Neurodiverse Housing

Ashley Kim

Elevare Community

Meeting of the Special Interest Group for Neurodiversity

May 18, 2020
Critical Need: CA DDS Population Estimation*

- 366,710 DDS Consumers
- 48% are 18 and older

*Source: DDS
Critical Need: Where do they live?*

- 366,710 DDS Consumers
- 48% are 18 and older

*Source: DDS
**Housing: Funding Sources**

- Federal, State, County and City Government Funding
  - HUD’s HOME, Section 8 Vouchers, Section 811
  - Affordable Housing Bonds (Usually through state or county)
- Affordable Housing Program Loans
- Low Income Housing Tax Credits
- New Market Tax Credits
- State and Local Grants

- Philanthropy

- Family & Friends
Can you afford average rent in California?
## Bay Area Housing Affordability Estimates

<table>
<thead>
<tr>
<th>County</th>
<th>% of AMI (Area Median Income) Needed to Afford Modest Rent (2-bed)*</th>
<th>AMI for a 3-person Household*</th>
<th>Income to Afford Modest Rent (2-bed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda</td>
<td>93%</td>
<td>$111,600</td>
<td>$103,788</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>82%</td>
<td>$111,600</td>
<td>$91,512</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>91%</td>
<td>$131,700</td>
<td>$119,847</td>
</tr>
<tr>
<td>San Francisco</td>
<td>128%</td>
<td>$145,100</td>
<td>$185,728</td>
</tr>
<tr>
<td>San Mateo</td>
<td>97%</td>
<td>$145,100</td>
<td>$140,747</td>
</tr>
</tbody>
</table>

*Source: CHPC*
Examples of Affordable Housing

• An apartment building funded by Low Income Housing Tax Credits and other major public sources of funding.
  • Typically affordable rent levels: extremely low (30% of AMI) and very low (50%).
  • Set-asides for special needs population: Veterans, Seniors, Homeless, Developmental Challenges, etc. (i.e. The Arc San Francisco, Jack Capon Villa)

• A market rate rental or for sale property with 15-25% of total units set-aside to be rented or sold at affordable price.
  • Typically affordable rent levels: Very low (50% of AMI) or low (80%), which may not be truly affordable for many.

• 100% for-sale affordable townhomes at affordable levels.
  • AMI levels: Typically for very low (50% of AMI) or low (80%). Popular with large families.
Pros and Cons of Affordable Housing

• Pros
  • Government’s contribution of land and capital
  • Leveraging other public sources of funding
  • Affordability

• Cons
  • It takes a long time to build
  • You can’t offer guarantees or preferences to your volunteers and/or donors
  • Geographical preferences (questionable, but it happens in many places)
  • Many restrictions in tenant selection process, development design and development budget
  • Competitive funding (Priorities for homeless and veterans projects)
  • Many affordable housing properties do not have sufficient budget for strong support programs
An **Accessory Dwelling Unit** (ADU) is a room or set of rooms in a single-family home in a single-family zone that has been designed or configured to be used as a **legally separate dwelling unit**.

- ADUs allow families to live together while still having a sense of independence for both parties.
- Simpler and cheaper to build than a traditional housing unit.
- Eligible to receive supportive living services.
It’s Not Just About Housing

How do we find connection, acceptance and growth?

Individualized High Quality Support Programs
Support Services: Funding Sources

- DDS Funding (Medicaid):
  - CA Lanternman Act: guarantees people with intellectual and developmental differences the right to services and supports (Only state in the country)
  - Has to comply with the federal and state Medicaid regulations

- Family & Friends

- Philanthropy
The Home & Community-Based Settings Rule

- Federal Medicaid Regulation that establishes requirements for settings in which individuals receive Medicaid home and community-based services
  - Residential, Employment and Day Services

- Section 1915(c) of the Social Security Act: to authorize HCBS as an alternative to services in a hospital, nursing facility or intermediary care facility for individuals with intellectual and developmental disabilities.

