Bay View Housing Projects is like a dream come true. My grandson can sleep through the night without hearing gunshots.

# Delia Feraro



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

[brilliantcorners@brilliantcorners.org](mailto:brilliantcorners@brilliantcorners.org)

(415) 618-0012

# INTRODUCTION TO STATEWIDE STRATEGIC FRAMEWORK

In fall 2017, with the State of California in the midst of an affordable housing crisis, the Lanterman Housing Alliance (LHA) brought together a broad-based coalition of stakeholders to collaborate, share resources, and strategize how to expand housing opportunities for people with I/DD. With grant funding from the State Council on Developmental Disabilities (SCDD), LHA partnered with the Corporation for Supportive Housing (CSH) to develop this *Statewide Strategic Framework for Expanding Housing Opportunities for People with Intellectual and Developmental Disabilities (I/DD)*.

To facilitate this process, LHA established a working group to oversee the data gathering and analysis in support of the *Strategic Framework*. CSH collected information about the existing housing needs of this population by reviewing and analyzing a wide range of data sources. They interviewed key stakeholders through one-on-one interviews and group sessions, focusing on representatives from the finance, housing development, and I/DD service system. LHA focused its efforts on outreach and data gathering with consumers, family members, service providers, and advocacy communities.

During this process LHA and CSH designed a community survey to be completed by people with I/DD, their family members, service providers, housing sponsors, and regional center stakeholders. This survey served to collect data about unmet housing need and was distributed to thousands of stakeholders across the state.

This final Statewide Strategic Framework includes the following key components:

- Discussion on existing and projected housing need and current rate of housing development in the state of California
- Best Practices from I/DD housing initiatives from across the United States
- Currently available funding for capital, operating and services
- New funding models and innovative strategies
- Lessons learned from other systems for expanding housing for vulnerable populations

The *Strategic Framework* concludes with a host of recommendations that build on the intensive work that already has been done by DDS, other state agencies, regional center staff, housing developers, and advocates making it possible for people with I/DD to live in the housing of their choice in the least restrictive setting as possible. Taken together, the recommendations argue for a more holistic approach for resolving the housing crisis, one that is grounded in organized and wide-spread collaboration at both the state and local levels.

The Statewide Strategic Framework aims to highlight the need for greater alignment between the I/DD service systems' priorities with the overall priorities of the mainstream housing and community development sector. Ultimately, this document works to encourage setting forth a roadmap to meeting the housing needs of this population; housing that will occur in a variety of settings, with appropriate services and supports, all the while honoring the needs, choices, and providing the most empowering housing to see this population thrive.

# DATA ON EXISTING & PROJECTED HOUSING NEED, CURRENT RATE OF HOUSING DEVELOPMENT IN THE STATE OF CALIFORNIA

Prior to attempting to quantify the need for affordable housing to serve people with I/DD, it is necessary to first understand the context of the current service delivery system to this population, define a “developmental disability,” and recognize the scale of its prevalence in society.

## DDS and Developmental Disabilities Service System

Under California’s Lanterman Developmental Disabilities Services Act, also known as the Lanterman Act, the state provides people with developmental disabilities (*manifested prior to the age of 18*) with services and supports to meet their needs, preferences, and goals in the least restrictive environment as possible. These services and supports are overseen by the California Department of Developmental Services (DDS), the agency through which the State of California provides services and supports to individuals with developmental disabilities.

Current practice, as articulated by the Lanterman Act and the Olmstead Decision, calls for the “maximum possible integration into the general community” – where people with I/DD are able to live more independent and normal lives, accessing services and supports from the community-based developmental disability service system comprised of the state’s twenty one regional centers.

The regional centers serve as a local resource to help find and access the services and supports available to individuals with developmental disabilities and their families. These services include assessing eligibility and developing individual program plans, and coordination of residential, health, day program, employment, transportation, and respite services, among others, for people with developmental disabilities.

However, with the state’s longstanding housing crisis, access to affordable housing in the community is extremely limited. The primary objective now for the I/DD community – including consumers, family members, service providers, housing sponsors, regional centers and DDS – is to create a range of housing models that offer consumers choice, independence and community integration, and rely on the Home and Community Based Services model of care. This person-centered approach addresses the diverse and long-term needs of people with I/DD. Working towards this goal will fulfill the Lanterman Act’s promise of independent community living in the least restrictive and most integrated setting.

## Overview of Developmental Disabilities

A developmental disability is defined by the state of California as a substantial disability caused by a mental and/or physical impairment manifested prior to the age of 18 and expected to continue indefinitely. The definition includes the following conditions:

*"He is isolated and does not know how to advocate for himself so he spends most of his time alone in the bedroom. He may be kicked out soon."*

- Parent

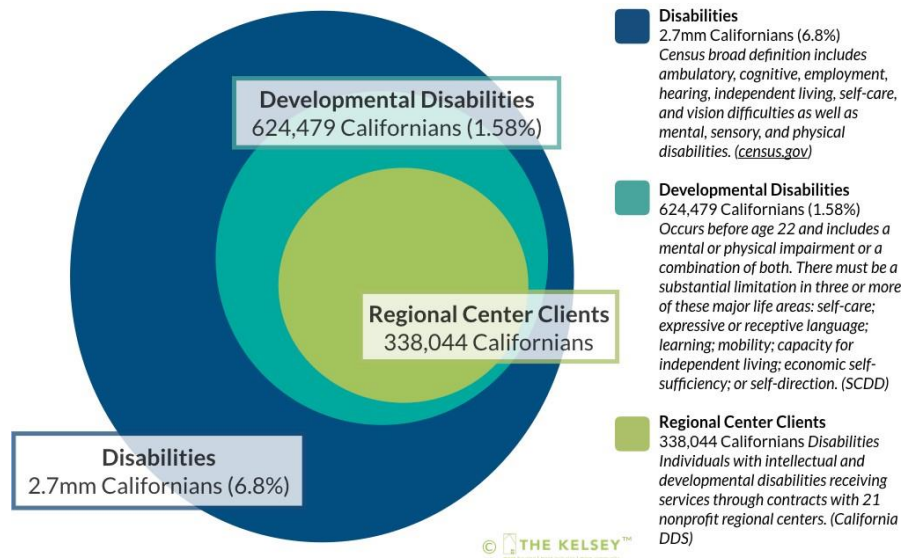
- Cerebral palsy
- Epilepsy
- Autism
- Intellectual disabilities
- Other conditions closely related to intellectual disabilities that require similar treatment

According to the more expansive federal definition, a developmental disability is a severe, lifelong disability attributable to mental and/or physical impairments manifested *before age 22*.

Common across both definitions is that developmental disabilities result in substantial limitations in three or more areas of major life activities, including:

- Self-care
- Receptive and expressive language
- Learning
- Mobility
- Self-direction
- Independent living
- Economic self-sufficiency

Only individuals who meet the State's definition of developmental disability are eligible for services through DDS and the developmental disability service system. Regional centers perform the diagnosis and assessment of individuals to determine services eligibility.



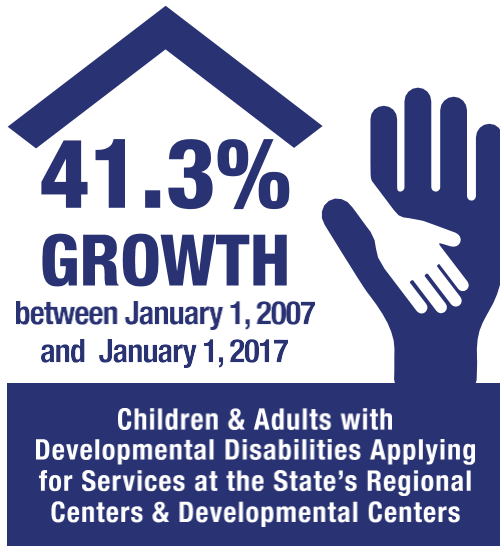
### Federal & State Estimates of Developmental Disability Population Size

The U.S. Department of Health and Human Services, Administration on Intellectual and Developmental Disabilities (AIDD) estimates the prevalence of developmental disabilities at .0158 of the general population. Applying the AIDD prevalence to the California Department of Finance estimate of the state population (39,810,000 as of January 1, 2018), there are approximately 625,000 Californians with developmental disabilities (meeting the federal definition) living in California today.

Individuals who meet the State's definition of developmental disability are eligible for services through DDS and the regional center system. According to DDS, as of July 2018, approximately 338,000 consumers (meeting the state definition of developmental disability) are being served by the state operated residential and community facilities and the state's system of community-based services.

*Because data exists only on the segment of the I/DD population that is served by the DDS system, it should be pointed out that nearly half of the total estimated number of California residents living with I/DD remain under-represented in this Strategic Framework. Either they do not meet the state's definition, or they are unaware of the system, cannot access the system, or have chosen not to.*

## Key Characteristics of State's I/DD Consumer Caseload



*"She is homeless  
and is living in her  
deceased mother's  
garage pending sale  
of home."*

*- Family*

There are many factors which impact the quantity and type of housing needed by this population, including income, cultural characteristics and preferences, family dynamics, geographical location, current living situation and the permanence of that situation, as well as the general, and somewhat explosive, growth of this population over the past decade.

- The number of children and adults with developmental disabilities applying for services at the state's regional centers and developmental centers grew by 41.3% between January 1, 2007 and January 1, 2017.<sup>1</sup> Caseloads in the DDS system continue to outpace growth in California's general population, which according to the Department of Finance, grew by only 9.4% between March 2007 and July 2017.
- The number of regional center consumers with autism has increased by approximately 262% since 2007, growing from 34,903 consumers in 2007 to 91,312 consumers in 2017. People with autism are the fastest growing segment of the I/DD community.<sup>2</sup>
- Additionally, the number of consumers who identify as Hispanic or Asian has increased by 60% in the last 10 years, highlighting an increasingly ethnically diverse consumer population. Hispanic consumers represent nearly 38% of the total population, and Asian consumers represent nearly 7% of the total.<sup>3</sup>
- Eight out of 10 consumers with developmental disabilities live on a fixed income, relying on Supplemental Security Income/State Supplementary Payment (SSI/SSP) of less than \$900 per month as their only source of income.<sup>4</sup> Taking into account this income data, the Technical Assistance Collaborative's Priced Out Report on housing unaffordability for low-income disabled people spotlights that there are no housing markets in the entire state of California where a consumer with I/DD whose sole source of income is SSI/SSP can afford a safe, decent rental unit.<sup>5</sup> The average monthly rent for a basic one-bedroom apartment in California is \$1,228 which is 138% of the monthly income of a disabled person.

<sup>1</sup> CA Department of Developmental Services, Fact Book, 15th Edition  
[https://www.dds.ca.gov/FactsStats/docs/factBook\\_15th.pdf](https://www.dds.ca.gov/FactsStats/docs/factBook_15th.pdf)

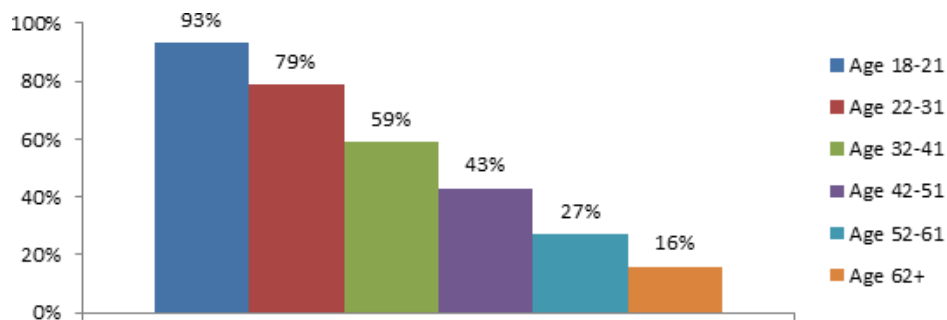
<sup>2</sup> CA Department of Developmental Services, Fact Book, 15th Edition  
[https://www.dds.ca.gov/FactsStats/docs/factBook\\_15th.pdf](https://www.dds.ca.gov/FactsStats/docs/factBook_15th.pdf)

<sup>3</sup> CA Department of Developmental Services, Fact Book, 15th Edition  
[https://www.dds.ca.gov/FactsStats/docs/factBook\\_15th.pdf](https://www.dds.ca.gov/FactsStats/docs/factBook_15th.pdf)

<sup>4</sup> Housing Consortium of East Bay/Housing Choices documentation

<sup>5</sup> <http://www.tacinc.org/media/59493/priced-out-in-2016.pdf>, TAC's *Priced Out: The Housing Crisis for People with Disabilities Report (December 2017)* documents the severe, nationwide shortage of affordable rental housing for millions of adults with disabilities who receive Supplemental Security Income (SSI). Without access to safe and affordable housing, too many people are forced into segregated and costly institutional settings — or homelessness.

- The vast majority of people with I/DD (80%) are living at home with a family caregiver; a clear majority of adult consumers (63%) live in a family home. The chart below shows percent, by age, who are living at home.



- In addition, people with disabilities are disproportionately affected by housing discrimination, with a report from the National Fair Housing Alliance finding that disability issues accounted for over half of complaints in 2016.<sup>6</sup> There were a total of 15,455 cases of discrimination against persons with disabilities reported, which amounts to approximately 55% of all reported cases of housing discrimination, a majority of complaints investigated by public agencies and private, nonprofit fair housing organizations.

These data points highlight the dramatic confluence of factors – an expanding and increasingly diverse population, coupled with widespread lack of income and discrimination – that has made finding safe, affordable housing nearly impossible for this vulnerable population. Undoubtedly, the state’s housing crisis and the lack of affordable and supportive housing opportunities for people with I/DD is a key barrier to community integration, and a major obstacle in addressing the long-term needs and empowerment of this important segment of our community.

## Projected Housing Needs of Consumers with I/DD

For the purposes of this analysis, the definition of supportive housing is one utilized by CSH as affordable housing with flexible supportive services that help vulnerable people access and maintain the housing and community supports needed to live independent and dignified lives. Supportive housing is focused on addressing the needs of vulnerable individuals and families that are often disconnected from the community, receiving services from institutional or crisis settings.

In attempting to construct a valid estimate of how many supportive housing units are needed to satisfy even current demand, LHA and CSH started with DDS 2018 consumer data on current residential setting by age categories.<sup>7</sup> The following represents that profile:

*"The UNKNOWNs: would it be best for we aging parents to move out and support services help our son live in this home; will there be enough money to pay the mortgage off; or just wait-it-out and let time/circumstances make/force the decisions/choices???"*

*-Family*

<sup>6</sup> DDS Consumer data, as of April 1, 2018

<sup>7</sup> <http://nationalfairhousing.org/wp-content/uploads/2017/04/TRENDS-REPORT-4-19-17-FINAL-2.pdf>

- 333,815 total consumers utilize DDS services
- 164,270 adult consumers are age 18 years and older



- 102,755 (62.6%) are living in a family home with an aging caregiver
- 26,288 (16.0%) are living independently in own home, with Independent Living Services/ Supported Living Services
- 24,911 (15.2%) are living in a congregate residential facility
- 8,052 (4.9%) are living in a skilled nursing facility
- 591 (0.4%) are living in a developmental center
- 450 (0.3%) are homeless/transient
- 245 (0.1%) are living in a secured facility
- 978 (0.6%) are living in other settings

However, while DDS maintains an impressive array of data about their consumers, this data does not include factors alluding to housing need or choice (i.e., do consumers live in their current setting out of choice or because there is no alternative). Additionally, the current data does not show how many of these consumers are facing an imminent change in their living situation due to death, eviction, property sale, etc. Consequently, with the present data alone, it is impossible to identify a quantifiable number of units needed to meet the housing demand for this population.

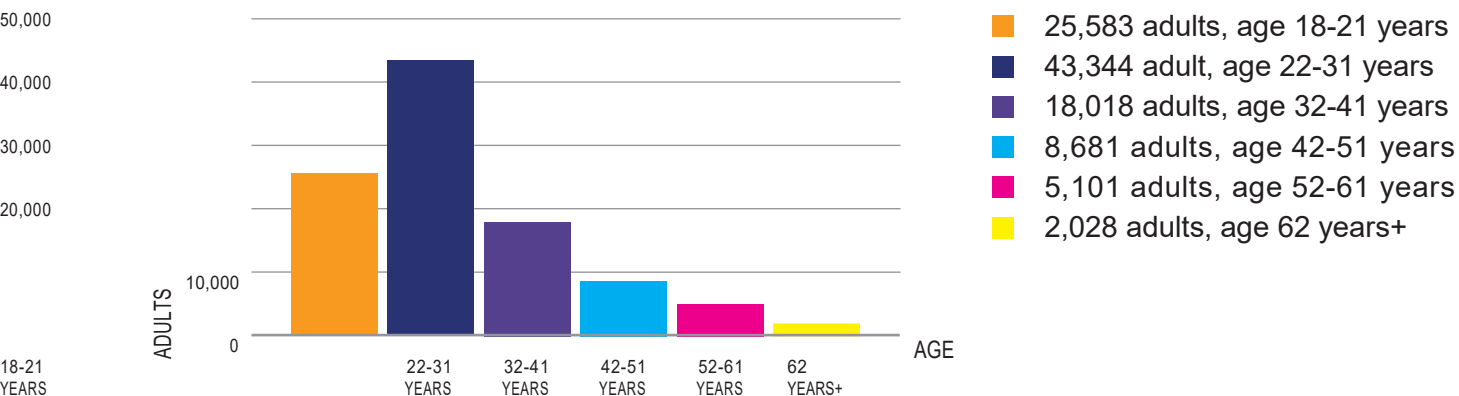
It was therefore decided to approach the number of units needed by devising a methodology that borrowed from other practices.

- Homeless: At the bottom end of the range, 450 adult consumers are known to be homeless/transient, as of April 2018. CSH estimated that one hundred percent (100%) of these consumers would benefit from supportive housing.
- Congregate Living: As part of its 2017 National Needs Assessment for estimating supportive housing needs among several vulnerable system-involved populations, including justice, aging, homeless and I/DD system, CSH identified a 33% needs factor for all people with I/DD living in institutional settings and congregate residential settings. From the DDS consumer data, there are 33,554 consumers living in the following settings:
  - o 24,911 adults living in congregate residential facilities
  - o 8,052 adults living in skilled nursing facilities
  - o 591 adults living in developmental centers

Applying its needs factor (33%) to the more than 33,000 consumers in institutional and congregate residential settings, CSH estimates that approximately 11,000 adult consumers would benefit from supportive housing.



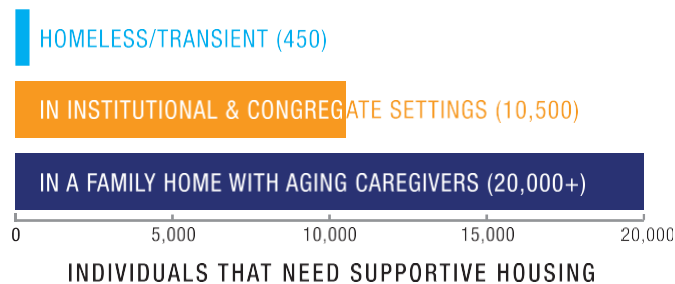
- Living at Home: The largest share of the DDS adult consumer population, 102,755 adults (62.6%) are living in a family home with aging caregivers. The following is a breakdown by age cohort:



While people living in a family home are clearly housed, this particular residential setting may simply be by default – since additional housing options in the community may not be available. Therefore, living in a family home may not reflect the actual choice of the adult consumer.

Reviewing the DDS consumer data, we recognize that more than 7,100 consumers, age 52 year+ are living in a family home (presumably with parents in their 70s or older), and nearly 16,000 consumers, age 42+ are living in a family home (parents in their 60s or older). Conservatively, CSH calculated that at least ten percent of total adults living in a family home would benefit from supportive housing, an estimate of more than 10,000 adult consumers.

