

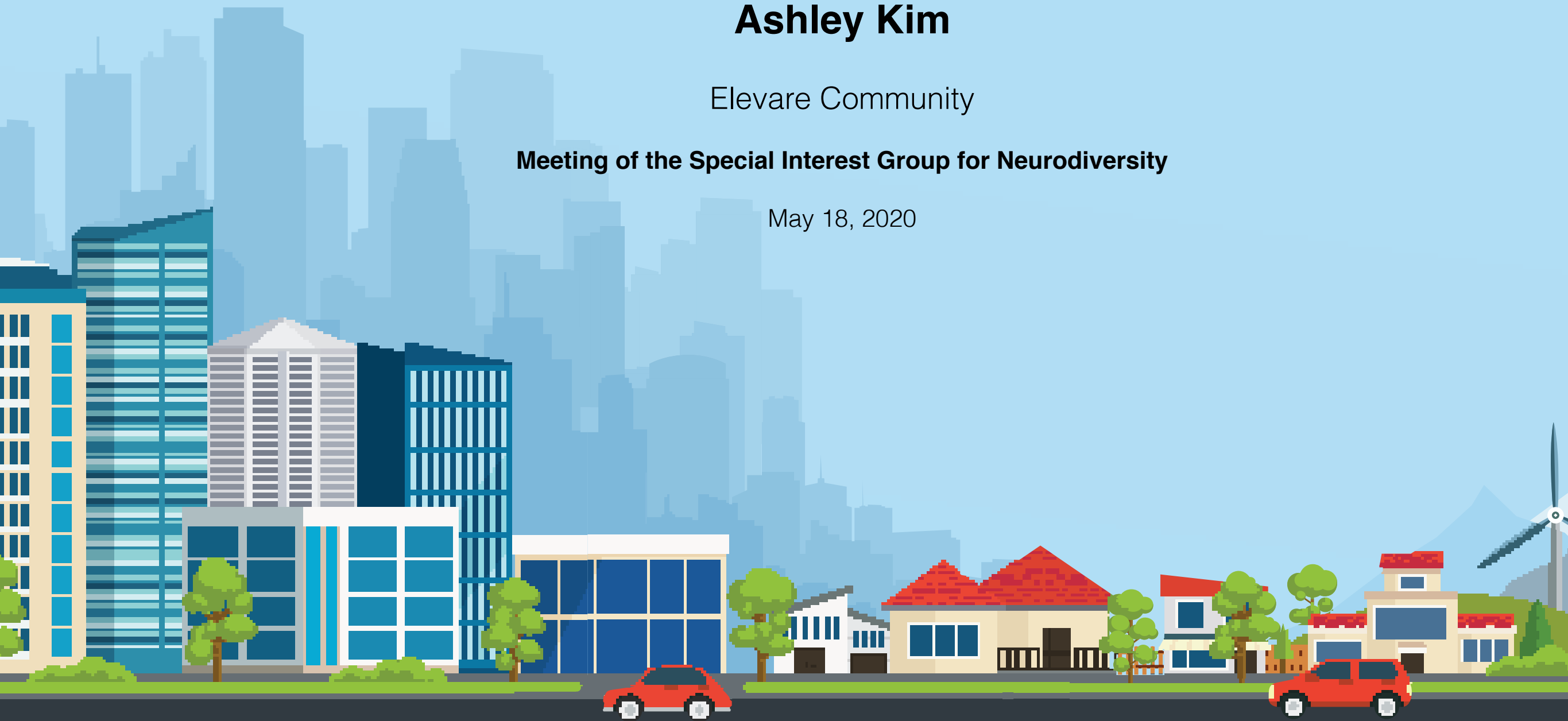
Neurodiverse Housing

Ashley Kim

Elevare Community