- State’s HCBS waivers are partially funded by Federal Medicaid, which is administered by the Centers for Medicare & Medicaid Services (“CMS”)

For more information on the HCBS Settings Rule, please see my past HCBS webinar slides:

https://www.dropbox.com/s/qds4a1rz7drqwn7/TogetherForChoice_HCBS%20Webinar%20PDF%2005162019.pdf?dl=0
Supportive Living Services Examples

**Residential Life:** Caring for a home and living in community.

**Personal Finance:** Developing budgeting and good spending habits.

**Nutrition & Healthy Lifestyles:** Learning good nutritional habits, hygiene practices and exercise. Choosing and maintaining an appropriate wardrobe.

**Community & Enrichment:** Contributing to the community through volunteer efforts and sharing individual interests and hobbies.

**Employment:** Developing job skills, job placement, coaching and coordinating transportation services.

**Personal Social Adjustment:** Learning to interact and socialize with others.
Affordable Model: The Arc Jacksonville Village, Florida

- First of affordable housing community for people with developmental differences in Florida, funded by Low Income Housing Tax Credits and State Grants
- Rent, utilities, food and personal expenses are estimated to cost $900-$1,300 per month. VERY AFFORDABLE!
- 98 Apartments with porches, all front to sidewalks
- Community Center with game room, large dining hall, fitness room, health/wellness center, snack bar, movie theatre, and activity/training rooms
- Outdoor swimming pool, deck and picnic area
- Recreational commons
- Emergency shelter construction for Community Center
The Arc Jacksonville Village, Florida
The Arc Jacksonville Village, Florida
Privately Funded Model: Casa de Amma
San Juan Capistrano, California
Casa de Amma

- Founded by a family with a young adult son with developmental differences
- Unique independent apartment community supporting 35 residential and 5 non-residential clients with different abilities.
- Accepts both private pay and DDS/Regional Center funded clients. Private service fees are $47,016 per year.
- Offers rent and on-site supportive living services.
- Offers supportive living services to individuals living off-site.
- More than 90% of total residents have paid and/or voluntary jobs.
- Casa’s waiting list is very long and currently divided into 2 types.

https://www.youtube.com/watch?v=IOG1bZFEY2Q&feature=youtu.be
Continuum of Care Communities

- Coordinated Care based on individual’s evolving needs and preferences (person-centered).
- Beyond custodial care: Meaningful and purposeful life through enriched activities.
- Social Connection: Where everybody knows your name
- Circle of Safety: Trust, Love and Acceptance
Continuum of Care Model: Misericordia, Heart of Mercy
Chicago, Illinois
Misericordia, Heart of Mercy
Chicago, Illinois

• Serves 600 residents and 200 day and weekend participants

• 1,100 dedicated employees

• Community Living Apartments, 16 Group Homes throughout the City of Chicago, On-Campus Intermediary Care Facilities

• Bakery, Bakery Truck, Cafe, Gift shop, Recycling Center, Art studio, Music and Dancing.

• Funding sources: 100% Medicaid and Fundraising (family & friends, philanthropy)

• Misericordia needs to raise more than $20 million every year to provide best quality care
Annandale Village
Swanee, Georgia
Annandale Village
Swanee, Georgia

- Serves over 170 residents and day program participants.
- 155 employees
- Personal care home
- Assisted living community
- Skilled nursing facility
- Off campus independent living program
- Vocational and recreational programs

Funding Sources for Residential Services:
- Private Pay
- Philanthropy
- Private fees can range between $40,000-$52,000, depending on the level of support.

Funding Sources for Day Services:
- Private Pay
- Medicaid
- Philanthropy
Annandale Village
Swanee, Georgia
The New Normal: Life in the time of COVID-19

Misericordia, Illinois
The New Normal: Life in the time of COVID-19

The Baddour Center, Mississippi

Happy National Nurses Day!

I was so happy this weekend because Community Life surprised us with milkshakes from Sonic! -Brian

I'm happy that I'm safe and happy with my friends. -John R.
The New Normal: Life in the time of COVID-19

Marbridge, Texas
The New Normal: Life in the time of COVID-19

Pathfinder Village, New York
What about us?

Any Questions?

akim@elevarecommunity.org
(310) 400-6422