CSH’s broad estimate of supportive housing need, therefore, ranges from 450 individuals – when taking into account consumers who are reported homeless/transient – to 10,500 individuals – when adding in adults from institutional and congregate settings – to more than 20,000 people with I/DD – when factoring in adult consumers living in a family home with aging caregivers.



This broad estimate could be modified to provide a more exact total if the analysis had additional information, such as:

- Mental, physical, and financial condition of the family caregivers
- Physical and behavioral health of the consumer
- Status regarding scheduled closures of group housing
- Information about consumers living in abusive, unhealthy, or overcrowded residential settings

What is also clear from this analysis – considering the lack of system-wide data – is that the I/DD community should create a sustainable and ongoing capacity for assessing the housing needs of consumers at the regional and state levels.



**Lesson Learned:** Additional data is required that can yield consumer-centered choice and need factors to better inform current housing status. Such data would not only assist with individual case management but would assist regional centers, DDS and other state agencies to project state-wide housing unit need for funding and other planning purposes.

## Findings from Community Survey

LHA wanted to find out how the I/DD community, their families and service providers, both public and private, as well as housing developers were experiencing and being affected by the affordable housing shortage. To that end, LHA worked with CSH to design a community survey that would gather quantitative and qualitative data about the housing status, need, and preferences of people with I/DD across the state. The goal of the survey was to inform the *Statewide Strategic Framework* by highlighting the expressed desires, attitudes, and experiences of consumers, family members, service providers, regional centers, property managers, Developmental Centers and housing developers as they related to housing. Was the shortage impeding consumers' preferences to live independently and their families' desire for the same on their behalf? What were the primary barriers that prevented consumers from living in their housing of choice? What factors or services could help overcome those barriers? How were developers/property managers responding to the need for affordable housing for the I/DD community? LHA oversaw the distribution of the survey, working closely with key stakeholders in the I/DD community. For additional information about the survey, please refer to the Appendix.

Key findings from the community survey presented below include general observations expressed by most if not all respondent groups (or implicit from the answers/comments), and observations from each category of respondents.

## General Observations

Every group was asked what were the major barriers to consumers and their families securing a housing arrangement of choice. The most common answers were lack of affordable housing (70.5%), lack of sufficient income (61.8%), and lack of accessible affordable housing (37.6%). While it was not offered as a prospective barrier, many respondents, especially service providers and regional center staff, cited long waiting lists for Section 8/Housing Choice Vouchers, or landlords who won't accept Section 8/Housing Choice Vouchers.

Several respondents, again primarily service providers and regional center staff, expressed a desire for a "range of housing" options – independent living, shared housing, licensed group homes – reminding us that every individual is different with different needs and life circumstances.

We observed, again mainly from the qualitative answers, that housing opportunities seem to be closely tied to the family's income (i.e., more affluent families can afford to secure market-rate housing,

accommodate their child in a mortgage-free home, secure necessary services, and make changes if needs arise; less affluent families have few of these options).

## Stakeholder Responses

Outline below are summaries from each of the primary respondent groups.

*Consumers/Self Advocates (N=102):* While nearly half (45%) of the consumer respondents were living at home with their parents, a full 85% said they would like to live independently alone or with roommates, and only 14% said they preferred living with family. As noted above, consumers cited limited finances (56%), lack of affordable housing (47%) and lack of accessible housing (17%) as barriers to their ability to realize their housing preference.

When asked what services would most help them reach their housing goal, 56% cited financial assistance and 44% selected Life Skills support. When asked what was the most important feature of their preferred housing, by far (76%) most selected a safe neighborhood, followed by affordability (63%) and proximity to transportation, family and friends (39%).

*Parents/Family Members with consumer living at home (N=358):* The survey received responses from four times as many parent respondents who have their child with I/DD living with them than not, with 81% of this group performing unpaid caregiving responsibilities. Only 25% said they wanted their child with them for his/her lifespan, while over half (52%) said they do not want their child living in the family home forever, for their own sake and their child's sake. But, many have been working trying to find a satisfactory, affordable alternative. When asked what was keeping their child from living independently, well over half (62%) mentioned lack of affordable housing, another large group (53%) cited lack of supportive services, and half (50%) said insufficient finances. These parents, as a rule (71%) thought Life Skills training and supports and financial assistance (55%) would help their child access independent living. As expressed in their individual comments, many of these parents worry about their own aging/death, but many of them have no solutions and have made no arrangements for the housing of their adult disabled child. They perform caregiving themselves, and worry about the physical demands as they age. Some parents note that they would like financial support for the services they perform for their family member. Some parents, particularly those living in a rural area, report that they are not fully informed about housing options or benefits that might be available to them.

*Parents/Family Members with consumer not living at home:* A quarter of the parent respondents have children with I/DD living somewhere other than in the family home (52% alone or with roommates and 27% in a licensed group home). Most of them (62%) expressed satisfaction with their child's living arrangement. Of the parents not satisfied, over half (51%) selected lack of affordable housing, and another 44% mentioned limited finances as the major barriers to their child being in a satisfactory living arrangement. In their individual comments, these parents expressed worry about their child's safety if

*"My disabled son wants to start his SLS-supported independent adult life. However, he's dependent upon SSI, but the wait-list is too long for Section 8, so he can't move into a one-bedroom apartment. He has been unable to locate a roommate that meets the strict requirements of the CHOC applicant process."*

*- Family*

they are living on their own or with roommates. If their child is in a licensed group home, parents worry about the quality of their child's experience – safety, acceptance, and the quality/training/reliability of the staff. Many parents pay for market rate housing as a stop-gap measure, and admit they cannot afford to do it indefinitely or worry about rent increases. Parents want their off-site child to “be closer,” have transportation options, and worry about roommate compatibility and their child being evicted because they “don't belong.” Overall, many of these parents worry constantly about their child's situation changing for the worse.

*Service Providers (N=152):* While over half (61%) of the service provider respondents believed their consumers were satisfied with their current housing arrangement, they believed that the three most common barriers to consumers finding a more preferred situation were lack of affordable housing (81%), insufficient income (82%), and lack of accessible rental housing (58%). Over half of the respondents (53%) believed their consumers would be better served by living in a home or apartment alone or with roommates, but needed financial assistance (80%) and life skills training (62%) to get there.

*Regional Centers (N=99):* The regional center staff response covered the entire state, with 50% being from urban areas, and 19% rural areas, though many regional centers across the State support both urban and rural geography. Over half (55%) were case managers, 15% Community Services staff and 11% Executive Management. Nearly all (93%) of these respondents said their regional center offers their consumers housing access services while only 7% said they did not. Like the other groups, these respondents believe that lack of sufficient affordable housing in their area is the primary (96%) reason their consumers are unable to live where they want, followed closely by lack of accessible housing (57%) and lack of sufficient support services (30%). The vast majority of regional center staff (87%) perform housing navigation services, and advocate for affordable housing in their local communities (47%). Another 29% help secure rental subsidies and another 28% provide support for furnishings, security deposits and other financial guarantees. Most of the regional center respondents said that only a quarter or less of their respondents express a desire to change their housing arrangement in their annual plan, while a smaller number pegged the desire to change at up to 50% of the consumers. Overall, regional center staff report a variety of barriers for the consumers they serve. A primary deterrent is income, whereas many also cite the lack of affordable options. In the comments section some also decried the lack of available rental subsidies.

*Developers/Landlords (N=36):* This relatively small group of respondents was divided between developers experienced in creating affordable housing for the I/DD community and those who have never served this population. The developers with experience reported on the critical need for operating and rent subsidy financial support, and even the difficulty in securing capital support. Aside from reliable funding needs, none reported any concerns renting to the I/DD community. Developers without experience were very open about their desire to learn more about the community and what it takes to develop affordable housing to meet their needs.

*Developmental Centers (N=5):* A handful of staff from State-run Developmental Centers responded to the survey, and this group also believed that lack of sufficient income and insufficient affordable housing were the major barriers to their consumers living in the housing of their choice, as well as employable skills. When asked if their consumers expressed a desire to change their current housing, half of the respondents put the desire to change at less than 25%, while the other half said that between 25% and 50% of their consumers desired change in their current housing.

## Survey Conclusion

One of the pictures that emerge from the community survey is that many parents and family members, except for the most affluent, live in a constant state of worry, self-sacrifice, and fear of the future. Having spent months, even years working to secure a satisfactory housing arrangement for their child, they live in fear that some unknown factor will put their child's housing at risk. Oftentimes, they drain their own retirement accounts on their child's behalf, and worry about what will happen if they were to die before their child or family member with I/DD.

*Independent Living:* Independent living is still ranked as the preferred living arrangement for people with I/DD. Nevertheless, respondents cited concerns around long waiting lists for affordable housing units reserved for people with I/DD, competition for market rate affordable housing units, the unaffordability of what's available, the long waiting lists for Section 8/Housing Choice Vouchers, and the unwillingness of landlords to rent to people with I/DD even with vouchers. Everyone wants their independent housing to be in safe neighborhoods, near public transportation, family and friends.

*Licensed Group Homes:* Many parents, service providers, and regional center staff continue to see licensed group homes as playing an important role for people with I/DD who need a greater level of service. However, parents express concern over low salaries, high staff turnover, and that the lack of affordable housing affects the service provider staff as well.

LHA embarked on the community survey under the belief that while it was important and useful to hear from advocacy organizations, state regulators, non-profit housing developers and other stakeholders, it was vital to hear from those individuals closest to, and most directly affected by, the housing situation. That was what the consumer survey was intended to do. Accessing consumers and their families, state-wide, certainly poses a challenge when seeking to obtain quantifiable data about housing situations, needs, and preferences. Direct service providers and regional center staff were more easily accessible, and proved to be extremely cooperative. Nevertheless, we believe there is more work to be done, both to expand the response field, and drill further down into the existing responses for additional information. We believe there are many more valuable insights contained within the existing survey about both the consumers' needs, hopes and dreams, and the families' limitations and expectations; this analysis is worth exploring.

***Lessons Learned:*** Consumers and families should continue to be surveyed regarding their current level of satisfaction, their expectations and preferences over the short and long term, what barriers they see standing in their way, and what would help them overcome those barriers. Practically speaking, this survey work should be done by whatever entity is closest to both the consumers and their families and deals with them directly on an ongoing basis. These attitudes and expectations would prove helpful in state-wide financial and service planning.



## Current Rate of Housing Development in California

According to the California Housing and Community Development Department's *Statewide Housing Assessment* (February 2018), the state needs to create approximately 1.8 million new housing units between 2015-2025 to meet projected population and household growth, or approximately 180,000 new homes annually.<sup>8</sup> However, the state has created on average less than 80,000 new homes each year during the past 10 years – resulting in a shortfall of approximately 100,000 homes in our annual housing supply. Ever since the Great Recession, the production of housing – in general – has not returned to the level required to meet the projected housing need and demand of Californians.

According to the California Housing Partnership Corporation's 2018 *Statewide Housing Need Report*, growth in rental housing supply has not kept pace with growth in renter household demand since 2011. In fact, the state allocated significantly fewer resources under the Low Income Housing Tax Credit (LIHTC) Program for the production of 13,335 affordable and supportive housing units in 2017, compared with 24,317 affordable and supportive housing units in 2016. This 45% decrease in funding for affordable and supportive housing production in 2017 reflects significant reductions in the LIHTC program due to the adoption of Federal Tax Reform.<sup>9</sup>

Furthermore, the National Low Income Housing Coalition estimates that the state of California needs 1.5 million more affordable rental housing units in order to meet the needs of very low-income and extremely low-income households.<sup>10</sup> The reality is that this lack of affordable housing acutely affects adults with I/DD who are on fixed Supplemental Security Income (SSI), or who are working entry-level jobs earning minimum wage. This has real life consequences for those we serve.

## Building on What's Working in California

For decades, housing advocates, policy makers, regional centers, and developers have worked to address the housing need of people with I/DD. Successful housing models have been created. However these approaches have not been scaled to meet the full need of the community. These models should be viewed as examples of what works and policy should be developed to continue to grow their impact while new models and resources are created to assist in filling the gap.

---

<sup>8</sup> California Housing and Community Development Department, *California's Housing Future: Challenges and Opportunities*, [http://hcd.ca.gov/policy-research/plans-reports/docs/SHA\\_Final\\_Combined.pdf](http://hcd.ca.gov/policy-research/plans-reports/docs/SHA_Final_Combined.pdf)

<sup>9</sup> California Housing Partnership Corporation, *Statewide Housing Need Report*, <https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2018/03/CHPC-State-Housing-Need-Report-2018-Web.pdf>

<sup>10</sup> National Low Income Housing Coalition, *The Gap: A Shortage of Affordable Homes*, March 2017 [http://nlihc.org/sites/default/files/Gap-Report\\_2017\\_interactive.pdf](http://nlihc.org/sites/default/files/Gap-Report_2017_interactive.pdf)

### Low Income Housing Tax Credit Set-Asides

San Diego Regional Center and its LHA nonprofit housing partner Chelsea Investment Corporation have successfully developed hundreds of units in low income housing tax credit buildings, as has Housing Choices Coalition working with the San Andreas Regional Center, and others, to secure set-aside units for people with I/DD. While nearly all of these projects happened without DDS system capital or operating subsidy/rental assistance investments, this is no longer possible outside certain select housing markets. DDS has been working with LHA, California Housing and Community Development (HCD), and others to begin investing capital (and project-based rent subsidies into LIHTC projects via the new Community Resource Development Program and Multifamily Housing Guidelines. These new guidelines build on the Community Placement Plan and Multifamily Housing Guidelines, shifting the focus from licensed care homes as replacement housing for people moving out of the developmental centers to affordable and permanent supportive housing for people with I/DD living in the community.



**Lesson Learned:** The LIHTC set aside model could prove to be a major part of the solution to addressing the housing needs of people with I/DD. Scaling up funding to the LIHTC and HCD soft loan program and allowing DDS funding of project-based rental subsidies for set-aside units would drastically incentivize the increased development of housing units to serve this population. Currently, without a housing voucher, extremely low-income people with I/DD *do not meet the minimum income requirements for the vast majority of tax credit developed affordable housing units.*

### Shared residential homes

While the vast majority of community-based shared housing is designed to serve as licensed Community Care Homes with on-site, 24 hour services, there is another model being successfully implemented around the state by LHA members including Home Ownership Made Easy (HOME), Home Ownership for Personal Empowerment (HOPE, Inc.), North Bay Housing Coalition, and Housing Consortium of the East Bay. These developers are creating small-scale, community-based housing to serve people with I/DD as independent, affordable units. These projects are typically single family homes, duplexes, triplexes, or small multi-family buildings, purchased and renovated by the developer and then leased as shared space to individual tenants for single room occupancy (SRO). Instead of licensed residential care services, most of these homes incorporate on-site Supported Living Services and/or Housing Access Services.

This model allows developers to create affordable housing more easily in neighborhoods that have a history of “not in my back yard” (NIMBY) opposition to new housing or, by leveraging smaller amounts of funding to capitalize projects, to preserve naturally occurring affordable housing in the community, and to complete projects in expedited time-frames.

**Lesson Learned:** There will always be a need and value for smaller-scale housing developments, integrated into the community, to meet the unique needs of people with I/DD. To ensure this model's sustainability, regulatory guidance would need to be created or amended to allow greater flexibility for developers to take full advantage of local opportunities and new development models (e.g., modular, shipping container, co-operatives, accessory dwelling units, etc.). Additionally, there needs to be flexibility with funding models to include operating subsidy/rental assistance to ensure that these smaller-scale housing models are affordable.



### **Rental Subsidy Pool**

DDS, through its regional centers, currently provides rent subsidies on a case by case basis for individuals who face health and safety risk for which there is no other solution, as warranted by regional center executive directors. These cases are strictly defined in order to qualify for a Home and Community Based Services (HCBS) Waiver for federal financial participation. While limited in applicability, these case by case examples point the way toward the value of establishing a flexible rental subsidy program for the most vulnerable and at-risk consumers with I/DD – which could be project-based or tenant-based, like a Section 8/Housing Choice voucher. A flexible rental subsidy program could include funding and agreements to promote a transition from the subsidy program to a Section 8/Housing Choice Voucher when latter becomes available.

### **Housing Access Services or Housing Transition Services**

Several LHA members, including Brilliant Corners, North Bay Housing Coalition, and Housing Choices Coalition, offer housing access services (HAS) or housing transition serves that assist people with I/DD to identify, access, and maintain affordable housing units in the private real estate market. This service includes Individualized housing transition services such as conducting tenant screening and housing assessments, developing an individualized housing support plan, assisting the consumer with the housing application process, identifying resources to cover expenses, arranging for and supporting the details of the move, and developing a housing support crisis plan. HAS programs often also include Housing & Tenancy Sustaining Services to support individuals to maintain tenancy once housing is secured. Lastly, housing related collaborative activities include identifying and securing housing resources and system-level collaborations that results over time in LIHTC set asides, housing element changes, and related public policy improvements.

LHA worked with ARCA to develop recommendations for adding HAS to every regional center menu of services. While some progress has been made, much remains to be done to address programmatic financial feasibility and other regulatory issues that would allow this valuable tool in housing people with I/DD to grow in scale.



# OUR STORY:

## My name is Jamil



Jamil is 27 years old and was born and raised in Los Angeles and has always lived with his parents. He went to Kentwood Elementary, Orville Wright Jr High, and Westchester High. After two years at El Camino Community College, he received a certificate of completion for office clerk. When he was 22 years old, he passed the DMV driving test and got his driver's license. He says his parents let him use the car to drive. His service coordinator at Westside Regional Center and his mom suggested submitting an application about four years ago to move into a place of his own.

“HOME let me choose what apartment size and type of roommate I would like,” said Jamil. “Two years ago, HOME found me a place near the USC campus, but I wasn't familiar with the area so I decided not to take the apartment. HOME kept me on the waiting list and now years later HOME was able to find an apartment in a great location. It's close to my family home, bank, grocery store, favorite fast food places, my job and the mall. I was nervous at first being out of my family's home, but each day I get more independent. I have a roommate and we get along just fine. My rent includes my utilities and I get assistance to help me with some of the my rent. Thank you HOME Staff for all your help.”

# Jamil



H.O.M.E

[www.homeopeningdoors.org](http://www.homeopeningdoors.org)  
[info@homeopeningdoors.org](mailto:info@homeopeningdoors.org)  
(310) 988-4000

# OUR STORY:

## Our names are Judy & Elaine

Judy and Elaine, residents of Agnews Developmental Center for 22 and 37 years respectively, were among those welcomed into the community after the institution's closure. With the support of their parents, the Regional Center of the East Bay (RCEB), HCEB, Hallmark Community Solutions, and service provider partners, these women successfully transitioned into the community through the Bay Area Housing Plan along with 60 other Agnews residents. Their mothers, Sherry and Margaret, once "utterly petrified" that their daughters might have nowhere to go, soon discovered that the closure of Agnews was a blessing.

Judy and Elaine are now housemates living in an expansive 3 bedroom, 2 bathroom home in Castro Valley. "I thought I had died and gone to heaven," Elaine's mother, Margaret, recounted feeling when she first saw where Elaine would be living. "I wasn't getting any younger," she said, citing the stress of looking for supportive housing as overwhelming. After months of worry, Margaret and Sherry received a call that one of HCEB's homes, just 2 miles from both families' homes, was opening. The family members would no longer have to commute for an hour to see their daughters at Agnews—they would be living just down the street.

After meeting staff of Alegria Community Living, the home's service provider, neither Margaret nor Sherry could believe their luck. "Where did they find these amazing people?" Margaret asked. "They are simply perfect. We are like a family." Sherry agreed. "The staff at Alegria have all of the questions answered," she said. "When I bring Judy to my house for the afternoon, she can hardly wait to return to her home."