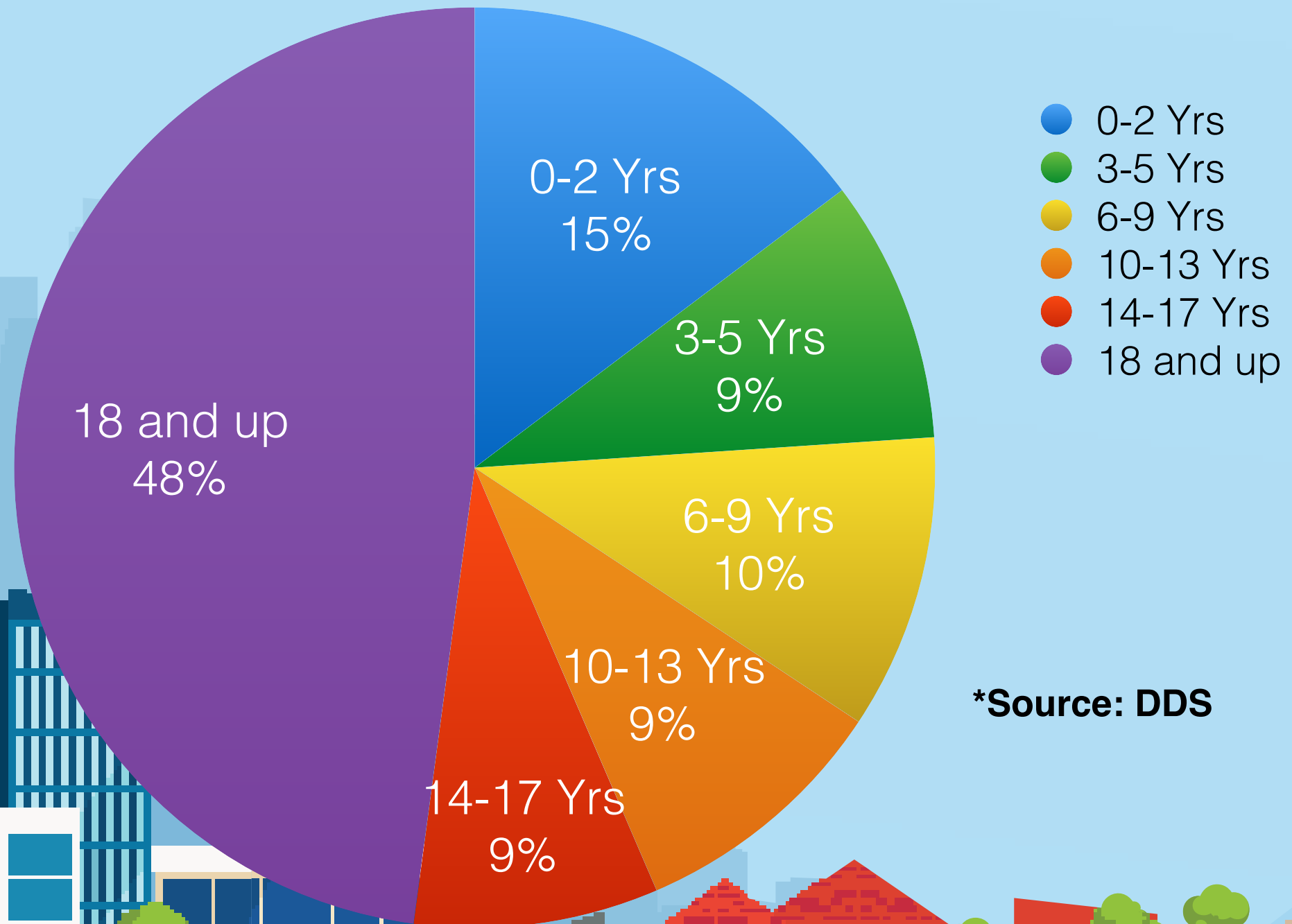
Meeting of the Special Interest Group for Neurodiversity