Both daughters have blossomed since their move nearly a year ago. Not only do they feel safe and comfortable, but they are truly happy, their mothers say. Elaine and Judy get out into the community as much as they can. "They're crazy busy," said Vicki, one of the support people at the home. "In fact, they're hardly ever home."



**Housing Consortium  
of the East Bay**

[www.hceb.org](http://www.hceb.org)  
(510) 832-1382

## BEST PRACTICES FROM I/DD HOUSING INITIATIVES FROM ACROSS THE U.S.

In order to fulfill the goals of the Lanterman Act, access to a range of housing opportunities is critical for adults with I/DD to be able to benefit from community-based services and supports in the least restrictive environment. Given the importance of housing to the underlying success of DDS and regional center services, expanding community integrated housing for consumers should be a strategic priority for the entire I/DD system. Unfortunately, the State's overall housing crisis is disproportionately impacting consumers, the vast majority of whom are living on fixed incomes and relying on SSI/SSP income. Consumers are faced with a severe shortage of affordable and supportive housing.

As part of the background research for developing the Statewide Strategic Framework, CSH identified several examples of state initiatives that have been successful in expanding affordable and supportive housing resources for people with I/DD. The following examples are highlighted in order to support the I/DD community's own local and statewide efforts to expand community integrated housing. Since the lack of affordable and supportive housing is a leading concern among consumers, family members and service providers, these examples offer valuable lessons learned for the entire I/DD community about how to design programs and craft partnerships to expand housing resources for the most vulnerable Californians.

- Advocates in Illinois developed a range of housing education messages to support consumers and educate policymakers about the benefits of community integrated housing, largely rental apartments dedicated to people with I/DD. By creating a series of videos, e-books, and other media platforms, Illinois was able to provide easily accessible housing education for both consumers and policymakers that supported further investment in community-based rental housing and services.
- Connecticut established an interagency partnership to fund the development of supportive housing for consumers with I/DD. Connecticut's I/DD agency partnered with the state's housing finance agency and social services agency to create a new capital program to fund the creation of supportive housing units set-aside for people with I/DD in a larger affordable housing development.
- New Jersey provided another example of the importance of interagency partnership for increasing supportive housing opportunities. New Jersey's human services agency partnered with the state's housing finance agency to create a separate organization that administered landlord outreach, housing search, and rental assistance resources to support people with I/DD to access housing in the private market.
- Florida reserved 5% of its low income housing tax credit resources by revising its Qualified Allocation Plan (QAP) to support people with a disabling condition, including consumers with I/DD. Additionally, the State earmarked grant funding to create a range of housing models for people with I/DD. Dedicating funding through the low income tax credit allocation process, in addition to other capital funding, may be a successful model for the I/DD community to adopt in its advocacy efforts to expand affordable and supportive housing for consumers with intellectual and developmental disabilities.

- **New York** I/DD agency has adopted a prioritization strategy that allocates housing and services resources within the I/DD community using social factors such as risk of homelessness. Similar to the triage processes in the homeless coordinated entry system, New York is prioritizing its resources for people with I/DD who are most in need of housing subsidies and supportive services.

Additional information about these state initiatives to expand housing resources for affordable and supportive housing dedicated to people with I/DD may be found in the Appendix.

## Illinois - Laying a Foundation for Housing through Public Education

*Education and advocacy are critical to increasing support for supportive housing for people with I/DD. Advocates in the state of Illinois have developed a plan to empower consumers and educate policy makers on the benefits of community integrated housing and services for consumers.*

The Corporation for Supportive Housing (CSH) launched a public education campaign, supported by the Illinois Council on Developmental Disabilities, to promote the creation of supportive housing for the state's I/DD population. The stakeholders targeted for these educational outreach efforts include consumers, parents and guardians, housing and service providers, as well as state government and at-large community members.

The educational campaign is part of a comprehensive response to address the needs of the state's consumers by increasing investment in community-based housing and services. The education provided by the CSH Illinois Office has been focused on building support for independent living and promoting the development of supportive housing located in the community. These activities include educational messages, technical assistance and advocacy to create more flexible Medicaid waiver support systems, such as the greater use of assistive technology, peer support, and assertive community team-based approaches for services. The educational campaign represents a significant shift to community integrated housing from institutional care settings, including the state developmental centers and other congregate settings.



**Lesson Learned:** By developing a series of videos, e-books, and other media platforms, advocates from the state of Illinois provided housing education and advocacy efforts to expand supportive housing at all levels. Using easily accessible methods to inform policy makers on investment strategies to integrate consumers into community, Illinois policymakers have expressed higher levels of interest in promoting independent living, strengthening community-based services, promoting tenant choice, and expanding availability and mix (e.g.

scattered site) of supportive housing for the I/DD population. Furthermore, the public education messages have included success stories of consumers who were able to live on their own. These success stories helped build acceptance and support for community-based housing. Supporting these advocacy efforts by consumers and their family members also reduced the likelihood of housing discrimination against people with I/DD. The I/DD community in California should invest resources in a similar public education campaign.

## Connecticut – Expanding Supportive Housing Funding for I/DD Population

*Interagency partnership to expand capital funding to create supportive housing dedicated to people with I/DD within a larger affordable housing community.*

The State of Connecticut Department of Housing (CTDOH), Department of Developmental Services (CTDDS) and Department of Social Services (CTDSS) partnered to develop the Intellectual Disabilities and Autism Spectrum Disorder Housing (IDASH) Program to support the development of supportive housing for people with intellectual and developmental disabilities. The state started accepting applications on a rolling basis in January 2017. The program will integrate supportive housing units into larger affordable housing developments. CTDOH has made up to \$20 million dollars available for the IDASH Program.

The IDASH Program has been directed to owners of either existing affordable rental developments or developers of proposed new affordable multifamily rental developments seeking funding from the Department of Housing that are also interested in creating housing for individuals with intellectual disabilities or individuals with an autism spectrum disorder. The State of Connecticut has been committed to expanding opportunities for safe, decent and affordable multifamily rental housing for all of its residents. The purpose of this NOFA was to create new units of permanent supportive housing for individuals with intellectual disabilities on the State’s Intellectual Disability Medicaid Waivers or the State’s Adult Autism Waiver.

CTDDS has supported many individuals in integrated, community-based settings, in livable communities with access to transportation and jobs or vocational opportunities. CTDDS designed the IDASH Program as a necessary change in direction of services in the coming years. The IDASH Program has been integral to achieving the Department’s mission that individuals with I/DD will fully participate as valued members of the community. CTDDS considers the IDASH program as an important first step towards system transformation with a supportive housing model fully embracing the Centers for Medicare and Medicaid Services Final Rule on Settings requiring Home and Community-Based Services (HCBS) to be provided in the most integrated setting with the same access to community life as any other non-disabled citizen. Clearly, CTDDS believes this supportive housing model to be both supportive of the best outcomes for individuals and the most cost-effective way to support a growing population.

**Lesson Learned:** The State of Connecticut’s IDASH Program represents a successful state agency partnership to establish a new capital funding program to create supportive housing for people with I/DD. California’s I/DD community should advocate for a similar statewide capital funding program to expand supportive housing opportunities for people with I/DD – with DDS and regional centers offering services to support consumer independence, and local housing agencies offering Section 8/Housing Choice Vouchers or other operating subsidy to maintain affordability.



## New Jersey – Partnerships to Expand Supportive Housing Access for People with I/DD

### *Interagency partnership that supports people with I/DD to access community-based housing in the private market*

The Supportive Housing Connection (SHC) is a partnership established by the New Jersey Department of Human Services (NJDHS) and the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to administer NJDHS rental subsidies and connect consumers to quality housing opportunities across the state. Additionally, the SHC conducts inspections of unlicensed participating housing units to ensure their physical integrity and compliance with the U.S. Department of Housing and Urban Development's Housing Quality Standards. The SHC also provides resident inquiry resolution services for tenants and landlords, as needed. The goal of the SHC is to provide access to a range of affordable housing in the private market for New Jersey residents with special needs by consolidating NJDHS's rental subsidy resources into one location for convenient and efficient management.

Rental subsidies provided through the NJDHS include the following:

- Tenant-based – subsidies travel with the tenant from unit to unit within the state of New Jersey. Should the tenant no longer require the subsidy, the subsidy will be returned to NJDHS for redistribution.
- Project-based —subsidies cover a specific housing unit and subsidize the rent for any qualified tenant living in the unit. Should the tenant leave the unit, the subsidy remains with the designated project.
- Sponsor-based — subsidies remain with a specific support services provider's program as long as the tenant remains in the provider agency's service area and continues to receive services from that particular program. Tenants can refuse program services and remain in the unit based on the lease agreement, but the unit will not be subsidized by NJDHS as these subsidy payments are intended to be used in combination with specific program services of the support services provider.

The SHC provides an array of services including landlord outreach and training, rental and other housing assistance, referrals to units and inspections, and resident inquiry resolution services. The SHC developed a streamlined, one-stop resource for individuals served by support services providers to obtain available rental housing subsidies. The SHC offers additional resources for support service providers as well as assistance to people looking for affordable housing, including the New Jersey Housing Resource Center, an interactive online database with listings of affordable units throughout the state. Connection to mainstream housing subsidies and assistance in securing housing units in the community, will provide eligible households greater choice and flexibility.



**Lesson Learned:** The example of the State of New Jersey's partnership to create the Supportive Housing Connection offers the State of CA's I/DD community with a blueprint for expanding affordable and supportive housing opportunities taking advantage of available housing in the private market that consumers can access with rental assistance. The Supportive Housing Connection is able to leverage rental assistance and expert assistance in securing housing to expand affordable and supportive housing opportunities in the private housing market.

## Florida – Influencing Statewide Housing Funding Policy

*Dedicated funding through low income housing tax credit allocation process has expanded capital funding resources to create housing for disability community, including people with I/DD*

The Florida Developmental Disabilities Council (FDDC) is the lead organization providing advocacy and education regarding the state’s I/DD consumer population. The function of the FDDC is to participate in capacity building and systems change efforts to support a wide-ranging, coordinated service system. The FDDC has developed a comprehensive housing resource guide to assist people with I/DD in accessing and securing affordable housing that meets their needs. The guide outlines the range of housing available for consumers in the state. The Council also supports a legislative policy agenda that builds capacity for people with I/DD to access services and self-advocate; as well as driving systems change to support and prioritize the needs of the I/DD community.

Capital resources for affordable housing are issued by the Florida Housing Finance Corporation (FHFC) which allocates five percent (5%) of its allocation authority for Low Income Housing Tax Credits in its Qualified Action Plan to support people with a disabling condition, including people with intellectual and developmental disabilities. FHFC supplements this commitment of LIHTC resources with grants for a range of housing models to serve people with I/DD.

**Lesson Learned:** The Florida Housing Finance Corporation’s commitment of Low Income Housing Tax Credit resources to people with disabling conditions has expanded capital funding for the creation of affordable and supportive housing for people with I/DD. California’s I/DD community should consider advocating for similar resources from its Tax Credit Allocation Committee for set-aside capital funding to create affordable and supportive housing for people with I/DD.



## New York – Coordinated Assessment and Prioritization

*Adoption of prioritization strategy that allocated housing and services resources to people with I/DD with the greatest need*

New York’s Office for People with Developmental Disabilities (OPDD) offers a range of flexible housing supports for people with developmental disabilities. These services include providing support at home and in the community, and are based on the wants and need of consumers accessing services. Choice is at the center of the supports offered; housing support covers a continuum of options including market rate, rental subsidies, public housing, and home ownership assistance for first time home buyers.

Limited resources and services translates into OPDD consistently not meeting the needs of all people with I/DD trying to access services. In an effort to triage and prioritize housing and services within the I/DD community, New York is implementing its Coordinated Assessment System (CAS). The CAS process will help prioritize limited housing subsidies and supportive services to those with the most urgent needs, particularly people with a housing crisis or currently experiencing homelessness. A range of social determinants are used to assess and prioritize people with I/DD based on the most vulnerable households or those with the most urgent needs. Consumers who are experiencing homelessness are considered high priority.

New York's protocol will adopt an iterative implementation strategy beginning with new applications and intakes. Based on evaluation and consumer feedback the CAS process will refine its operations and scale to include existing supported households during reassessment.

The need to triage and prioritize limited resources has been implemented in I/DD systems across the country with long waiting lists for services and supports, in addition to various homelessness systems through a Coordinated Entry System protocol.



***Lesson Learned:*** New York's coordinated assessment system process offers the State of California with a working example of a triage system that can be adopted to determine housing and services resources for consumers with I/DD with the most urgent needs. With limited housing resources, California may have to adopt a similar process for prioritizing housing for its most vulnerable consumers.



# OUR STORY:



After living in the Sonoma Developmental Center (SDC) for many years, I was fortunate to move to Lincoln Oaks Apartments and began living independently for the first time. Because my income was a bit high for affordable housing it was difficult to find an apartment that I could afford. I want to thank Kim for welcoming me and letting me be her roommate and additional thanks to Darin Lounds.

This is my first apartment and has turned into a home for me. I feel safe and secure here with the other tenants, my community and my landlord HCEB. I am happy and enjoy my new apartment and new community here.

We both enjoy our home and our caregivers. We share household chores and responsibilities to keep our place clean and tidy. One of the benefits of living in Fremont is that it allows us to go to different events near our home. Most importantly, Fremont has a large deaf community where we are able to mingle and socialize with each other on weekends and holidays.

## Debbie, Lincoln Oaks Apartments



I was thrilled to move into a two bedroom at Lincoln Oaks Apartments in 2006. For several years, I lived in San Francisco in a small studio apartment in an area where I felt unsafe and uncomfortable. It took many attempts to find housing for myself and my staff assistant.

I now live with my roommate Debbie who has a similar disability as me. Living at Lincoln Oaks Apartments has changed my life a lot. I feel much happier, more secure and comfortable. to different events near our home. Most importantly, Fremont has a large deaf community where we are able to mingle and socialize with each other on weekends and holidays.

## Kim, Lincoln Oaks Apartments



# OUR STORY:

## My name is Laura



Laura was the third of six children born into his family in the late 50's. She was happy, healthy, curious and learning to crawl and talk early. At seven months, Laura was struck down by a fever. Life in the Meagher home changed overnight. Laura stopped talking. She stopped relating to others. She became a threat to her siblings.

Laura's mother, Nancy, found a program and enrolled Laura with the promise she would fully cooperate in the R & D aspect of the program – and she did.

Laura remained an inpatient until a job opportunity took the family to California. There, Nancy discovered new programs, and Laura stayed at Agnews. When Bay Area Housing Corporation was founded, Laura finally had the opportunity to live in a home in the community.

Over coffee recently, Nancy smiled with relief and said, "I couldn't be happier with Laura's home now. She's happy. She's part of a family. When I visit her, I'm like the visiting grandmother bringing hugs to Laura and her housemates.

I'm 87 years old and I haven't felt the freedom to pass on until recently. Now that I see Laura's in safe hands and loved – and will be for the rest of her life – I'm relieved."

Laura's brother, Paul, has overseen her care for the last seven years. He says, "I'm not sure Laura has ever felt safe or that she had a home before. She does now, and it's good to see."



**Bay Area  
Housing Coalition**

www.bahc1.org  
(408) 395-5100

## CURRENTLY AVAILABLE FUNDING FOR CAPITAL, OPERATING & SUPPORTIVE SERVICES

In order to expand housing opportunities for consumers with I/DD, CSH interviewed key stakeholders from the finance, development and policymaking communities from both the I/DD system and the mainstream housing and community development system to identify key sources of available funding to develop supportive housing for consumers. This section describes the available resources that are frequently utilized by developers to create supportive housing for very low-income and extremely low-income people, including consumers with I/DD.

*"With the lack of housing options, it is hard to understand what sort of situation we are preparing him to live in."*

*- Parent*

There are **three primary types of funding** that are required to create and operate high-quality supportive housing for extremely low-income consumers:

1. **Supportive Services Funding**  
Supportive services funding refers to the cost of providing tenants with the needed support to remain stable in housing, and meet their short-term and long-term life goals. These supportive services typically include case management focused on sustaining tenancy, as well as care coordination to access a range of additional services such as employment services, peer support, primary health care, mental health and substance abuse counseling. Under the Lanterman Act, California has a commitment to provide services and supports to individuals with developmental disabilities (who meet the state's definition) throughout their lifetime. According to key stakeholders, supportive services from DDS and regional centers are critical for leveraging capital and operating funding from the mainstream housing and community development system to expand supportive housing for consumers.
2. **Capital Funding**  
In projects that include developing new units of supportive housing either through new construction or acquisition/rehabilitation, capital funding resources pay for those expenses associated with acquiring, constructing and/or rehabilitating supportive housing units. These costs are sometimes referred to as "brick and mortar" capital expenses.
3. **Operating Funding**  
Operating funding refers to the costs of operating and/or maintaining the physical components of supportive housing. Operating costs in a project owned or master-leased by a housing sponsor include all costs of maintaining the project once it is ready for occupancy by tenants, such as utilities, maintenance, insurance, security, property management, and any debt service or reserve payments.

Mainstream housing projects in which the housing sponsor does not have any ongoing responsibility for housing operations must still ensure that the supportive housing is affordable to consumers with very low-incomes or extremely low-incomes. This is typically accomplished through a rental or operating

subsidy, which covers the gap between an affordable rent (usually 30% of the consumer's income), and a reasonable rent in the community.

Based on CSH's interviews with key stakeholders, the following is a brief summary of available services, capital and operating sources commonly used to create supportive housing for people with I/DD.

## Available Services Funding

Under the Lanterman Act, the State of California has a commitment to provide services and supports to individuals with developmental disabilities throughout their lifetime.

### *Department of Developmental Services*

DDS and regional centers provide services and support to consumers to meet their needs, preferences, and goals in the least restrictive and most integrated setting as possible. The twenty-one independent nonprofit regional center agencies provide diagnosis and assessment of eligibility and help plan, access, coordinate and monitor the services and supports for people with I/DD. There is no charge for the diagnosis and eligibility assessment.

Once eligibility is determined, most services and supports are free regardless of age or income. A case manager or service coordinator is assigned to help develop a plan for services, explain to consumers where services are available, and support consumers access needed services.

Regional centers contract with tens of thousands of vendors across the state to purchase services and supports for consumers. DDS provides RCs with a budget for both their administrative operations and the purchase of services (POS) from vendors.

Some of the critical services and supports provided by the regional centers include:

- Information and referral
- Assessment and diagnosis
- Counseling
- Lifelong individualized planning and service coordination
- Purchase of necessary services included in the individual program plan
- Resource development
- Outreach
- Assistance in finding and using community and other resources
- Advocacy for the protection of legal, civil and service rights
- Early intervention services for at risk infants and their families
- Genetic counseling
- Family support
- Planning, placement, and monitoring for 24-hour out-of-home care
- Training and educational opportunities for individuals and families
- Community education about developmental disabilities

Furthermore, key stakeholders are excited about opportunities for leveraging federal matching funds to offer individual housing transition services (e.g. housing education, housing search & application assistance, and housing advocacy activities) to consumers. At least one regional center – San Andreas Regional Center – has already funded housing transition services for consumers who have expressed a preference for community-based housing, including supportive housing units in a larger affordable housing development. These services have been extremely helpful in providing consumers and their family members with meaningful information and support to locate housing opportunities.

While supportive services are necessary and may be incredibly helpful for identifying existing housing opportunities, services funding – by itself – will not be sufficient for expanding the number or the range of housing opportunities available to people with I/DD. Thereby, the need to explore capital funding and operating funding resources to expand housing.

## Available Capital Funding

In addition to understanding the overall financing picture for creating and operating supportive housing, it is important to be able to differentiate the sources of capital financing that constitute the “bricks and mortar” budget for supportive housing. These capital sources are largely overseen by mainstream housing and community development agencies, although DDS and regional centers have provided capital funding to sponsors to create a range of housing models (e.g. licensed congregate housing, unlicensed congregate housing, and multifamily) for consumers who are discharged or deflected from developmental centers and other more restrictive settings.

The mainstream housing and community development system largely funds multifamily rental housing – including affordable and supportive housing – as well as first-time homeownership units. A significant portion of mainstream housing and community development funding for supportive housing originates at the federal level, including funding administered by the U.S. Department of Housing and Urban Development (HUD). HUD sources generally flow to sponsors in two ways:

- Through *formula grants* (including block grants), in which funds flow from HUD to a local government entity (usually a city, county or state) and then to individual project sponsors.
- Through *competitive grants*, which HUD awards directly to project sponsors.

Other sources of financing for supportive housing development that originate at the federal level include the Federal Home Loan Bank’s Affordable Housing Program, which is administered by the Federal Home Loan Bank of San Francisco for the states of Arizona, California and Nevada), and Low Income Housing Tax Credits, which is administered by the California Tax Credit Allocation Committee. These are competitive programs.

In addition, many cities, counties and the state of California have developed locally generated housing capital programs to create and operate affordable and supportive housing.



**Lesson Learned:** Community-based service providers working with people with I/DD should familiarize themselves with the capital funding available to create affordable and supportive housing for special needs populations. Instead of becoming housing development experts, service organizations should consider partnering with an experienced housing developer or housing consultant to expand supportive housing opportunities available for people with I/DD. Service providers can be valuable resources in informing housing developers of the day-to-day housing needs of consumers, and how these can be addressed in a project's physical design or services program. Additionally,

service providers can partner with developers as the onsite provider of resident services, or offer more intensive supportive services for people with I/DD.

**Lesson Learned:** The I/DD community – including consumers, family members, service providers, and regional centers – should play a more active role in partnering with local funders and developers to build community acceptance for supportive housing dedicated to people with I/DD. Not only should the community advocate for increased capital funding to expand supportive housing for consumers, they can serve as powerful advocates for the actual development of supportive housing projects themselves – testifying in community support meetings, attending planning commission meetings, and encouraging support among locally elected city council and county supervisors for more supportive housing. These advocacy efforts will help the I/DD community form partnerships with local housing and community development agencies in addition to housing developers, making inroads to secure additional housing resources for people with I/DD.



The following is a listing of commonly available capital funding sources for creating supportive housing for consumers identified from both the mainstream housing and community development system and the I/DD system.

### **Local Government / HOME Investment Partnerships Program**

Under the HOME Investment Partnerships Program, HUD allocates funds to eligible city, county and state governments to expand the supply of housing for low income individuals and families. HOME funds can only be matched with non-federal funding resources. Participating jurisdictions award HOME funds to meet the community needs as described in their consolidated plans. Generally, funds are utilized for rental assistance or acquisition, rehabilitation and new construction of affordable and supportive housing. The California Department of Housing and Community Development administers the HOME Program for cities and counties that do not receive HOME funds directly from HUD.

### **Local Government / Community Development Block Grants**

Community Development Block Grants (CDBG) provide federal funding to municipalities to help with

economic development, housing rehabilitation and neighborhood revitalization. The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment, and through expanding economic opportunities, principally, for persons of low- and moderate-income. Some municipalities pool their resources and administer the funding through a county consortium. The CA Department of Housing and Community Development administers the CDBG Program for rural cities and counties that do not receive funds directly from HUD.

### ***Tax Credit Allocation Committee / Low Income Housing Tax Credit Program***

The Low-Income Housing Tax Credit (LIHTC) program provides tax incentives to housing developers to create affordable rental units for people who meet established low-income criteria. The California Tax Credit Allocation Committee (TCAC) administers two low-income housing tax credit programs – a federal program and a state program. Both programs were authorized to encourage private investment in affordable rental housing for households meeting certain income requirements, including supportive housing for consumers.

***Lesson Learned:*** For service providers working with people with I/DD to secure affordable housing, new tax credit funded affordable housing projects must publicize their application process locally. And existing affordable housing projects supported by the LIHTC program must maintain waiting lists to fill vacancies. HUD maintains an inventory of tax credit housing at: <https://lihtc.huduser.gov/> Service providers who are working with people interested in obtaining affordable housing within one of these LIHTC projects can use the HUD data to locate affordable housing in the communities where consumers want to live and apply.



### ***New Market Tax Credit Program***

Typically NMTCs are utilized for community facilities such as manufacturing, office, and retail space. However, because residential homes operate as a mini medical facility, creating a significant number of permanent jobs, NMTCs may be allowed. The NMTC Program helps economically distressed communities attract private capital by providing investors with a Federal tax credit. Investments made through the NMTC Program are used to finance businesses, breathing new life into neglected, underserved low-income communities.

### ***Housing and Community Development Department / Supportive Housing Multifamily Housing Program (SHMHP)***

The CA Department of Housing and Community Development administers the Supportive Housing Multifamily Housing Program (SHMHP) that provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of nonresidential structures. Priority points are given to projects using sustainable building methods specified in state regulations.

SHMHP funds are for permanent financing only. Development costs may include real property acquisition, refinancing to retain affordable rents, necessary on-site and off-site improvements, reasonable fees and consulting costs, and capitalized reserves. Eligible costs include facilities for child care, after-school care, and social service facilities integrally linked to the restricted housing units.

The number of supportive units in a project must be at least five, or 35% of total units, whichever is greater, and they must have associated supportive services for residents. Supportive housing units must be targeted to people experiencing homelessness, as defined by HUD, with at least 40% of the project's total housing units targeted to people experiencing chronic homelessness.



**Lesson Learned:** DDS is able to leverage supportive services funding currently earmarked for people with I/DD and partner actively with federal, state and local capital funders to create supportive housing for people with I/DD experiencing homelessness. Considering HCD's commitment to ensuring that supportive services are provided to residents living in supportive housing, DDS has an opportunity to offer dedicated services funding in exchange for dedicated capital funding to create supportive

housing for people with I/DD experiencing homelessness. DDS should expand its ongoing partnerships with HCD, CalHFA and other statewide capital funders of affordable and supportive housing by offering its services funding to secure capital funding specifically for consumers.

### ***Housing and Community Development Department / Affordable Housing and Sustainable Communities (AHSC) Program***

The AHSC Program is administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD). The AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact developments that reduce greenhouse gas ("GHG") emissions. Since many consumers with I/DD rely on public transit and paratransit resources, this statewide capital program.

Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund, an account established to receive Cap-and-Trade auction proceeds. Fifty percent (50%) of available funds are set aside for affordable housing developments, and 50% of the available funds are set aside for projects benefitting disadvantaged communities. A single project can address both set-asides, and are not mutually exclusive.

The AHSC Program provides grants and/or loans, or any combination thereof that will achieve reductions in greenhouse gas emissions and benefit disadvantaged communities through increasing accessibility of affordable housing through reduced single occupancy vehicle usage or increased utilization of transit, bicycling, or walking.

### ***Federal Home Loan Bank / Affordable Housing Program***

The Federal Home Loan Bank (FHLB) funds the Affordable Housing Program (AHP) that directs member banks to collaborate with developers to utilize this funding in conjunction with other programs such as the LIHTC and CDBG to develop affordable housing for low-income populations. Through a



competitive application process, the Bank provides grants to members to finance their affordable housing initiatives, including the purchase, construction or rehabilitation of rental and owner-occupied housing for very-low, low-, and moderate-income households. The Federal Home Loan Bank of San Francisco administers AHP for the FHLB District that includes the states of Arizona, California and Nevada.

### **Commercial Banks / Community Reinvestment Act**

Under the Community Reinvestment Act (CRA), federal law requires that commercial banks have a continuing obligation to assist the credit needs of the local communities that they serve. This law requires evaluation of these financial institutions in addressing community needs including low and moderate-income neighborhoods. Often local banks assist affordable and supportive housing development through grants or loans.

### **Department of Developmental Services / Community Placement Plan (CPP)**

The California Department of Developmental Services (DDS) designed the Community Placement Plan (CPP) for regional centers to enhance the capacity of the community service delivery system and to reduce the reliance on the use of developmental centers. CPP funding was designed specifically to address the community service needs of *people moving out of developmental centers and other restrictive living environments*.

CPP provides funding to the regional centers for the development of a variety of resources, including but not limited to residential development, transportation, day services, and mental health and crisis services for consumers. The regional centers can use CPP funds to develop safe, affordable, and sustainable housing as a residential option for people with I/DD discharged or deflected from these more restrictive settings.

CPP funds have been successful in creating housing – largely licensed and unlicensed congregate housing, and more recently multifamily housing – through the “Buy It Once” model where a housing developer organization (HDO) owns the property for the restricted use by regional center consumers. For this residential option, the regional centers must submit a housing proposal to DDS using CPP guidelines, requesting approval of CPP funds for the acquisition and development of housing developer organization-owned housing for the benefit of consumers.



**Lesson Learned:** In recent years, DDS has developed Multifamily Housing guidelines for the CPP program to encourage the development of set-aside supportive housing units for consumers within larger affordable housing communities. As a result, DDS and housing sponsors have been working collaboratively to trouble-shoot challenges with aligning CPP program guidelines with mainstream capital finance programs administered by HCD, TCAC and CalHFA. DDS and the developmental disability service

system should fully align its CPP program guidelines to leverage these mainstream sources of funding, developing loan and regulatory agreements that match up with other key capital funders. Additionally, DDS should modify its timeline requirements for spending down CPP funding to comply with the regular development timeline for creating affordable and supportive housing.

## Available Operating Funding/Rental Assistance

Mainstream housing and community development agencies are the most common sources of operating funding and rental assistance to subsidize rents in order for supportive housing to be affordable to extremely low-income consumers. Local public housing agencies receive ongoing funding from the federal government. However, federal funding has created new rental assistance/operating subsidy resources to specifically benefit people with disabilities, including consumers with I/DD. Additionally, on an exception basis, regional centers are able to tap I/DD system resources to cover housing costs for consumers with an urgent need.

The following is a listing of commonly available operating funding/ rental assistance resources for creating supportive housing for consumers.

### **Local Public Housing Agencies / Housing Choice Vouchers**

The housing choice voucher program, also known as the Section 8 program, is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford safe, decent and sanitary housing in the private market. Housing choice vouchers are administered locally by public housing agencies (PHAs). PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. Rental units must meet minimum standards of health and safety, as determined by the PHA. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating household. The household then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Local PHAs can also determine preferences favoring certain groups of people to receive vouchers. For instance, the PHA could decide to give preference to people who are homeless, displaced, or currently paying more than 50% of their income toward rent. People with disabilities may also receive a preference in obtaining a housing voucher. These locally adopted preferences could allow people with I/DD to receive available vouchers ahead of others on the waiting list.

**Lesson Learned:** The I/DD community should partner with local public housing agencies to earmark Section 8/Housing Choice Vouchers for people with I/DD by offering supportive services resources to ensure that this targeted population is able to remain stably housed, and access a range of service and supports to meet their life goals. Regional centers should expand their partnerships with local public housing agencies to leverage the services and supports that they offer to consumers, securing preferences for people with I/DD.

*Even clients with Section 8 vouchers are unable to locate landlords willing to take the voucher due to lack of availability. Many landlords are no longer taking section 8 as they can rent their properties at higher rates than Section 8 will permit. Clients are losing vouchers due to not finding housing."*

*- Regional Center*





**Lesson Learned:** Additionally, regional centers and service providers should work closely with consumers and their family members to apply for and have their names placed on multiple waiting lists for rental subsidies with local public housing agencies. As part of the process for leveraging federal matching funds to offer individual housing transition services, regional centers and service providers should be providing support to consumers to secure vouchers through an application or waiting list. Furthermore, regional centers and service providers should be providing support to consumers to identify and apply for private market housing that will accept these vouchers.

### **CalHFA / Section 811 Project Rental Assistance Program**

HUD awarded the state of California nearly \$24 million in the first two funding rounds of Section 811 Project Rental Assistance to provide five-year renewable rental assistance to affordable housing projects serving persons with disabilities. The Section 811 Project Rental Assistance Program offers long-term project-based rental assistance funding through a collaborative partnership including the California Housing Finance Agency (CalHFA), Department of Health Care Services (DHCS), Department of Housing and Community Development (HCD), Department of Developmental Services (DDS) and California Tax Credit Allocation Committee (TCAC). CalHFA administers the Section 811 Project Rental Assistance Program. Currently funds are available on an over-the-counter basis.

Rental assistance will be provided to permanent supportive housing for extremely low-income persons with disabilities, particularly those who reside in a long-term care facility and desire to return to community living. A primary barrier to returning to the community is the lack of affordable housing.

The Section 811 funding will advance several critical California goals: 1) Enhancing opportunities for people with disabilities to live in integrated community settings, and 2) Reducing the costs associated with institutionalization for people who need access to affordable housing in order to avoid institutionalization, or who may otherwise end up homeless.

The currently available funding round was amended in February 2018 to provide project-based rental subsidies throughout the state for adults with disabilities living in a long-term care facility who qualify for community-based services and supports under the Medi-Cal program but lack affordable housing options. The program can serve individuals with I/DD who are discharged from developmental centers or at-risk of moving into a more restrictive living setting due to loss of housing. The individuals must be receiving or eligible to receive Long-term Services and Supports paid for by Medi-Cal through a Home and Community-based Services Medi-Cal Waiver program or other Medi-Cal Waiver.



**Lesson Learned:** The I/DD community – including DDS, regional centers, service providers and housing sponsors – should be working with their statewide partners to ensure that the Section 811 Project Rental Assistance Program is able to create supportive housing opportunities for people with I/DD. Operating subsidy or rental assistance is a critical component for assuring that supportive housing is affordable for consumers. However, key stakeholders have spotlighted the fact that the State’s Section 811 program has been undersubscribed, and that the program hasn’t been

effective in creating supportive housing for many consumers. In interviews with key stakeholders, they have highlighted issues re: tenant selection process (e.g. whether the program can target individuals with a specific disability) and availability of sufficient operating subsidy/rental assistance. The I/DD community should meet with its statewide partners to analyze the effectiveness of this particular program, and trouble-shoot program-related barriers to creating supportive housing for consumers.

### **HUD / Section 811 Mainstream Voucher Program**

The Federal Omnibus Appropriations Act of 2017 made approximately \$13 million available for new Section 811 Housing Choice Vouchers (known as Mainstream Vouchers) to provide rental assistance to non-elderly persons with disabilities. The Omnibus Appropriations Act of 2018 made an additional \$385 million available for new Mainstream Vouchers. The Mainstream Voucher Program is administered by HUD.

HUD plans to award the 2017 funding and a portion of the 2018 funding through a recently released NOFA. Remaining funds will be awarded through a future NOFA. While not a requirement to receive funding under the recent NOFA, HUD will provide additional points for public housing agencies (PHAs) that target funds to assist non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. In addition, points will be awarded for PHAs that formalize partnerships with and leverage resources from state Medicaid Agencies and various health and human services partner agencies or organizations.

Targeting resources to assist eligible persons with disabilities and their families who are transitioning out of institutional or other segregated settings or at serious risk of institutionalization will help further the goals of the Americans with Disabilities Act (ADA). One critical goal under the ADA is to ensure services, programs, and activities by public entities are provided in the most integrated setting appropriate to the needs of individuals with disabilities, as affirmed by the Supreme Court in the Olmstead decision (and settlements and decrees implementing Olmstead). The recent NOFA will offer vouchers to provide sustained community-based integrated housing opportunities to non-elderly persons with disabilities. Applicants are encouraged to establish formal partnerships with multiple health and human service agencies or organizations with a demonstrated capacity to coordinate services and supports to enable individuals to live independently in the community. These partnerships should assist the PHA to use these vouchers by providing referrals, assisting with a timely transition to a unit, and providing the opportunity to access a range of supportive services and supports.

**Lesson Learned:** The I/DD community – including DDS, regional centers, service providers and housing sponsors – should be working closely with PHAs to develop partnerships to apply for the Mainstream Voucher Program. As with the Section 811 Project Rental Assistance Program, the Mainstream Voucher Program has the potential for creating supportive housing opportunities for people with I/DD. Operating subsidy or rental assistance is a key component for supportive housing. The I/DD community should be monitoring HUD’s awards to ensure that the program is creating supportive housing for people with I/DD. The I/DD community should meet with local PHA partners to analyze the effectiveness of these program, and troubleshoot any program-related barriers to creating supportive housing for consumers.



### *Department of Developmental Services / Regional Centers*

According to interviews with key stakeholders, regional centers have the flexibility – on an exception basis – to fund emergency operating costs or rental assistance for the most vulnerable consumers who have an urgent need for stable housing. Understanding that housing choice vouchers through local PHAs are often scarce resources, and Section 811 rental assistance (whether through the Project Rental Assistance Program or through the Mainstream Voucher Program) require extensive lead times, regional centers have been able to tap resources within the I/DD system to cover emergency housing for consumers with an urgent need for short-term housing.



**Lesson Learned:** The I/DD community – particularly regional centers, service providers and housing sponsors – should be working closely with DDS to create a formal operating subsidy/rental assistance program for consumers with short-term and longer-term housing needs. As detailed in the section on “Best Practices from I/DD Housing Initiatives,” the state of New Jersey was successful in creating a program that administered rental assistance resources, in addition to landlord outreach and housing search activities, to support consumers with I/DD

to access housing in the private market. The I/DD community should investigate the creation of a similar program to provide both rental assistance and housing transition services to secure private market housing that would accept the rental assistance.

## How Individualized Care & a Sense of Home Transforms the Lives of Adults with Developmental Disabilities

Residents living at HOPE's 24-Hour Residential Care Home in Northridge gather each Wednesday to plan their upcoming week. They meet in the living room to discuss with staff where they want to go and how they want to be involved in the community. On some days it's bowling and mini golf, and on others it's trips to Santa Monica or the Discovery Museum.

Each resident has their unique interests and desires: Jerilyn and Rachael love singing, Nadine enjoys playing music, while Christine is a fan of watching movies. The onsite staff from Community Providers of Enrichment Services (CPES) strives to fill each of their days with engaging activities. CPES is a behavioral health agency that provides services to people with intellectual and developmental disabilities (I/DD). Their goal at HOPE's home in Northridge is to not only empower Jerilyn, Christine, Nadine, and Rachel to get involved in the community but also to exercise their independence to the fullest extent of their abilities.

Six years ago this wasn't possible, as all four of the women previously lived in Fairview Developmental Center, one of the last three state-run institutions to house people with I/DD. Each of them lived in Fairview since childhood or adolescence.

The North Los Angeles Regional Center was instrumental in setting these women up for success upon leaving Fairview after its closure. Regional centers use a person-centered approach to help plan, access, and coordinate the services and support that their clients need. They contract with nonprofit and for-profit organizations, to provide those services to individuals with developmental disabilities, and they arrange, fund, and monitor those service providers that assist their clients in maintaining prosperous lives.

For the women that live here, success looks like freedom of choice. They choose their activities and hobbies while being supported by onsite staff. Daily outings and weekly trips to places like aquariums and the Queen Mary all serve to continually engage the residents in their community, while also encouraging personal interests and exploration.

These vibrant daily routines, coupled with a stable home environment, have produced an increased quality of life for all four residents – most notably Jerilyn who had been in the developmental center from a very young age. When she entered this new housing, she did not speak and rarely participated in community activities. However, after only a year, she became the group's social butterfly who likes to sing and cook dinner. Jerilyn's brother is amazed by how much she's flourished since transitioning to the HOPE home. "She talks more and is so much more sociable," he says. "The program provided to them by this team has been crucial to her continued development."

For Jerilyn, Christine, Nadine, and Rachel, choice and independence have encouraged positive change. Increased autonomy has opened a world of community engagement, which may not have otherwise been experienced. This home is a perfect example of how with the right partnerships between organizations like HOPE, CPES, and North Los Angeles Regional Center we can together continue to create life-enhancing housing for people with developmental disabilities.