May 18, 2020



Critical Need: CA DDS Population Estimation*

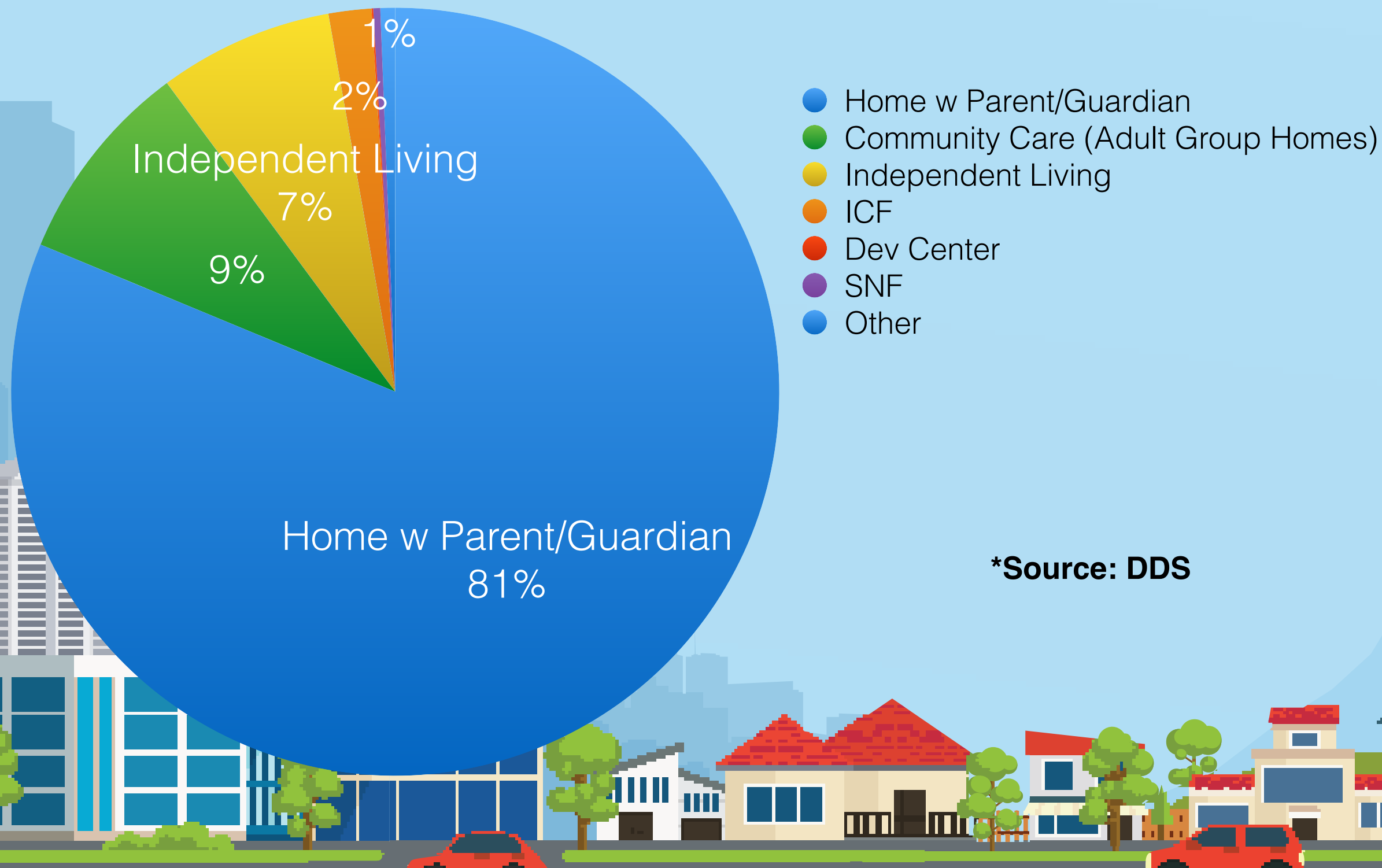
- 366,710 DDS Consumers
- 48% are 18 and older



***Source: DDS**

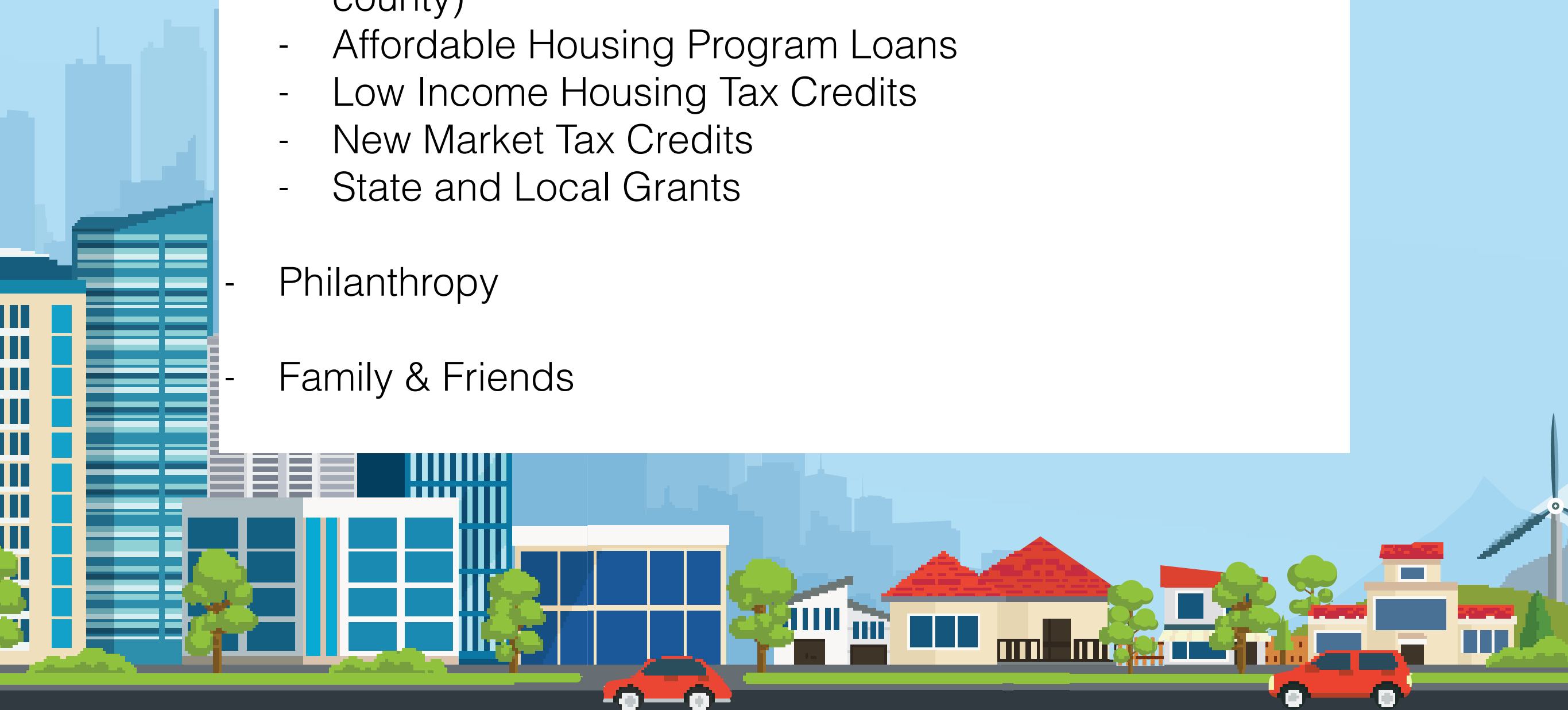
Critical Need: Where do they live?*

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



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

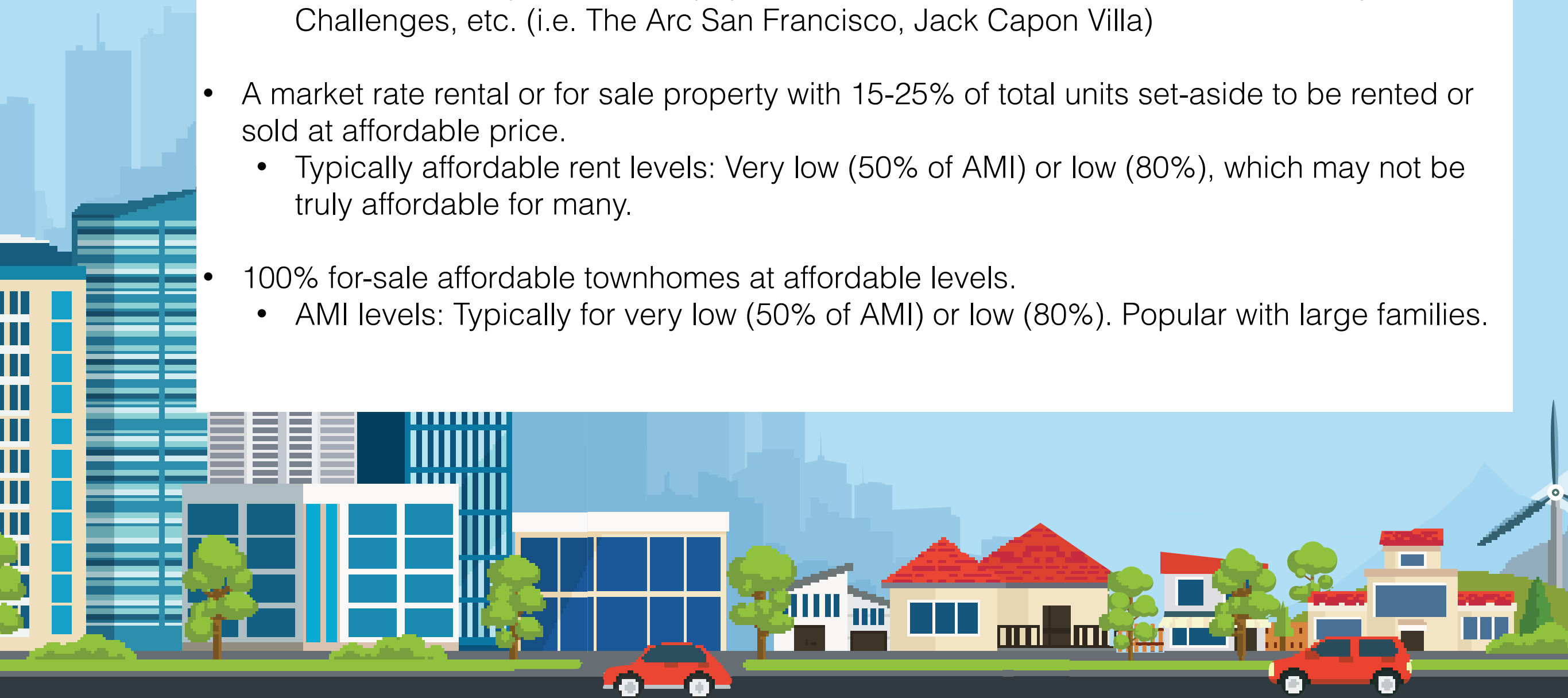
County	% of AMI (Area Median Income) Needed to Afford Modest Rent (2-bed)*	AMI for a 3-person Household*	Income to Afford Modest Rent (2-bed)
Alameda	93%	\$111,600	\$103,788
Contra Costa	82%	\$111,600	\$91,512
Santa Clara	91%	\$131,700	\$119,847
San Francisco	128%	\$145,100	\$185,728
San Mateo	97%	\$145,100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