[www.hope-homes.org](http://www.hope-homes.org)  
[info@hope-homes.org](mailto:info@hope-homes.org)  
 (877) 311-HOPE

# OUR STORY:

## My name is Per Maresca



Per Maresca, a resident of Housing Choices Partner Property, 1585 Studios in Mountain View, chooses to advocate for others because his experience with affordable housing has helped him to live a full and happy life. Per lived with his parents until he was 25 when he decided to find his own place, work at a paid job, and enjoy the freedom other adults his age experience.

After attending Fresno State and graduating from a 9-month student program, Per worked with Housing Choices and was able to get his own studio apartment at Housing Choices Partner Property, 1585 Studios. He has been living there since it was developed and opened by First Community Housing in June 2015. Per has become fast friends with many of the other residents. Because of 1585 Studio's close proximity to public transportation, Per and other residents are able to plan their own outings and often enjoy mini-golfing, movies, and mall trips.

Per believes that everyone deserves to experience life in their own home, where they can enjoy their own space and feel like they are part of the community. He regularly advocates for himself and others at community meetings. In particular, he has been a consistent voice at Palo Alto City Council meetings, where he urges the City Council to replicate Housing Choices' Partner Property model in Palo Alto, where he grew up and where his parents still live.

Per says, "I can't change my disability, and neither can anyone else. We are voices that need to be heard and we have nothing to be afraid of. We all want respect and kindness for people with disabilities, and housing is a part of that."



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

[info@housingchoices.org](mailto:info@housingchoices.org)

(408) 498-5777

# NEW FUNDING MODELS & INNOVATIVE STRATEGIES

In addition to identifying commonly available capital, operating and services funding, CSH's interviews with key stakeholders also uncovered new funding models and innovative land use and housing development strategies for creating housing for people with I/DD.

The following section offers a brief summary of these new funding models – including the Lanterman Coalition's recent legislative proposal for capital and operating subsidy/rental assistance, DDS's Community Resource Development Plan funding, and statewide Proposition 1 and Proposition 2 funding – as well as innovative land-use and development strategies – such as advocating for accessory dwelling units, reduction or elimination of parking requirements, and LHA's California Legacy Homes Program. Each represents a promising funding model or land-use and development strategy that has the potential for expanding housing opportunities for some of the I/DD community's most vulnerable consumers.

## Lanterman Coalition / Integrated Community Living Fund

During the 2017-2018 Legislative Session, the Lanterman Coalition – a coalition of twenty-four statewide associations and organizations representing people with I/DD and their families – proposed the establishment of the Integrated Community Living Fund to create supportive housing to address the housing needs of consumers in the state of California. With the forthcoming closure of the state's remaining developmental centers, the state is expected to save an estimated \$100 million per year, after the costs of providing services, acute care crisis centers, and other state costs from closing down these facilities, according to a recent Legislative Analyst's Office report.<sup>11</sup> The state could also realize a benefit from the disposition of the properties.

The Lanterman Coalition advocated on behalf of the I/DD community and encouraged the California Legislature to address the housing crisis for consumers with developmental disabilities by repurposing state General Fund savings to leverage federal funding and private equity to fund development and rental assistance/operating subsidies for supportive housing for people with I/DD. The Coalition encouraged the state to redirect General Fund dollars saved by the closure of the Developmental Center for a one-time appropriation to jumpstart a housing development fund, in addition to direct revenues from the disposition of the remaining developmental centers to create an ongoing revenue stream for the fund. The proposal encouraged DDS to enter into an interagency agreement with HCD to administer the fund.

Under the Lanterman Coalition proposal, the Integrated Community Living Fund would fund new capital development and rental assistance/operating subsidies to expand supportive housing opportunities for people with I/DD. The proposal was unsuccessful during the FY 2017/2018 and FY 2018/2019 state

---

<sup>11</sup> Legislative Analyst's Office, *Sequestering Savings from the Closure of Developmental Centers*  
<https://lao.ca.gov/reports/2018/3735/sequestering-savings-013118.pdf>



budgets. However, the proposal is a blueprint for securing new capital and operating funding from the I/DD system that could potentially leverage funding from the mainstream housing and community development system to expand housing opportunities for the most vulnerable consumers.

**Lesson Learned:** The concept of the Integrated Community Living Fund represents a potentially game-changing opportunity for expanding supportive housing opportunities for people with I/DD, as it offers both capital funding and rental assistance/operating subsidies that can be matched with supportive services funding from DDS and regional centers. As detailed in the “Currently Available Funding” section, these are the three primary types of funding required to create and operate high-quality supportive housing. By offering coordinated access to capital and operating funding, with linkages to supportive services funding, the I/DD system can jumpstart the development of supportive housing for its consumers.

**Lesson Learned:** The Lanterman Coalition was successful in generating broad-based support for the Integrated Community Living Fund proposal among the 24 organizations that are key stakeholders in the state’s community based developmental services system. However, with the exception of LHA, there were no other organizations representing the housing and community development sector. In order to build broader support for the Fund, the I/DD community should partner more effectively with statewide housing and community development advocacy organizations – including Housing California and California Housing Consortium – to ensure that there is support for the proposal from outside of the I/DD community. Additionally, supporters from the housing and community development sector can provide meaningful feedback on the Coalition’s concept and program design that can help the proposal be successful in passing.

**Lesson Learned:** The I/DD community should broaden its coalition and work after this year’s legislative session to form partnerships with affordable housing and disability rights advocates to strengthen the proposal. Furthermore, the I/DD community should rely on housing policy advocates and state housing agencies to provide feedback on the proposal to create a sustainable housing program, administered collaboratively by DDS and HCD.



## Department of Developmental Services / Community Resource Development Plan

DDS will be issuing guidelines for the new Community Resource Development Plan funding for a range of community-based services, including housing for vulnerable consumers. The funding needs to be

expended in accord with the principles of person-centered planning. Funded services are required to be culturally and linguistically appropriate to people with I/DD served by regional centers. Priorities for funding shall include, but need not be limited to, safety net services and supports that reduce reliance on the secure treatment program at Porterville Developmental Center, institutions for mental disease, other restrictive settings in the community for which federal funding is not available, and out-of-state placement.

Unlike CPP funding, CRDP is able to address the *unfunded needs of other community-based consumers in the DDS system*, not only people moving out of developmental centers and other restrictive living environments.

Preliminary guidance on CRDP funding require regional centers to conduct outreach activities and seek input from stakeholders representing the diversity of the regional center's catchment area, including, but not limited to, consumers, family members, providers, and advocates, to determine local needs and priorities for the use of community resource development plan funds. Additional information about CRDP funding is expected to be released by DDS and regional centers.



**Lesson Learned:** As with the CPP program, the I/DD community should work closely with DDS and the developmental disability service system to ensure that the CRDP funding guidelines are able to support the development of a range of housing opportunities for consumers, including set-aside supportive housing within larger affordable housing communities. While CRDP funding will not be solely dedicated to housing, it will be important to have the CRDP program offer guidance that supports housing development. When CRDP's program guidelines are released, the I/DD community should encourage DDS and the developmental disability service system to fully align CRDP guidance

to leverage mainstream sources of housing and community development funding. As with the CPP funding, DDS should develop loan and regulatory agreements for CRDP funding that match up with other key capital funders. Furthermore, DDS should modify any timeline requirements for spending down CRDP funding to comply with the project timelines for developing affordable and supportive housing.

## Proposition 1, the Veterans and Affordable Housing Bond Act of 2018

Proposition 1, which will be on the statewide November 6th ballot, places a \$4 billion general obligation bond. It would generate \$3 billion to fund affordable housing programs and \$1 billion for the veterans homeownership program (CalVet). While much of the funding is earmarked for specific programs, it represents an excellent opportunity for LHA to advocate for specific capital allocations to ensure that the bond proceeds eventually support the creation of supportive housing for consumers.

If approved by voters, Proposition 1 would fund the following programs:

- *Multifamily Housing Program*: \$1.5 billion, administered by HCD, to assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower-income households through loans to local public entities and nonprofit and for-profit developers;
- *Transit-Oriented Development Implementation Program*: \$150 million, administered by HCD, to provide low-interest loans for higher-density rental housing developments close to transit stations that include affordable units and as mortgage assistance for homeownership. Grants are also available to cities, counties and transit agencies for infrastructure improvements necessary for the development;
- *Infill Incentive Grant Program*: \$300 million, administered by HCD, to promote infill housing developments by providing financial assistance for infill infrastructure that serves new construction and rehabilitates existing infrastructure to support greater housing density;
- *Joe Serna, Jr. Farmworker Housing Grant Fund*: \$300 million, administered by HCD, to help finance the new construction, rehabilitation and acquisition of owner-occupied and rental housing units for agricultural workers;
- *Local Housing Trust Fund Matching Grant Program*: \$300 million, administered by HCD, to help finance affordable housing by providing matching grants, dollar for dollar, to local housing trusts;
- *CalHome Program*: \$300 million, administered by HCD, to help low- and very low- income households become or remain homeowners by providing grants to local public agencies and nonprofit developers to assist individual first-time homebuyers. It also provides direct loan forgiveness for development projects that include multiple ownership units and provides loans for property acquisition for mutual housing and cooperative developments;
- *Self-Help Housing Fund*: \$150 million – Administered by HCD, this program assists low and moderate income families with grants to build their homes with their own labor; and
- *CalVet Home Loan Program*: \$1 billion, administered by the California Department of Veterans Affairs, provides loans to eligible veterans at below market interest rates with few or no down payment requirements.

**Lesson Learned:** The I/DD community has a valuable opportunity to partner more actively with the statewide coalition of housing and community development organizations that are advocating for the passage of Proposition 1, the Veterans and Affordable Housing Bond Act. The I/DD community – including consumers, family members, service providers and housing sponsors – should mobilize its members to support passage of the initiative. By bringing out its members to support the ballot measure, the I/DD community should be able to make inroads with the housing advocacy and developer communities, and influence how these funds are spent. The I/DD community should contact the coordinated Proposition 1 and Proposition 2 Campaign to endorse the statewide initiatives and offer help in getting these measures passed. Then, the I/DD community should develop relationships with state housing staff implementing the various components of Proposition 1 to steer the development of these resources to ensure that communities and developers build supportive housing for people with I/DD.



## Proposition 2, No Place Like Home (NPLH) Program

On July 1, 2016, Governor Brown signed landmark legislation enacting the No Place Like Home (NPLH) program to dedicate \$2 billion in bond proceeds to invest in the development of supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The bonds are repaid by funding from the Mental Health Services Act (MHSA).

Key features of the NPLH program include:

- Counties will be eligible applicants (either solely or with a housing development sponsor).
- Funding for permanent supportive housing must utilize low barrier tenant selection practices that prioritize vulnerable populations and offer flexible, voluntary, and individualized supportive services.
- Counties must commit to provide mental health services and help coordinate access to other community-based supportive services.

The population to be served include adults with serious mental illness, or children with severe emotional disorders and their families who are homeless, chronically homeless, or at risk of chronic homelessness. At risk of chronic homelessness includes persons who are at high risk of long-term homelessness, including persons with mental illness exiting institutional settings, transition age youth experiencing homelessness or with significant barriers to housing stability. According to interviews with key stakeholders, there is an overlap between people with serious mental illness and people with I/DD.

NPLH is currently undergoing a validation action under the state's validation statutes to determine the validity of, among other things, the revenue bonds authorized to be issued and sold for the purposes of funding the NPLH program. The validation action was filed with the Superior Court of the state of California on September 12, 2017.

In 2018, Governor Brown signed legislation that will place the authorization of the No Place Like Home Program on the November ballot – sidestepping the court validation process.



**Lesson Learned:** Like with Proposition 1, the I/DD community has a valuable opportunity to partner more actively with the statewide coalition of housing and community development organizations that are advocating for the passage of both No Place Like Home and the Veterans and Affordable Housing Bond Act on the November 2018 ballot. The I/DD community should join the statewide coalition working to expand resources for the creation of affordable and supportive housing for people with a range of needs. The Proposition 1 and 2 campaigns have joined forces. As a result, the I/DD community's involvement with both campaigns will yield positive results in cementing partnerships with a broad coalition of housing advocates and developers. The I/DD community should endorse the coordinated Proposition 1 and 2 campaign and mobilize broad support to get these measures passed. Then, the I/DD community should develop relationships with coalition members to advocate for additional resources to build supportive housing.

**Lesson Learned:** While the NPLH Program represents a significant investment in MHSA community services and supports funding for housing, it is also a cautionary tale for the I/DD community to be mindful of competing interests for limited services resources. The establishment of the NPLH Program did result in court actions to determine the validity of the state legislature’s original decision. If voters approve Proposition 2, the November ballot measure should resolve the court validation process and initiate the release of \$2 billion in bond proceeds for creating supportive housing for homeless, chronically homeless and at-risk of chronically homeless individuals with a serious mental illness.



## Accessory Dwelling Units as Innovative Land-Use Strategy for Expanding Housing

In addition to new funding models, another strategy that communities can adopt to address the state’s affordable housing crisis is allowing for the creation of Accessory Dwelling Units (ADUs) through amended zoning codes. ADUs, also known as “in-law units” or “granny flats,” are small apartments built on a property with a pre-existing home as the primary structure. Units typically function as studio apartments and tend to accommodate one or two people. ADUs allow for persons with I/DD to age in place, provide homeowners with extra rental income, and – most importantly – fill a gap in affordable rental units.

An ADU can be constructed as an interior, attached, or detached unit. Interior units are located within the primary structure, attached units are connected to the primary structure, and detached units are separate—for example, being built above a detached garage. The attached and detached units, which are visible on the exterior of the house, are typically designed to blend in with the primary structure and neighborhood architecture. Allowing for the construction of ADUs offers an alternative to larger rental projects that would create separate multifamily buildings, possibly altering the characteristics of a neighborhood.

Resistance to ADUs often centers on worries about overcrowding a neighborhood with an influx of renters, density, and traffic. In practice, these worries are generally unfounded, because of the practical limitations of ADUs and regulation measures passed by cities.

For example the City of Santa Cruz, CA has been successfully implementing ADUs for the past decade. The City’s rewrite of its zoning code expanded the locations in which ADUs were allowed to include all single-family residential lots greater than 5,000 square feet. As part of their design, ADUs must be compatible with the primary structure, maintain the privacy of neighbors, and include an off-street parking space. Santa Cruz has also encouraged ADUs through incentives and less restrictive regulations. Homeowners constructing ADUs have the ability to have their permit fees waived if they commit to renting their unit to low-income or very-low income tenants. Easing the parking requirement, which can act as a barrier to construction, is another factor the City is exploring to encourage construction. In the decade since the code has been rewritten, more than 220 new units have been constructed compared to just 120 in the previous two decades.

Other communities have attempted similar efforts to encourage the development of ADUs, including Los Angeles County, which is offering low-interest loans and grants to promote the development of units. Additionally, the State has considered multiple bills to promote the use of ADUs.

While this land-use strategy may be a successful approach to creating new housing, the I/DD community should also be mindful of practical considerations related to the Medicaid Home and Community- Based Services (HCBS) Waiver which funds services and supports for consumers. In order to receive federal matching funds, ADUs must actually serve as independent living – a setting where consumers have choice, independence and community integration – as opposed to living in an environment under family control.



***Lesson Learned:*** The I/DD community should consider working with local communities to adopt ADUs as an innovative land-use strategy for expanding housing opportunities for people with I/DD, particularly since this housing model is already integrated into the community. ADUs have the potential for expanding the number of housing units that are permanently affordable in the community. Many consumers may not need off-street parking thereby reducing the impact of ADUs; however, support staff providing Independent Living Services/Supported

Living Services may require parking. Taking into consideration some of the requirements under the HCBS Waiver, the I/DD community should partner with cities and counties to promote the creation of ADUs if these housing units actually serve as independent living for consumers. The I/DD community should also consider partnering with other advocacy organizations, including AARP, to advance state legislation around ADUs.

## Reducing or Elimination of Parking Requirements as Innovative Land-Use Strategy

People with I/DD, not surprisingly, own significantly fewer vehicles and thus generate lower demand for parking. As a result, developers of affordable and supportive housing have been successful in arguing for reductions in local land-use requirements for parking. Local residential parking requirements have real monetary costs. One comprehensive study found that on average, the cost of providing parking in the San Francisco Bay Area exceeds \$25,000 per space. For developers, the money spent on creating parking reduces the funding available to create more housing units. In addition, more parking reduces the amount of housing that may be created on a particular site. An increase of one parking space per unit can decrease housing units by 25%. Thereby, if more parking means higher costs, lower parking requirements enable communities to create more housing with less land and money. Moreover, decreased parking requirements offer strong incentive for developers to include housing units targeted to people with I/DD, and are a selling point for potential partnerships between developers and the I/DD community.

Additionally, housing for people with I/DD should be strategically located near sites of education, services, employment, and recreation. By siting housing by these public resources, residents have real alternatives to driving. Developers have been successful in encouraging residents to use alternative

modes of travel including public transport and paratransit, walking, electric scooters, etc. Reduced or no parking requirements are extremely important in the success of affordable and supportive housing projects.

It is clear that parking requirements for affordable and supportive housing – particularly for people with I/DD – should be changed to reflect the actual parking needs based on the resident population and neighborhood context. At the same time, the I/DD community should be mindful of the potential parking needs of support staff providing Independent Living Services/Supported Living Services to consumers as they pursue this land-use strategy.

**Lesson Learned:** The I/DD community should promote reductions in parking requirements locally for housing units set-aside for people with I/DD. This is a complementary land-use strategy for expanding affordable housing for people with I/DD. According to interviews with key stakeholders, several housing sponsors, including Housing Choices (based in San Jose, CA and Watsonville, CA), have been successful in getting set-aside units for people with I/DD by making the argument that consumers rely on public transit and paratransit and do not need to meet off-street parking requirements. Though, the I/DD community should be mindful of the potential parking needs of support staff for consumers. Encouraging the broad acceptance of this land-use strategy should expand housing – and the I/DD community should encourage that these housing units be dedicated for people with I/DD.



## LHA's California Legacy Homes Program as Innovative Development Approach

The Lanterman Housing Alliance's California Legacy Homes (CLH) program provides a vital option for interested families to create affordable housing for persons with I/DD by encouraging the gifting of real property to non-profit housing organizations – all within the framework of choice, independence and community integration – and meeting the needs and aspirations of the consumer. The primary goals of the CLH program are: 1) assist individuals and families to identify their future housing needs, and 2) plan for successful transition.

Housing workshops and training follow a standard curriculum, modified to address the specific housing markets throughout the state of California. While the CLH program's broad goals are to provide a range of housing workshops and housing-related support to adults with developmental disabilities, LHA also recognizes that some families are interested in leaving a permanent legacy, beyond supporting the life of a disabled family member, so that accessible, high-quality housing is created and maintained in perpetuity for adults with I/DD. Beyond the immediate, present-day impact, the CLH program has the potential to reach into the future and serve those children born today with developmental disabilities. When that child reaches adulthood, the CLH program hopes that there will be more available affordable homes because of today's efforts.

LHA has developed the CLH program components for outreach, referrals, family consultation, property evaluation and acceptance and property management.

Housing Consortium of the East Bay (based in Oakland, CA) has been part of the CLH program, and the organization has benefited from real property donations from families. The organization currently owns three trust-funded properties that are deed-restricted to low-income individuals with I/DD, housing a total of 8 individuals. The North Bay Housing Coalition (based in Napa, CA) has also been active in the CLH program, and it owns two properties that are dedicated to consumers, with another property that will be donated in the future.

While this development strategy may be a successful approach to creating new housing, the I/DD community should be mindful of practical considerations related to the Medicaid Home and Community- Based Services Waiver which funds services and supports to consumers. In order to receive federal matching funds, these legacy homes must serve as independent living – a I setting where consumers have choice, independence and community integration – as opposed to living in an environment under family control.