*Source: CHPC



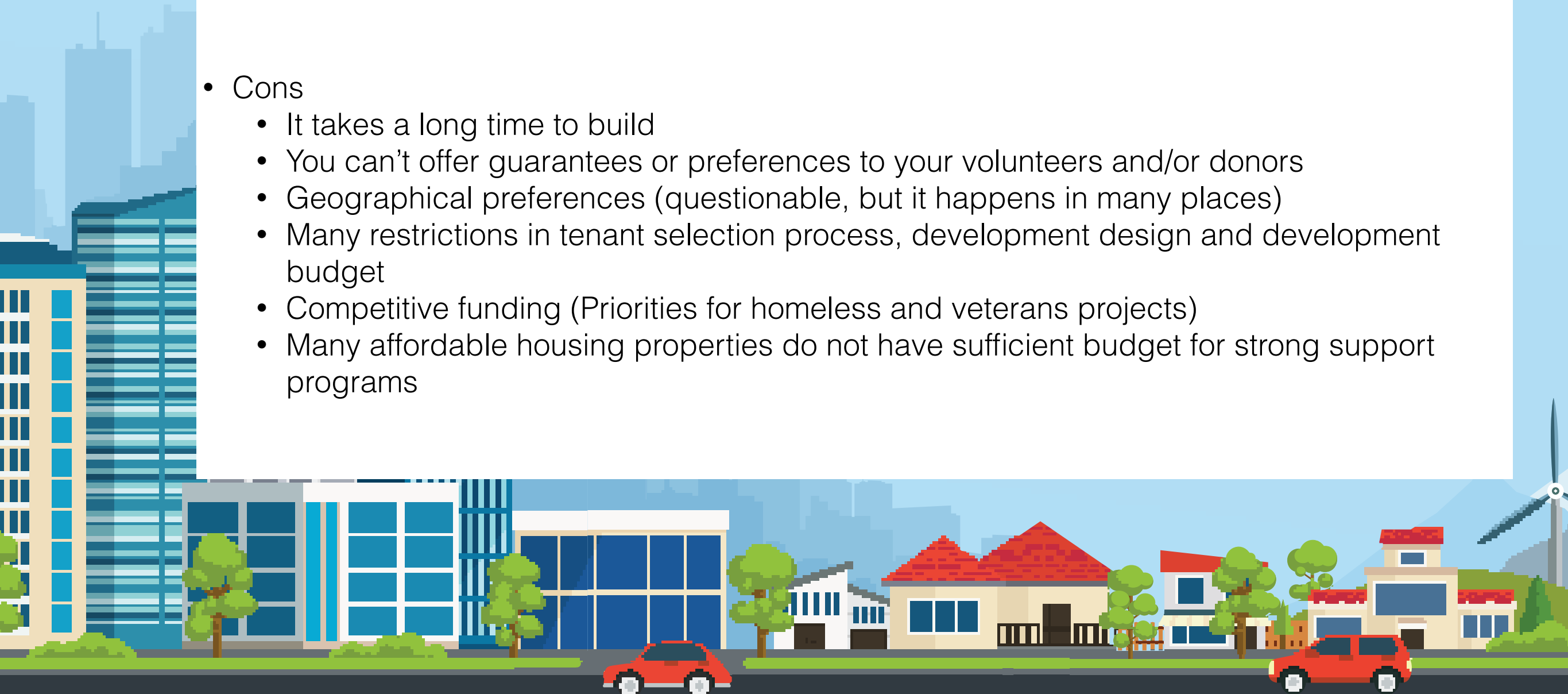
Examples of Affordable Housing

- 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

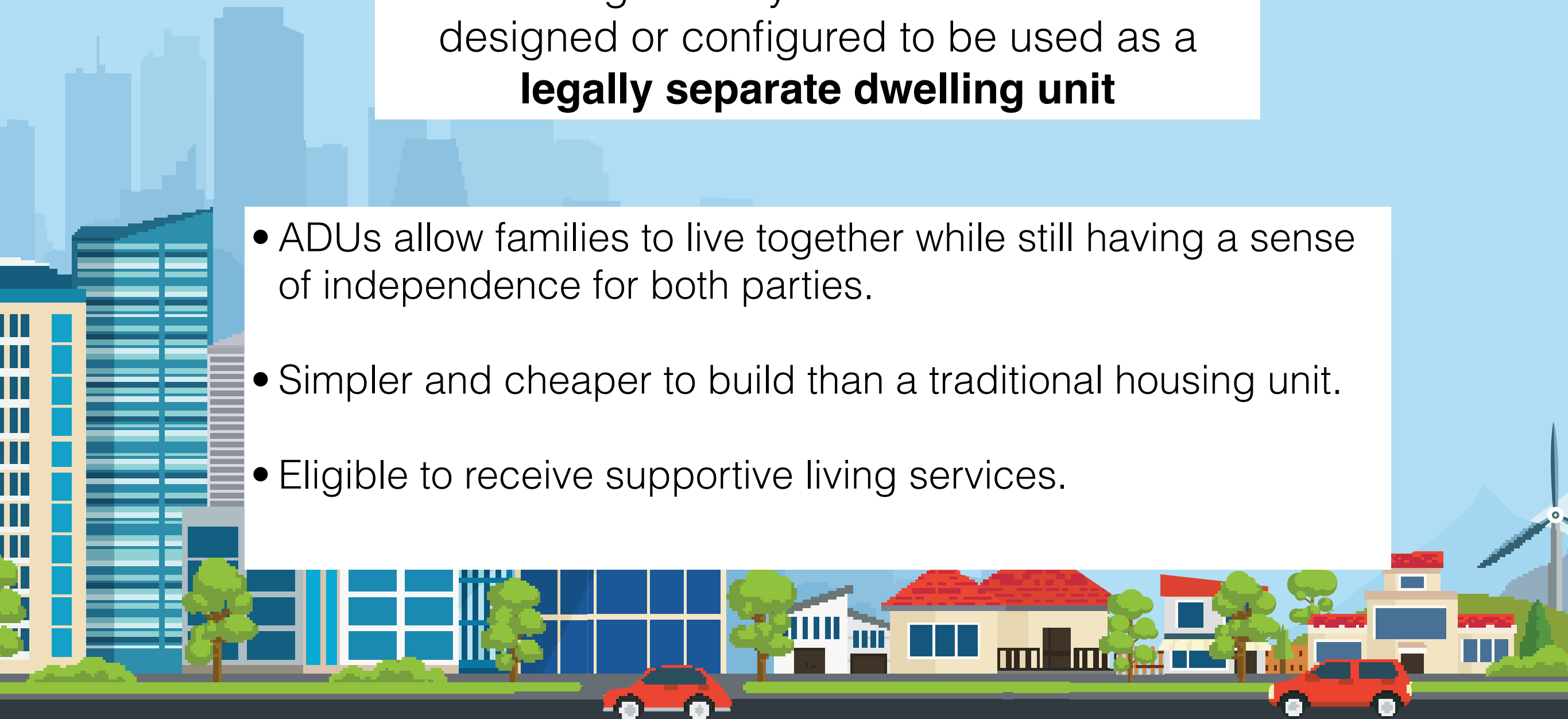
- Pros
 - Government's contribution of land and capital
 - Leveraging other public sources of funding
 - Affordability
- Cons
 - It takes a long time to build
 - You can't offer guarantees or preferences to your volunteers and/or donors
 - Geographical preferences (questionable, but it happens in many 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