***Lesson Learned:*** I/DD community should explore scaling the legacy home approach as an innovative development approach to expanding affordable and supportive housing opportunities for consumers. Programmatically, the legacy homes approach may expand the number of homes that are permanently earmarked as affordable housing for people with I/DD. The CLH program offers a meaningful roadmap for streamlining the process from family consultation and property valuation to establishing the trust that will restrict housing for consumers. Additionally, the CLH program provides guidance on services

negotiation with regional centers to offer supportive services to tenants. As the I/DD community pursues this development strategy, it should be mindful of the HCBS Waiver requirements.



# OUR STORY:

## My name is Ricky



Ricky's dad told us this story: When my wife and I told Ricky years ago that he was going to have to learn to live away from us because we were getting older and would someday not be there for him anymore, he had a very hard time with that. I was about to retire and live in Northern California. Ricky lived in a couple of apartments and then moved into a HOME condo in 1995.

When he was first living away from home, he wouldn't even walk to the corner to put a letter in the mailbox unless I was watching. But, with a chance to live independently, he really blossomed. Now, he takes the bus to his maintenance job at UCLA all by himself and does his own banking and grocery shopping. I never thought he would be this independent. He loves his job and is obviously very happy living on his own. He doesn't even call us that often. We call him more than he calls us. He's growing up, and that makes both sad and happy.

As you get older, you worry about how your children will do once you're gone. You don't want to think about such things but Ricky could have ended up homeless, wandering the streets. It's a dream come true to know that Ricky will always have a home.

# Ricky

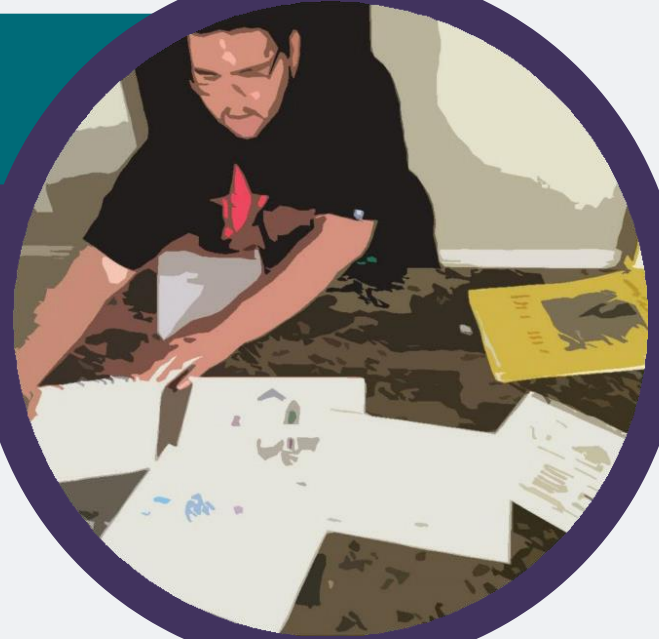


# H.O.M.E

[www.homeopeningdoors.org](http://www.homeopeningdoors.org)  
[info@homeopeningdoors.org](mailto:info@homeopeningdoors.org)  
(310) 988-4000

# OUR STORY:

## My name is Roberto Santos



Roberto Santos admits that he was not always artistic; in fact, he couldn't draw growing up prior to a car accident that put him in a coma and left him with a traumatic brain injury.

"I don't know what it was," he says, "but all of a sudden I could recreate pictures that I saw."

Roberto lives in a HOPE home in South Gate. He is a tall, young man with kind eyes, and he speaks in a deliberate, thoughtful manner. On most afternoons you will find him huddled over his sketch book, drawing images of his favorite animals, cartoon characters, and sports teams.

Living with traumatic brain injury means living with physical, cognitive, or behavioral symptoms that can include confusion, anxiety, fatigue, irritability, and headaches, just to name a few. Roberto shares that he turns to his art when he is uneasy or frustrated.

"When I finish a drawing it actually makes me feel better...that I was able to take the time and effort to do something positive."

Currently his art work is spread out on a table in his kitchen. This room is his favorite place to draw and where he creates most of his work. The space is clutter free with wide windows, and an abundance of natural light. Roberto takes a seat and opens a large portfolio. He begins to methodically finger through drawings, periodically pausing to show his renderings of the iconic cartoon characters Mario, Yoshi, and Pikachu. Next up are the characters of the show Family Guy, then Dracula and a few unfinished pieces he is still working to complete.

His excitement grows as he comes across the drawings he created for HOPE. A few months back Roberto was asked to consider what having safe, stable housing meant to him, and if he wouldn't mind creating a few "Home" themed drawings that represent those feelings. He graciously agreed and was excited about the idea that his work might be used by HOPE to raise awareness and promote our mission.

They drawings are idyllic depictions of homes-- some on quaint neighborhood streets, while others stand alone with strong roofs and mosaic shaped walls. His drawing style is warm, charming, and containing whimsical tones that might leave a viewer nostalgic for his or her childhood home.

He sees himself continuing to pursue art well into the future because he also believes it is a way to connect with people in his life. He enjoys creating drawings as gifts for friends, but then breaks with this chain of thought to share how art also creates a bridge to cherished family memories. Roberto brings out a drawing of a long, pink flamingo. He tells of how it represents his grandmother who passed away several years ago. "We spread her ashes at the Flamingo hotel in Las Vegas. She loved it there, so I made this to honor her."

To Roberto, art is therapeutic. It calms his irritability, it is an outlet for his memories, a way to show respect to his family, and an opportunity to contribute something beautiful to his community. His talent and motivations are inspiring to HOPE, and they perfectly demonstrate how providing stable, affordable housing can play a role in empowering people with developmental disabilities to use their many abilities to reach their full potential.



www.hope-homes.org  
info@hope-homes.org  
(877) 311-HOPE

## LESSONS LEARNED FROM OTHER SYSTEMS

In addition to examining funding models and innovative strategies for expanding housing for people with I/DD, CSH researched several initiatives that have been successful in expanding affordable and supportive housing opportunities for other vulnerable populations, including homeless veterans, people with serious mental illness, and people experiencing homelessness. The lessons learned from these other systems of care represent a practical roadmap for how the I/DD community can advocate for new housing resources and programs to address the unmet needs of its own consumers.

The following examples spotlight learnings and strategies that the I/DD community should explore in its efforts to increase housing opportunities for people with intellectual and developmental disabilities.

- California's Mental Health Services Act (MHSA) Housing Program offers a model for funding and program design to address key housing needs for homeless and at-risk of homeless adults with a serious mental illness. The Act created a reliable source of funding for community-based services for people with a serious mental illness and assisted with transforming the state's mental health system. As the I/DD community works to transform its own system of care, a similar argument can be made to advocate for a dedicated capital and operating funding source for supportive housing – in addition to flexible capital resources to create both multifamily rental housing and shared housing.
- U.S. Dept. of Housing and Urban Development-Veterans Administration Supportive Housing (HUD-VASH) Program is an example of a successful interagency partnership to support homeless veterans. HUD and the VA collaborated nationally to coordinate operating subsidy/rental assistance and support services for veterans experiencing homelessness. This model offers the I/DD system with a model for partnership between operating subsidy/rental assistance resources and supportive services resources – provided that the I/DD community is able to secure an ongoing source of funding for operating subsidies/rental assistance – whether through local housing agencies or new state resources, like the Lanterman Coalition's proposal for the Integrated Community Living Fund.
- California's Veterans Housing and Homelessness Prevention Program (VHHP) represents another example of a collaborative funding program to create new supportive housing dedicated to a vulnerable population, including extremely low-income veterans with histories of homelessness. Programs like VHHP represent an example for the I/DD community to advocate for the establishment of new capital funding programs to create housing for people with I/DD. Additionally, it is a model for redirecting state funding from a failing program that could serve veterans in greater need. The I/DD community should review this model as an opportunity to bond against the estimated \$100 million in state savings from the closure of developmental centers to create a new housing program for people with I/DD.
- Los Angeles County's Flexible Housing Subsidy Pool offers an example of a funding mechanism that consolidates and coordinates housing resources to respond to the diverse needs of homeless

individuals. The Flex Pool has secured more than 4,000 supportive housing units in non-profit owned supportive housing, affordable housing, master lease buildings, scattered site housing, and private market housing through funding from the County, health plans and private philanthropy. Replicating the Flex Pool model of pairing flexible operating subsidies/rental assistance with intensive services provided by local organizations can support the I/DD community's own advocacy efforts to create an operating subsidy/rental assistance program to support access to housing with community-based services and supports.

## State of California / Mental Health Services Act Housing Program

### *Model for funding and program design to address key housing needs of homeless and at-risk of homeless people with a serious mental illness.*

In the November 2004 election, California voters approved Proposition 63, the Mental Health Services Act (MHSA). MHSA was intended to transform the mental health system in the State of California. The Act provides a dedicated source of funds to reduce the long term impacts of untreated serious mental illness and to expand successful, innovative, service programs for people with serious mental illness.

California Executive Order S-07-06 created the Mental Health Services Act Housing Program. Jointly administered by the California Department of Mental Health (DMH) and the California Housing Finance Agency (CalHFA) on behalf of counties and other mental health agencies, the MHSA Housing Program received a one-time appropriation of \$400 million. The MHSA Program offered permanent financing and capitalized operating subsidies for the development of a range of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds were allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.

Counties and other mental health agencies generally solicited housing proposals through a local over-the-counter process or through a competitive request for housing proposals. The goal of each community was to award funds to those projects that best leveraged the limited MHSA resources, while still meeting the need to create permanent supportive housing opportunities across the state, while providing greater accessibility and integration of housing in communities.

Since the implementation of the MHSA Housing Program by DMH and CalHFA in May of 2008, over \$391 million of MHSA funds were allocated to housing proposals financed by MHSA capital development loans and long-term capitalized operating subsidy reserves. MHSA supportive housing includes shared supportive housing (single family homes, duplexes, triplexes and four-plexes with shared kitchen and bathrooms) and supportive housing units typically located within larger affordable rental housing developments. Residency is restricted to MHSA clients that include individuals, families, seniors, and Transitional Aged Youth leaving the foster care system. Some MHSA units also allow for residency preferences for veterans.

Counties and other mental health agencies made a commitment to provide MHPA residents with an individualized array of supportive services to assist with their recovery and increase the likelihood of them becoming fully functioning community members. The California Department of Health Care Services (DHCS) took over DMH responsibilities in 2012. The MHPA Housing Program ended on May 30, 2016 with the expiration of the 8-year Interagency Agreement between CalHFA and DHCS. Based on loans closed or approved for financing thru May 30, 2016, the MHPA Housing Program supported the development of over 2,500 MHPA housing opportunities with 184 projects that included over 10,100 affordable rental units.

**Lesson Learned:** The MHPA Housing Program offers a funding model for the I/DD community, with dedicated funding to create supportive housing earmarked from the MHPA program's community services and supports. Additionally, the MHPA Housing Program offers key lessons learned for program design, providing communities with flexible funding for both capital and operating, as well as flexible capital funding to develop either multifamily rental housing or shared housing. As one of the first programs in the State that targeted a specific disability population, and that combined development funding and operating funding with locally-controlled services funding, the MHPA Housing Program is a successful example of a supportive housing initiative worth replicating programmatically.



**Lesson Learned:** While the MHPA Housing Program's \$400 million represents a significant investment in community services and supports funding for creating supportive housing, it is also a cautionary tale for the I/DD community to be mindful of the competing interests for limited services resources. The MHPA Housing Program was not without detractors who opposed the earmarking of services funding to create supportive housing; even though supportive housing may be a necessary investment to serve homeless individuals with serious mental illness.

## National / HUD-Veterans Administration Supportive Housing (HUD-VASH) Program

### *Successful interagency partnership to coordinate housing subsidy and support services for veterans experiencing homelessness*

The HUD-VA Supportive Housing (HUD-VASH) program serves hard-to-house, homeless veterans and their families with deep housing subsidies and intensive supportive services. HUD-VASH, a collaboration between the U.S. Department of Housing and Urban Development and the Department of Veterans Affairs, has grown from a small program serving fewer than 2,000 Veterans in 2008 to a major program with the capacity to serve more than 87,000 Veterans in 2017. With 87,864 VASH vouchers in circulation in April 2017, the program contributed substantially to the 47% decline in the number of homeless veterans since 2010.

In 2010, the U.S. Interagency Council on Homelessness (USICH) presented the White House and Congress with *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*, which represented the collaborative effort of 19 federal agencies. A primary goal of this plan was to prevent and end veteran homelessness. VASH arguably led the HUD and VA collaboration on homelessness prevention and rapid rehousing assistance through the Veterans Homelessness Prevention Demonstration Program and the Mayors Challenge to End Veteran Homelessness that led to local commitments to house veterans in collaboration with federal efforts. Since then, the number of veterans experiencing homelessness has decreased 47%.

HUD-VASH has been one of the most effective tools for ending veteran homelessness. HUD-VASH is jointly funded and implemented by HUD and VA. HUD provides a permanent housing subsidy through the Housing Choice Voucher (HCV) program and VA provides case management and other supportive services to assist formerly homeless Veterans in accessing and maintaining housing. Although the program was originally established in 1992. Since the release of *Opening Doors* funding for HUD-VASH vouchers has increased more than 60%, and HUD and the VA collaborated more closely to address previous problems with the program.



***Lesson Learned:*** The example of the HUD-VASH program offers the I/DD community a practical roadmap for partnering with local housing agencies across the state to expand access to community-based housing. As with the HUD-VASH program, the I/DD system should leverage their funding for services and supports to consumers, in order to partner with local public housing agencies or housing and community development agencies willing to commit Housing Choice Vouchers or other operating subsidies/rental assistance to expand access to housing for people with I/DD. Since these operating subsidies/rental assistance

resources are extremely limited, the I/DD community should also advocate for state funding for an ongoing operating subsidy/rental assistance program to ensure that housing is affordable for people with I/DD, like the Integrated Community Living Fund proposal by the Lanterman Coalition.

## State of California / Veterans Housing and Homelessness Prevention Program (VHHP)

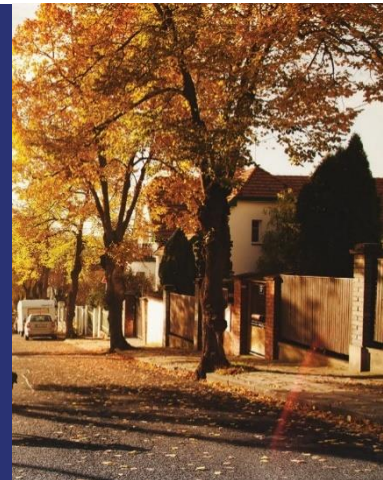
***Interagency partnership to create new supportive housing for homeless veterans, increasing access to new community-based housing.***

The state of California's Veterans Housing and Homelessness Prevention Program (VHHP) makes long-term loans for new development or preservation of rental housing for very low- and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies. Availability of funds is announced annually through a Notice of Funding Availability.

In 2013, the state legislature restructured an existing bond, the Veteran’s Bond Act of 2008 to fund \$600 million in multifamily housing for veterans. The earlier bond measure was ineffective at achieving its goals, and the State Legislature determined – and voters agreed – that the money could be better utilized addressing the rental housing needs of veterans. With the approval of Proposition 41 by California voters on June 3, 2014, the Department of Housing and Community Development (HCD), in collaboration with the California Housing Finance Agency (CalHFA) and the California Department of Veteran Affairs (CalVet), designed, developed and administered the Veterans Housing and Homelessness Prevention Program.

VHHP has already committed \$116.1 million in new funding for 28 developments. When completed, VHHP is expected to create 1,833 new units of affordable and supportive housing.

***Lesson Learned:*** The VHHP Program highlights the opportunities that emerge when establishing a capital funding program to create new affordable and supportive units for a priority population. Capital programs like VHHP are models for the I/DD community to advocate for interagency partnerships to support the development of new community-based housing for people with I/DD, like the Integrated Community Living Fund proposal offered by the Lanterman Coalition. It is also a model of redirecting funding from an existing and unsuccessful program to a new program that could serve people in greater need. The I/DD community should review this model as an example for bonding against state savings from the closure of developmental centers and other institutional settings in order to expand affordable and supportive housing opportunities for people with I/DD



## Los Angeles County Department of Health Services / Flexible Housing Subsidy Pool

***Flexible spending pool to increase access to supportive housing for homeless people with complex physical and mental health needs.***

Los Angeles County’s Flexible Housing Subsidy Pool (FHSP) has shown the impact of coordinating different sources of funds to target the diverse housing and services needs of homeless people. Bringing the FHSP model to scale for I/DD population will support access to safe and affordable housing, and community based supports.

Los Angeles County Department of Health Services (DHS) Housing for Health Division – in collaboration with Brilliant Corners and the Conrad N. Hilton Foundation – launched a new supportive housing rental subsidy program called the Flexible Housing Subsidy Pool (FHSP) in 2014. The goal of the FHSP was to secure decent, safe, and affordable housing for DHS clients who are homeless and have complex physical and behavioral health conditions. DHS paired these flexible rental subsidies, provided by the Flexible Housing Subsidy Pool, with intensive case management services provided by local community organizations.

Initially, the Los Angeles County Board of Supervisors approved \$14 million toward the FHSP during the first four years of its operations. These funds were matched with \$4 million from the Hilton Foundation. Since the launch of the program, the FHSP has housed more than 4,000 households with histories of homelessness and chronic physical and behavioral health conditions.

The FHSP program has four main participants:

- DHS, the lead public financing and administrative agency which also coordinates contributions to the pool from other public agencies;
- Brilliant Corners, the nonprofit agency which administers rental subsidies, identifies and secures housing units, manages landlord relationships, coordinates with case management providers, and provides housing navigation and ongoing housing retention services;
- Intensive Case Management Services provided by community organizations who support the participants of the Flexible Housing Subsidy Pool;
- A growing network of over 100 private landlords, including market-rate, affordable, and supportive housing developers, owners, and managers

In its efforts to help end homelessness in Los Angeles County, the FHSP has been able to draw upon a full range of community-based housing opportunities, including nonprofit-owned supportive housing, affordable housing, master lease buildings, scattered site housing, and private market housing.

Tenants will be linked to physical, mental health, and substance abuse services provided by DHS partner nonprofit agencies on-site or by roving teams of supportive service providers. Additional services include crisis intervention, individualized case management, assistance with benefits establishment, and connections to educational, employment and volunteer opportunities.



**Lesson Learned:** The example of Los Angeles County' Flexible Housing Subsidy Pool (FHSP) spotlights the successful outcomes achieved by establishing a funding mechanism that consolidates housing resources from a variety of funders to respond to the diverse housing and services needs of homeless individuals. The Flex Pool has secured more than 4,000 supportive housing units in non-profit owned supportive housing, affordable housing, master lease buildings, scattered site housing, and private housing. The Flex Pool offers a model of flexible operating subsidy/rental assistance paired with supportive

services provided by community organizations that can be replicated by the I/DD community to support their own efforts to create housing and services for consumers



# OUR STORY:

## Roommates



Increasingly, adults with intellectual and developmental disabilities are looking for housing where they can live with close friends. Finding the right housing is key to a successful roommate relationship, as Michelle and Thomas, two Housing Choices residents, found. Michelle and Thomas originally became friends while attending the Transition to Independent Living program at Taft College. They communicated for years before deciding that it was time to live together as roommates. Michelle says, “I was on the phone with Thomas for hours everyday, and I knew we should move in together so that we could talk every day in our own home without needing a telephone!”

Michelle and Thomas started working with Housing Choices to update their former housing search criteria because they now were looking for housing for two roommates, with both incomes to be considered and a desire for each to have a separate bedroom. When they were called to interview for a two-bedroom apartment in the City of Santa Clara, they knew they were in luck.

Estancia is a 450-unit market rate apartment community, with 23 Below-Market-Rate apartments available for people with developmental disabilities. Unlike many Housing Choices Partner Properties that offer only studios or one-bedroom units for people with developmental disabilities, Estancia offers a mix of one-bedroom, two-bedroom and three-bedroom apartments. This unit mix accommodates the growing desire of people with intellectual and developmental disabilities to find housing where they can live with close friends, family members, or live-in aides.

Estancia is a high-end market-rate rental housing community, with many amenities, including a swimming pool, playgrounds, outdoor grilling areas, a fitness center, and--Thomas and Michelle’s favorite amenity--an in-unit washer and dryer. More important than all the amenities, however, the two-bedroom apartment has provided the two friends an opportunity to test their success as roommates. They look forward to making more friends through social activities in the Estancia housing community and their shared interest in Special Olympics.



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

[info@housingchoices.org](mailto:info@housingchoices.org)

(408) 498-5777

# OUR STORY:

## My name is Vernon Andrews

Vernon Andrews lives in a HOPE home on a sleepy street in the Stearns Park community of Long Beach. His kindly, calm demeanor seems an appropriate fit for this quiet suburban neighborhood.

At 53 years of age, Vernon is proud to disclose that he has lived independently for 26 years. Early in 2016 though, prior to moving into his current HOPE home, this independence was at risk. Vernon found himself in a situation where he could no longer afford his market-rate apartment in Bellflower.

"I needed to move because I couldn't afford to pay rent over there," he said.

For many years Vernon's mother helped him pay rent each month. Continued increases though put greater and greater pressure on his aging parent's fixed income. According to the National Low Income Housing Coalition, a medium priced 1-bedroom apartment in Los Angeles County is \$1,154 per month. In order to afford this rent, an income earner must make \$22.19 an hour. As time went by, Vernon's rent finally hit a point where his mother could no longer financially support him to remain in his home.

With limited options in finding a decent, affordable place to live on his own, Vernon turned to HOPE Inc. In May of 2016 an opening became available for Vernon to move into the two-bedroom house where he lives today with one other HOPE resident. The best part-- he pays \$232 on rent. This falls within 1/3 of his income.

The stability of this housing empowers Vernon to continue to learn, grow, and develop to the fullest of his capabilities. A first impression of Vernon is misleading; because his gentle manner hides an inquisitive and adventurous spirit. After moving to his new home in Long Beach he wasted little time in venturing outdoors to explore. "My favorite place to go is the library," Vernon said. He adds that he found the library, grocery store, and mall all on his own. He likes walking, bicycling, and riding the bus to find new places.

Vernon had to start over learning about his new community since moving from his longtime neighborhood in Bellflower. His positive attitude viewed this challenge as an adventure.

Vernon loves his new home though, and says his favorite places are his bedroom and garden. He knows he doesn't have a green thumb, so he doesn't have any plants inside, but he enjoys looking at the beautiful plants in the front yard.

Vernon of course misses his old home, but feels he is settling in nicely and is appreciative of Harbor Regional Center for referring him to HOPE, his service providers at Life Steps Foundation for assisting with the move, and HOPE for providing him with this opportunity to continue to live independently.

What's next to explore for Vernon? He says now that he has stable housing, he wants to once again find a job as a maintenance worker in his new city. His goal is to be a fully participating member of society, and HOPE is excited to support Vernon in reaching his full potential.



www.hope-homes.org  
 info@hope-homes.org  
 (877) 311-HOPE

During the last several decades, the I/DD community has been successful in creating housing for consumers discharged or deflected from developmental centers and more restrictive settings. This housing has largely been licensed and shared housing, and more recently multifamily housing. Indeed, the I/DD service system has shown incredible collaborative ability in its more recent successes at closing the last of the state's few remaining developmental centers during this decade. Throughout this process the state's regional centers, I/DD housing developers, and service providers have undertaken innovative strategies to expand affordable and supportive housing for people with I/DD.

However, the enormity of the state's current housing crisis requires that now, more than ever, the entire I/DD community – including consumers, family members, service providers, housing developers, regional centers and DDS – play an even more active and coordinated role in addressing the unmet housing needs of the most vulnerable consumers who are already living in the community.

The *Statewide Strategic Framework's* primary components included:

- Discussion on existing and projected housing need, and current rate of housing development
- Best Practices from I/DD housing initiatives from across the U.S.
- Currently available funding for capital, operating and services
- New funding models and innovative land-use and development strategies
- Lessons learned from other systems for expanding housing for vulnerable populations.

Based on this review, LHA and CSH have identified significant opportunities for improving the intellectual and developmental disability service system's overall approach to responding to the housing crisis among people with intellectual and developmental disabilities, by broadening our coalition to include the mainstream housing and community development system. While there are excellent examples of partnerships within the I/DD service system, and also between the I/DD community and the affordable housing sector, these external working relationships have not been uniformly cultivated across the entire I/DD system – both statewide and regionally.

Active partnerships with statewide and local housing and community development organizations can truly be fruitful for expanding affordable and supportive housing opportunities for consumers. In addition to contributing much needed services funding (e.g. housing transition services, tenancy sustaining services, etc.) and capital funding (e.g. CPP, CRDP, etc.), the I/DD community can offer invaluable support in building community acceptance for affordable and supportive housing development proposals. In other words, as a

strategy we can then align the funding resources, the knowledge, and the rich experience delivering services to this population, with the affordable housing system and its infrastructure of funding and capacity. As a result, these partnerships can result in strategic alignment of both priorities and resources.

"We will run out of money in the next 5 years for care and living costs"

-Parent

In order to achieve this greater strategic alignment between the intellectual and developmental disability service system and the housing and community development system, LHA and CSH make the below recommendations, which can be summarized into the following four categories: improve data/planning, enhance partnerships, expand funding, and ensure that the mainstream system addresses the needs of people with I/DD.

## Improve Data/Planning

*We need to know more about the unmet housing needs of people with I/DD.*

### **Recommendation:**

In order to identify the scope of the unmet housing needs among consumers, the developmental disability service system should capture regional and statewide housing data more accurately.

- Currently, information collected regarding housing needs as part of the IPP process cannot be systematically tabulated to quantify the overall housing needs, and thereby the housing gap at the regional or the state level is unclear.
- Data collected should reflect actual housing needs as expressed by consumers (e.g. recognizing that many adults live in shared housing or a family home by default, rather than by choice).

### **Recommendation:**

The I/DD service system should create sustainable capacity to assess on an ongoing basis the short and long-term housing needs of consumers.

- Several stakeholders identified potential methods for collecting this data on a recurring basis through changes to the IPP process, an annual census (e.g. point-in-time homeless count), or bi-annual survey.

*We need to plan across systems using better data to achieve successful housing outcomes.*

**Recommendation:**

The entire I/DD community should promote the use of data to plan and budget for addressing the unmet housing needs of consumers. Better data offers increased opportunities for jumpstarting cross-system planning.

- The developmental disability service system should incorporate data regarding housing needs in its resource development planning (e.g., explore expanding housing need questions in the Personal Outcomes section of the CDER)
- The developmental disability service system should share data, regarding unmet housing needs, with key stakeholders in the I/DD community – including consumers, family members, service providers, housing sponsors and advocates – in order to plan and budget to address these needs regionally and statewide
- The developmental disability service system should share data, regarding unmet housing needs, with key stakeholders in the mainstream housing and community development sector; data sharing should be an opportunity for partnership between the I/DD system and the affordable housing system, particularly if housing agencies become more familiar with the housing needs of people with I/DD.

## Enhance Statewide and Local Partnerships to Expand Funding to Identify or Create Housing Opportunities

*We need to support existing legislation which can provide funding for housing for people with I/DD.*

**Recommendation:**

The state's I/DD community (including consumers, family members, service providers, housing developers, regional centers and statewide I/DD advocacy organizations) should partner with statewide housing advocacy organizations (including Housing California, Rural Legal Assistance Corporation, Western Center on Law and Poverty, California Housing Consortium and California Housing Partnership) to support passage of Proposition 1, the Veterans and Affordable Housing Bond Act, and Proposition 2, No Place Like Home Program.

- The I/DD community should partner with the statewide coalition of housing and community development organizations that are advocating for passage of Prop. 1 and Prop. 2. The I/DD community should endorse the ballot measures and mobilize its members to support passage of both statewide initiatives, which represent \$6 billion in new resources for affordable and supportive housing for Californians. By bringing out its members to support the ballot

measures, the I/DD community should be able to make inroads with the housing advocacy and developer community, and have a role in influencing how these funds are spent. Furthermore, the I/DD community's partnership with the housing advocacy community could be a stepping stone for encouraging the mainstream housing advocacy community to support its own I/DD housing measures in the future.

*We need to create new legislation which can fund housing for people with I/DD.*

**Recommendation:**

The state's I/DD community – including consumers, family members and statewide I/DD advocacy organizations – should partner with statewide housing advocacy organizations – including Housing California, Rural Legal Assistance Corporation, Western Center on Law and Poverty, California Housing Consortium and California Housing Partnership – to create new funding sources to expand housing opportunities for people with I/DD.

- *Existing Legislative ideas:* Building on the Lanterman Coalition's proposal for establishing the Integrated Community Living Fund, the I/DD community should advocate for a state budget item that redirects state cost savings (estimated \$100 million per year) from the closure of developmental centers to create and operate supportive housing for people with I/DD.
- *New Legislative Ideas:* The I/DD community should outline an ideal housing program and draft legislative language for a new housing program that would offer both capital funding and operating subsidy/rental assistance for supportive housing set-aside for people with I/DD. The new proposal should include feedback from housing policy advocates regarding program design. We can find inspiration from sources outlined in this *Strategic Framework*, such as:
  - *I/DD Housing Initiatives from other States:*
    - The I/DD community should spotlight examples of I/DD housing initiatives that have been successful in securing capital funding and operating subsidy/rental assistance to create supportive housing for people with I/DD.
      - Connecticut's I/DD agency partnered with its housing finance agency and social services agency to create a new capital program with \$20 million to fund the creation of supportive housing units set-aside for people with I/DD in a larger affordable housing development.
      - New Jersey's human service agency partnered with its housing finance agency to create the Supportive Housing Connection, an organization that administered landlord outreach, housing transition services, and rental assistance resources to support people with I/DD to access housing in the private market.
  - *Affordable Housing Programs from other States:*

- The I/DD community should evaluate examples of statewide housing initiatives that were successful in securing capital and operating subsidy/rental assistance funding to create supportive housing for mental health, veterans and homeless consumers.
  - MHSA Housing Program secured \$400 million to create supportive housing for homeless and at-risk of homeless adults with a serious mental illness. The MHSA Housing Program is a program model for offering both capital and operating funding for supportive housing – in addition to flexible capital resources to create both multifamily rental housing and shared housing.
  - VHHP program established a new capital funding program to create rental housing for low-income veterans, including those with histories of homelessness. The program redirected funding from a failing state program in order to serve veterans in greater need. The I/DD should review this model as an opportunity to bond against the estimated \$100 million in state savings from the closure of developmental centers, as estimated by LAO.

*We need to garner legislative support to effect the changes in legislation that this system needs.*

**Recommendation:**

The coalition of statewide I/DD advocates and housing policy advocates should identify champions in the Assembly and Senate Budget Committees to spearhead legislative efforts, informed by the LAO report and fact sheets created by the I/DD community regarding unmet housing needs of consumers.

**Recommendation:**

The I/DD community could pool resources to hire a professional policy expert with housing expertise to dedicate time and resources to educate and inform policymakers of need for this proposal.

*We should work to change existing guidelines and policies of existing funding at the state, county, and local levels.*

**Recommendation:**

The state's I/DD community – including DDS and regional centers and statewide I/DD advocacy organizations – should actively partner with state housing and community development agencies – including State HCD, CalHFA and TCAC – to create program incentives and remove barriers for developing affordable and supportive housing for people with I/DD.

- The I/DD community should become familiar with statewide housing resources available from HCD, CalHFA and TCAC to ensure that these resources are effective and trouble-shoot any program-related barriers to creating supportive housing for people with I/DD.
  - The I/DD community's familiarity with statewide housing resources should support effective cross-system partnerships.
  - For a program that should already be creating housing for people with I/DD, the I/DD community should work with their state partners – CalHFA, HCD and Dept. of Health Care Services – to review the Section 811 Project Rental Assistance Program to trouble-shoot program-related barriers to creating housing for consumers with I/DD. Key stakeholders have spotlighted the fact that the program has been undersubscribed and that there are issues re: tenant selection process and sufficient operating subsidy/rental assistance.
- The I/DD community should advocate with state housing agencies to prioritize state capital and operating resources to expand housing for people with I/DD.
  - For example, the I/DD community should encourage HCD to offer developer incentives, such as dedicated funding or bonus points, for the Multifamily Housing Program to create affordable housing for people with I/DD.
  - Citing the example of the State of Florida's revised Qualified Allocation Plan, the I/DD community should encourage the California Tax Credit Allocation Committee to reserve a percentage of its low income housing tax credit resources to create housing for people with I/DD.
- The I/DD community should share information about the unmet housing needs of consumers with state housing and community development agencies in order to increase awareness and encourage strategic alignment across systems.

**Recommendation:**

The local I/DD community – including consumers, family members, service providers, housing sponsors and regional centers – should partner with local public housing agencies and city & county housing and community development departments with resources to create housing for people with I/DD.

- The I/DD community should become familiar with local housing resources available from public housing agencies and housing and community development departments to ensure that these resources are effective and trouble-shoot any program-related barriers to creating housing for people with I/DD.
  - The I/DD community's familiarity with local housing resources should support effective cross-system partnerships.



- The I/DD community should advocate with local housing agencies to prioritize capital and operating funding (e.g. HOME, CDBG, housing choice vouchers, etc.) to expand housing opportunities for people with I/DD.
- The I/DD community should share information about the unmet housing needs of consumers with local agencies in order to increase awareness and encourage strategic alignment across systems.

*Housing is a local issue, so we should educate our local partners on the needs, and also values, of serving this population.*

**Recommendation:**

The local I/DD community – including consumers, family members, service providers, housing sponsors and regional centers – should partner with local public agencies that administer critical planning and zoning regulations to create housing for people with I/DD.

- Of course, the I/DD community should share information about the unmet housing needs of people with I/DD with local agencies in order to increase awareness and encourage strategic alignment across systems.
- The I/DD community should encourage the adoption of land-use strategies that may be successful in expanding housing opportunities for people with I/DD – as long as these measures result in independent living where consumers have choice, independence and community integration.
  - Encourage amendments of zoning codes to allow for Accessory Dwelling Units as land-use strategy for expanding housing.
  - Encourage reduction or elimination of parking requirements as another land-use strategy for expanding housing development.

## Leverage Existing I/DD Service System Funding to Create More Housing Opportunities

*By leverage federal matching funds for housing transition services (e.g., housing education, housing search & application assistance, and housing advocacy activities) we can identify and access existing housing in the community.*

**Recommendation:**

Under CMS guidance for using Medicaid for housing-related activities and services, the I/DD service

system should encourage and train regional centers and their service providers to take full advantage of federal matching funds for housing transition services by vendorizing housing services for consumers. These individual housing transition services will support consumers to identify existing housing available in the community by providing them with meaningful information and support.

- Contract with community organizations with real estate expertise in landlord outreach, housing search and application assistance.
- Contract with community organizations that are familiar with housing resources available from local public housing agencies in order to access already subsidized public housing and housing choice voucher resources.
- Contract with community organizations that are familiar with already subsidized affordable and supportive housing market.
- Encourage I/DD service system to learn from other systems of care that are providing similar housing transition services to their most vulnerable members.
- According to stakeholders, these housing transition services will enhance the I/DD community's understanding of the housing market and the housing needs of consumers, particularly with I/DD community actively working to expand housing opportunities for consumers.
- Spotlight San Andreas Regional Center/Housing Choices partnership to provide both housing transition services (e.g. landlord outreach, housing search, application assistance) and tenancy sustaining services to consumers.

**By leveraging I/DD service system resources we can create new homes in larger affordable housing developments.**

**Recommendation:**

I/DD service system should expand its use of limited Community Placement Plan (CPP) and Community Resource Development Plan (CRDP) funding to create supportive housing for people with I/DD, thereby promoting a housing model that offers choice, independence and community integration, as well as relying on the HCBS model of care.

- These resources should increasingly be leveraged to secure additional local, state and federal capital and operating funding to create affordable and supportive housing.
- In recent years, DDS has developed Multifamily Housing guidelines for the CPP program to encourage the development of set-aside supportive housing units for consumers within larger affordable housing communities.
- Collaboration should continue between DDS and housing developers to trouble-shoot challenges with aligning CPP program guidelines with mainstream capital finance programs

administered by HCD, TCAC and CalHFA. Considerations might include matching up timelines and regulatory agreements.

- The DDS Multi-Family Housing meetings, which have worked to bring the mainstream affordable housing and community development stakeholders together with the I/DD service system stakeholders should serve as a model for on-going communication and collaboration among these systems.
- The DDS Developmental Services Task Force should continue its exemplary work in confronting these housing challenges by continuing its work in receiving and integrating stakeholder input into its policies and future planning.

**Recommendation:**

The I/DD service system should identify affordable housing developers and service providers who specialize in serving this vulnerable population that can partner with experienced mainstream housing developers to create set-aside units in larger affordable housing buildings.

- Highlight successful examples of CPP partnership efforts to secure set-aside units, such as Regional Center of the East Bay/Housing Consortium of the East Bay, Eastern Los Angeles Regional Center/WORKS, and Westside Regional Center/Brilliant Corners (in-progress).
- Highlight successful examples of using housing access service partnerships to secure set-asides units, such as San Andreas Regional Center/Housing Choices.
- Emulate the structure of using state-owned land as a site for creating market-rate housing with set-aside units for people with I/DD following the model of Harbor Village in Costa Mesa.

*By preserving and converting existing community care homes for people with I/DD we can create shared housing consistent with the overall goals of choice, independence and community integration in the least restrictive setting.*

**Recommendation:**

The I/DD service system should create a funding model for shared housing that is equivalent to the cost of creating and operating a licensed community care home.

- In many communities across the state, community care homes are closing down faster than new ones are being established, resulting in a net loss of residential capacity for people with I/DD.
- I/DD system should provide guidance and incentives to support local efforts to acquire, preserve and convert existing community care homes into a model of shared housing that is consistent with goals of choice, independence and community integration, and relies on the HCBS model of care.

**Recommendation:**

The I/DD service system should investigate MHPA Housing Program's approach to creating a funding model that offered flexible capital funding for shared housing in addition to multifamily rental housing.

**Recommendation:**

I/DD system should partner with state housing and community development agencies to implement a shared housing program that is consistent with their best practices; furthermore, I/DD system should learn from other state agencies, like CalVet and Department of Health Care Services, regarding their efforts to create similar shared housing models.

*By leveraging available I/DD services we can access rental assistance/operating subsidies in order for extremely low-income consumers to be able to afford housing.*

**Recommendation:**

The I/DD service system should partner with local public housing agencies to dedicate housing choice vouchers for people with I/DD by matching this operating subsidy/rental assistance with equally valuable service resources.

**Recommendation:**

Recognizing that housing choice vouchers are extremely limited resources, the I/DD service system should consider funding its own operating subsidy/rental assistance program targeted to the most vulnerable consumers.

- Regional centers have the flexibility – on an exception basis – to fund operating subsidy/rental assistance to consumers who have an urgent need for housing.
- The I/DD system should create a formal program, similar to the operating subsidy/rental assistance proposal that was part of the Lanterman Coalition's Integrated Community Living Fund.
- Any operating subsidy/rental assistance program should be paired with front-end housing transition services to help consumers.

## Ensure that Mainstream Systems Address the Housing Needs of People with I/DD

*The housing and community development system must improve their understanding of the unmet housing needs of people with I/DD in general.*

**Recommendation:**

With data-sharing and local and statewide partnerships with the I/DD community, the housing and community development system could improve their awareness and understanding of the housing needs of people with I/DD. Education should be geared to helping these stakeholders understand that a significant segment of the state's population is going underserved, supporting strategic alignment across a vast system that includes:

- City, county and state housing and community development departments
- Local public housing agencies
- Local and statewide housing advocacy organizations
- Local and regional affordable and supportive housing developers

**Recommendation:**

The housing and community development system must understand that the capital and services resources already dedicated to people with I/DD are a significant leverage, in addition to the I/DD community's ability to offer support in building community acceptance for housing

- Since the I/DD community has oftentimes been siloed from mainstream systems, it is critical that the housing and community development system learns that the I/DD community is able to contribute necessary services and capital funding for housing, in addition to support in building acceptance for housing development. Funding and community support are invaluable to local and statewide efforts to expand housing.

**Recommendation:**

The housing and community development system must partner actively with the I/DD community to address the unmet housing needs of people with I/DD

- Taking into account the shared goals that exist between the housing and I/DD communities, the housing and community development system should be an active partner committed to expanding affordable housing opportunities for a population where the vast majority of consumers are living on fixed incomes, relying on SSI/SSP as their only source of income.
- As such, the housing advocacy community should join the I/DD advocacy community to support the I/DD community's proposal to create a dedicated source for capital funding and operating subsidy/rental assistance for supportive housing for people with I/DD. The Lanterman Coalition has been working on its proposal to create the Integrated Community

Living Fund, funded by an estimated \$100 million in annual cost savings to the I/DD system. This proposal could be revived with significant support from the housing advocacy community.

**Recommendation:**

The housing and community development system must dedicate resources for expanding housing for people with I/DD.

- In addition to supporting the I/DD community's efforts to create its own funding source, the housing and community development system should be working diligently to ensure that their resources contribute to expanding affordable and supportive housing for people with I/DD – whether with developer incentives at the statewide level, with dedicated funding or bonus points for Multifamily Housing Program or Low Income Housing Tax Credit resources, or earmarks for local capital and operating funding, like HOME, CDBG or housing choice vouchers.

## CONCLUSION

For 41 years, the Lanterman Act has guided the State of California's promise and responsibility to its citizens with intellectual and developmental disabilities. The Act declares that persons with I/DD have the same legal rights and responsibilities guaranteed all other persons by federal and state constitutions and laws, and charges the regional center with advocacy for, and protection of, these rights. The Act further embraces the concept of *choice* and the right to *live a more independent and normal life* as part of these legal rights.

Beyond the lack of affordable housing being a direct barrier to independence and a normal life, the lack of housing also represents a significant obstacle for accessing services and supports. In fact, research indicates that community-based housing contributes to improved outcomes for people with I/DD. Given the importance of housing to the underlying success of consumers, expanding housing opportunities for this population – particularly for those with short-term and long-term housing needs – should be identified as a strategic priority for the state.

Despite the lack of quantifiable data, there can be little doubt that the current lack of affordable housing is a major barrier to enabling all people with I/DD to live in the housing of their choice. As many today look forward to the promise of *more independent and normal* lives, they are stepping into a housing crisis created by unmet housing production goals, increased population growth, thousands of veterans returning home – many with disabilities of their own – and an influx of tens of thousands of homeless individuals and families now targeted for supportive housing by their local communities.

Over the past few decades, the I/DD service system has been successful in creating housing outcomes. These units are largely licensed and unlicensed shared housing, and more recently multifamily housing for consumers discharged or deflected from developmental centers and more restrictive settings. Regional centers, housing developers, and service providers have partnered to undertake innovative strategies, including housing advocacy, housing development, and housing transition services to expand access to affordable housing opportunities for people with I/DD. Finally, families across the state have stepped up to serve as caregivers or spend their time, health, and income to find and maintain reliable, affordable homes where their child can thrive. Yet, more must be done to create systemic change to substantially address the housing needs of people with I/DD.

This *Statewide Strategic Framework* concludes with more than 20 recommended system-wide improvements with many opportunities for collaborative follow-up actions. These recommendations, taken together could usher in a transformation of the housing landscape for people with I/DD – from one of taking whatever is available to one of choice, fulfilling the promise of the Lanterman Act to live a more independent and normal life. These efforts are not starting from zero, as many prominent stakeholders in the community have been leading the way. However, perhaps new actors can come on stage, new partnerships can be enlisted to provide crucial linkages and fresh ideas, and new campaigns could be initiated at the state level to hold hearings that will dive deeply into what has been explored in this *Strategic Framework*.

Indeed, as exhaustive as we have tried to be, this document does not include a number of topics or models that did not fit logically within the scope of this particular project. Indeed there are a score of case-specific innovations that have been created throughout the country. We hope some of these can be further investigated in follow up work. As we move forward to create a wide range of housing opportunities, let us hope that we are ushering in a new era that lives up to the spirit of the Lanterman Act, where individuals with I/DD are living in safe, affordable housing that is indistinguishable from their neighbors, and where they are living truly normal and independent lives, supported by community-integrated services.

# OUR STORY:

## Rosemarie - Magnolia Terrace



My experience prior to moving to Magnolia Terrace was a difficult time in my life. I resided in transitional housing in East Oakland. Living there was very challenging and it was an uncomfortable environment. It was difficult to acquiring affordable housing. I had been on the waiting list for Magnolia Terrace for over a year. I had applied for several affordable housing units and registered for many waitlists. I am on a budget and my income doesn't meet the standards for many properties.

Living at Magnolia Terrace has been a pleasant and refreshing experience. The property is beautiful, clean and safe. Everything is completely remodeled with new and updated fixtures and appliances. My unit has special art work done by a local community based day program. The neighborhood is good and I enjoy all of the local amenities.

Magnolia Terrace is clean inside and out. The convenience of having a laundry room on site is awesome. HCEB provided quarters for me to wash my laundry when I moved in. I was really touched by this gesture and it made the process even smoother. Also I feel comfortable knowing others will have clean laundry and hopefully reduces any chances of any insects or rodents.

Life has changed dramatically for me because I have a home. Before I had a place to reside now I have a safe, comfortable and beautiful home to live in. I can focus on my life and being productive in other areas. My life has changed for the better and I have no intention of ever leaving my home. I love it here! I love my unit, the complex, property management, the area and neighbors.

What I enjoy most of all is a peace of mind. Knowing I have a safe place to live is the best feeling ever. I sincerely appreciate all of the assistance from Ms. Lisa, Darin and Ms. Joan!



**Housing Consortium  
of the East Bay**

[www.hceb.org](http://www.hceb.org)  
(510) 832-1382



**Accessory Dwelling Unit (ADU).** An ADU is a dwelling unit with a full kitchen and bathroom, which is an accessory use to a primary or main single family residence. The ADU can be used as a rental, but cannot be sold separately from the primary or main single family residence. The existing residence must be a legally established structure.

**Affordable Housing and Sustainable Communities (AHSC) Program.** Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development, it funds land-use, housing, transportation and land preservation projects to support infill and compact development that reduce greenhouse gas emissions.

**Affordable Housing Program (Federal Home Loan Bank).** Directs member banks to collaborate with developers to utilize funding in conjunction with other programs such as the Low Income Tax Credits and Community Development Block Grant funds to develop affordable housing for low-income population.

**California Housing Finance Agency (CalHFA).** The California Housing Finance Agency supports the needs of renters and homebuyers by providing financing and programs so low to moderate income Californians have a place to call home. Established in 1975, CalHFA was chartered as the state's affordable housing lender.

**California Housing Partnership Corporation (CHPC).** The State Legislature created the California Housing Partnership in 1988 to help preserve California's existing supply of affordable homes and to provide leadership on affordable housing policy and resource issues. In partnership with nonprofit and government housing agencies, the California Housing Partnership provides the expertise, technical assistance, and advocacy leadership necessary to create and preserve homes affordable to those with the fewest housing choices.

**California Legacy Homes.** Created and administered by the Lanterman Housing Alliance, addresses the long-term housing needs of persons with intellectual/developmental disabilities by offering individuals and their families a viable way for someone to continue living in the family home beyond the lifetimes of their parents.

**California Tax Credit Allocation Committee (CTCAC).** Administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private investment in affordable rental housing for low-income Californians.

**Centers for Medicare and Medicaid Services (CMS).** Previously known as the Health Care Financing Administration (HCFA), CMS is a federal agency within the United States Department of Health and Human Services (HHS) that administers the Medicare program and works in partnership with state governments to administer Medicaid, the Children's Health Insurance Program (CHIP), and health insurance portability standards.

**Client Development Evaluation Report (CDER).** The Client Development Evaluation Report (CDER) contains diagnostic and evaluation information for persons who have active status in the DDS system.

**Community Development Block Grants (CDBG).** The Community Development Block Grant Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income.

**Community Reinvestment Act (CRA).** Federal law requires that commercial banks have a continuing obligation to assist the credit needs of the local communities that they serve.

**Corporation for Supportive Housing (CSH).** The national leader in supportive housing, focusing on person-centered growth, recovery and success that contributes to the health and wellbeing of the entire community.

**Department of Developmental Services (DDS).** The agency through which the State of California provides services and supports to individuals with developmental disabilities

**Department of Housing and Community Development (HCD).** The agency in California that provides leadership, policies, and programs to preserve and expand safe, affordable housing opportunities and promote strong communities.

Health and Human Services, Administration on Intellectual and Developmental Disabilities (AIDD). The Administration on Intellectual and Developmental Disabilities ensures that individuals with developmental disabilities and their families participate in the design of and have access to culturally competent services, supports, and other assistance and opportunities that promotes independence, productivity, and integration and inclusion into the community

**Home Investment Partnerships Program (HOME).** The HOME Investment Partnerships Program provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

**Intellectual and Developmental Disabilities (I/DD).** Defined by the state of California as a substantial disability caused by a mental and/or physical impairment manifested prior to the age of 18 and expected to continue indefinitely. The definition includes the following conditions: Cerebral Palsy, Epilepsy, Autism, Intellectual Disabilities, and other conditions closely related to intellectual disabilities that require similar treatment.

**Lanterman Developmental Disabilities Act (AB 846).** Also known as the Lanterman Act, is a California law, initially proposed by Assemblymember Frank D. Lanterman in 1973 and passed in 1977, that gives people with developmental disabilities the right to services and supports that enable them to live a more independent and normal life. The legislation significantly expanded upon its landmark predecessor, the Lanterman Mental Retardation Services Act (AB 225), initially proposed in 1969. The original act extended the state's existing regional center network of services for the developmentally disabled,

while mandating provision of services and supports that meet both the needs and the choices of each individual.

**Lanterman Housing Alliance (LHA).** An industry association comprising organizations throughout California that serve the housing needs of people with developmental disabilities.

**No Place Like Home – CA.** Enacted in 2016, dedicates \$2 billion in bond proceeds for permanent supportive housing for individuals living with a severe mental illness who are homeless or at risk of chronic homelessness. The program supports a “housing first” approach which has proven effective in addressing the root causes of homelessness—it provides safe, secure housing and creates an environment that allows for wrap-around services, such as mental health treatment, to be delivered.

**Olmstead Act.** In 1999, the United States Supreme Court held in *Olmstead v. L.C.* that unjustified segregation of persons with disabilities constitutes discrimination in violation of title II of the Americans with Disabilities Act. The Court held that public entities must provide community-based services to persons with disabilities when (1) such services are appropriate; (2) the affected persons do not oppose community-based treatment; and (3) community-based services can be reasonably accommodated, taking into account the resources available to the public entity and the needs of others who are receiving disability services from the entity.

**Regional Centers.** A nonprofit private corporations that contract with the Department of Developmental Services to provide or coordinate services and supports for individuals with developmental disabilities. They have offices throughout California to provide a local resource to help find and access the many services available to individuals and their families

**Section 8.** A housing choice voucher program for assisting very low-income families, the elderly and the disabled to afford decent, safe, and sanitary housing in the private market. Section 8 is administered locally by Public Housing Agencies.

**Section 811 Rental Assistance Program.** Through the Section 811 Supportive Housing for Persons with Disabilities program, HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. The newly reformed Section 811 program is authorized to operate in two ways: (1) the traditional way, by providing interest-free capital advances and operating subsidies to nonprofit developers of affordable housing for persons with disabilities; and (2) providing project rental assistance to state housing agencies. The assistance to the state housing agencies can be applied to new or existing multifamily housing complexes funded through different sources, such as Federal Low-Income Housing Tax Credits, Federal HOME funds, and other state, Federal, and local programs.

**State Council on Developmental Disabilities (SCDD).** The State Council on Developmental Disabilities was established by state and federal law as an independent state agency to ensure that people with developmental disabilities and their families receive the services and supports they need.

**Supportive Housing Multifamily Housing Program (SHMHP).** Administered by HCD, it provides low-interest loans to developers of permanent, affordable rental housing that contain supportive housing units (set asides).

## Appendix 1 – Interviewed Stakeholders

CSH interviewed key stakeholders in one-on-one interviews and group sessions, focusing on collecting information from representatives from the finance, development, and policymaking communities from both the mainstream housing and community development system and I/DD system. These stakeholders included the following:

- Jordan Lindsey, The Arc of California
- Olivia Balcao, Association of Regional Center Agencies (ARCA)
- Daniel Savino, Association of Regional Center Agencies (ARCA)
- Leinani Walter, Association of Regional Center Agencies (ARCA)
- Amy Westling, Association of Regional Center Agencies (ARCA)
- Kris McCann, Bay Area Housing Corporation & Lanterman Housing Alliance
- Sami Abdelatif, Brilliant Corners & Lanterman Housing Alliance
- Barry Benda, Brilliant Corners & Lanterman Housing Alliance
- Rodger Twitchell, Brilliant Corners & Lanterman Housing Alliance
- Bill Pickel, Brilliant Corners & Lanterman Housing Alliance
- Marty Omoto, California Disability Community Action Network
- Aaron Carruthers, California State Council on Developmental Disabilities
- Tiffani Andrade, California State Department of Developmental Services
- Yvonne McCuiston, California State Department of Developmental Services
- Michael McClintock, California State Department of Developmental Services
- Lisa Bates, California State Department of Housing and Community Development
- Monique Pierre, California State Department of Housing and Community Development

- Mark Stivers, California Tax Credit Allocation Committee
- Yvette Baptiste, Eastern Los Angeles Family Resource Center & Family Resource Centers Network
- Tyrone Buckley, Housing California
- Darin Lounds, Housing Consortium of the East Bay & Lanterman Housing Alliance
- Kristin Martin, Home Ownership for Personal Empowerment (HOPE) & Lanterman Housing Alliance
- Jeff Oberdorfer, Housing Choices (consultant)
- Jan Stokley, Housing Choices & Lanterman Housing Alliance
- Micaela Connery, The Kelsey & Lanterman Housing Alliance
- Mary Eble, North Bay Housing Coalition & Lanterman Housing Alliance
- Jacquie Dillard-Foss, Strategies to Empower People (STEP) Agency & California Supportive Living Network
- Juno Duenas, Support for Families of Children with Disabilities & Family Resource Centers Network
- Linda Tung, Support for Families of Children with Disabilities & Family Resource Centers Network
- Diane Riley, Supportive Housing Association of New Jersey
- Deborah Wehrlen, Supportive Housing Association of New Jersey (consultant)

## Appendix 2 – Statewide Survey on Housing for People with Intellectual or Developmental Disabilities

<https://www.surveymonkey.com/r/IDD-Housing-Survey>

## Appendix 3 – Acronyms

ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
AHP	Federal Home Bank Board's Affordable Housing Program
AHSC	Affordable Housing and Sustainable Communities (State of California)
AIDD	Administration on Intellectual and Developmental Disabilities (U.S. Department of Health and Human Services)
CalHFA	California Housing Finance Agency
CalVet	California Department of Veterans Affairs
CAS	Coordinated Assessment System (State of New York)
CDBG	Community Development Block Grants (HUD)
CDER	Consumer Development Evaluation Report (Regional Center)
CHPC	California Housing Partnership Corporation
CLH	California Legacy Homes (Lanterman Housing Alliance)
CMS	Centers for Medicare and Medicaid Services
CPP	Community Placement Plan (DDS/Regional Centers)
CRA	Community Reinvestment Act
CRDP	Community Resource Development Plan (Regional Centers)
CSH	Corporation for Supportive Housing
CTDDS	Connecticut Department of Developmental Services
CTDOH	Connecticut Department of Housing
DDS	Department of Developmental Services (State of California)
DHS	Department of Health Services (Los Angeles County)
DMH	Department of Mental Health (State of California)

FDDC	Florida Developmental Disabilities Council
FHFC	Florida Housing Finance Corporation
FHLB	Federal Home Loan Bank
FHSP	Flexible Housing Subsidy Pool
GGRF	Greenhouse Gas Reduction Fund (State of California)
HCD	Housing and Community Development Department (State of California)
HCEB	Housing Consortium of the East Bay
HOME	HOME Investment Partnerships Program (HUD)
HUD	U.S. Department of Housing and Urban Development
HUD-VASH	U.S. Department of Housing and Urban Development-Veterans Administration Supportive Housing
I/DD	Intellectual and Developmental Disabilities
ICP	Integrated Connectivity Project (State of California)
IDASH	Intellectual Disabilities and Autism Spectrum Disorder Housing Program (State of Connecticut)
LHA	Lanterman Housing Alliance
LIHTC	Low Income Housing Tax Credits
MHSA	Mental Health Services Act (State of California)
NFHA	National Fair Housing Alliance
NJDHS	New Jersey Department of Human Services
NJHMFA	New Jersey Housing and Mortgage Finance Agency
NLIHC	National Low Income Housing Coalition
NOFA	Notice of Funding Availability
NPLH	No Place Like Home - (State of California)

OPDD	Office for People with Developmental Disabilities (State of New York)
PHA	Public Housing Agency
QAP	Qualified Allocation Plan (for Low Income Housing Tax Credits)
RIPA	Rural Innovation Project Area (State of California)
RTPA	Regional Transportation Planning Agency (State of California)
SCDD	State Council on Developmental Disabilities
SHC	Supportive Housing Connection (State of New Jersey)
SHMHP	Supportive Housing Multifamily Housing Program (State of California)
SSI	Supplemental Security Income
SSP	State Supplementary Payment
TAC	Technical Assistance Collaborative
TCAC	Tax Credit Allocation Committee (California)
TOD	Transit Oriented Development (State of California)
USICH	U.S. Interagency Council on Homelessness
VHHP	Veterans Housing and Homelessness Prevention Program (State of California)



The California State Council on Developmental Disabilities (SCDD) thanks the Corporation for Supportive Housing (CSH) and the Lanterman Housing Alliance (LHA) for their expertise and technical support throughout this year long initiative to create this Statewide Strategic Framework. Contributors at CSH include Steven Shum, John Fallon, Marcella Maguire, Sharon Rapport, Margaret Kilman, and Gabriel Schuster. SCDD also thanks the working group who met monthly to analyze the issues and review content. The working group included Kristin Martin, Kris McCann, Barry Benda, Aaron Carruthers, Rebecca Donabed, Patricia Evans, Darin Lounds, Ian Nevarez, Steven Shum, Patti Uplinger, and Leinani Walter. SCDD is so appreciative to those who agreed to be interviewed by CSH or LHA, or who reviewed drafts and submitted feedback. We also extend our heartfelt thanks to everyone who completed the community survey with such honesty and eloquence.

Finally, SCDD thanks the leadership and staff of the California Department of Developmental Services (DDS) who have been working to address the housing needs of people with intellectual and developmental disabilities for many years. DDS has shown an enduring willingness to work with stakeholder groups throughout the state to create solutions. We also thank the Association of Regional Center Agencies (ARCA) for their collaborative spirit and ongoing advice to help make this project successful.