Alternative Affordable Models: Accessory Dwelling Units (ADUs)

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?

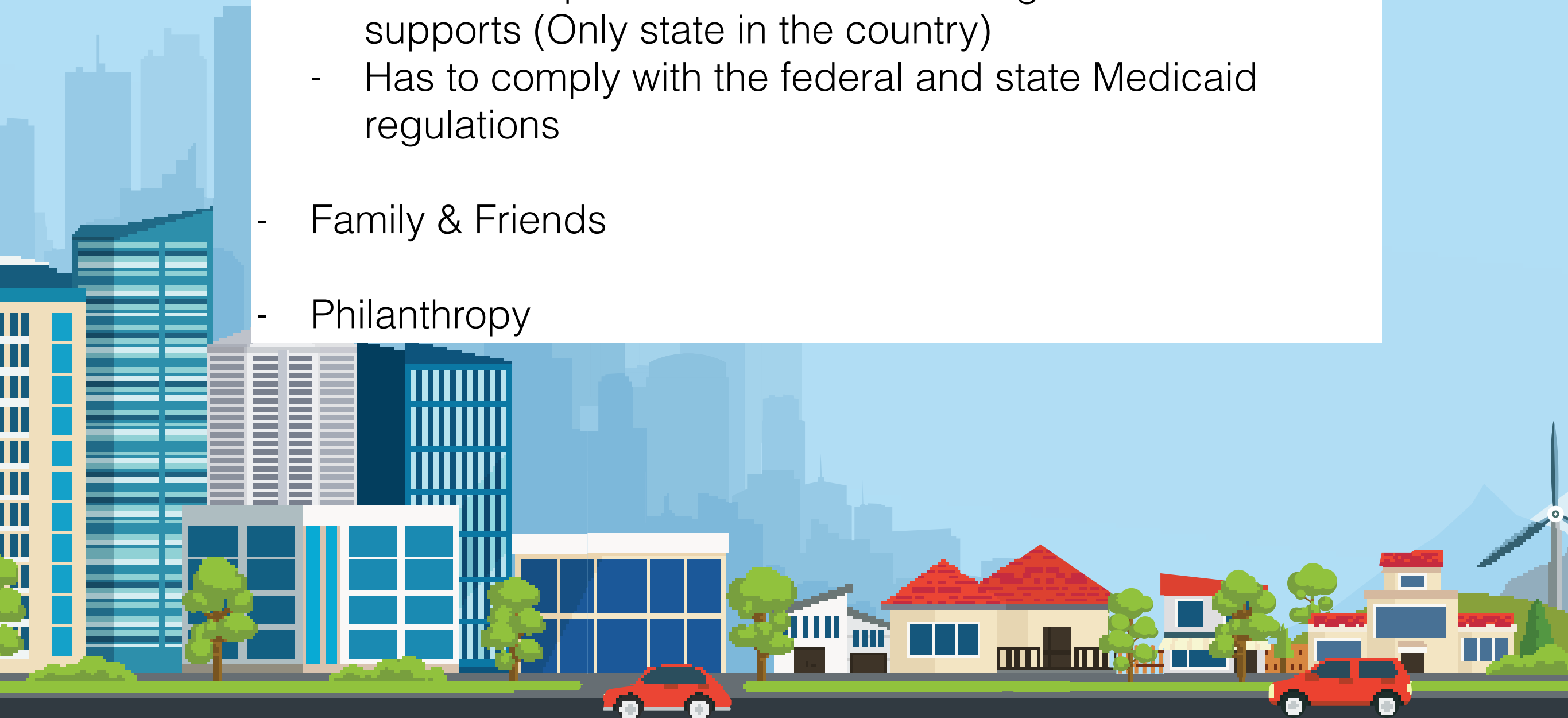


Individualized High Quality Support Programs



Support Services: Funding Sources

- DDS Funding (Medicaid):
 - CA Lanterman 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

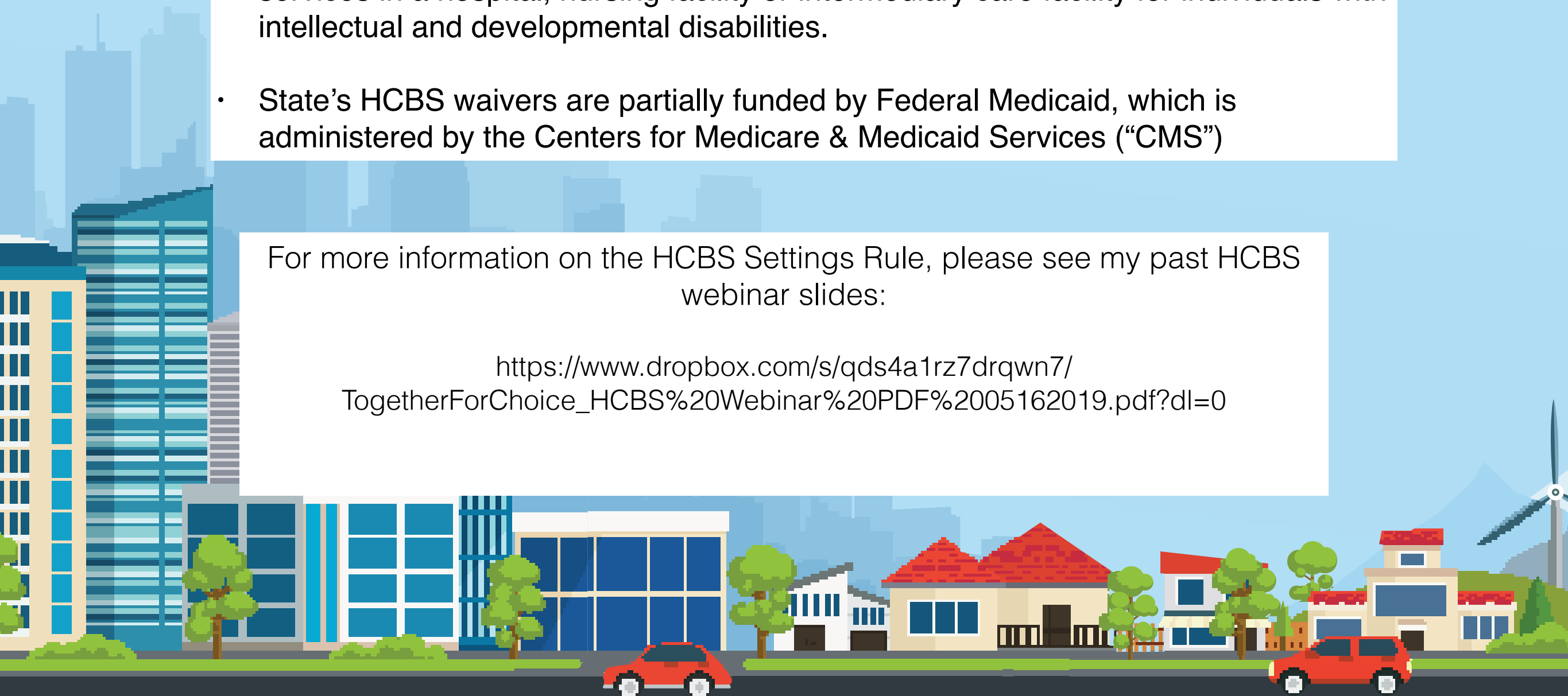


The Home & Community-Based Settings Rule

- 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.

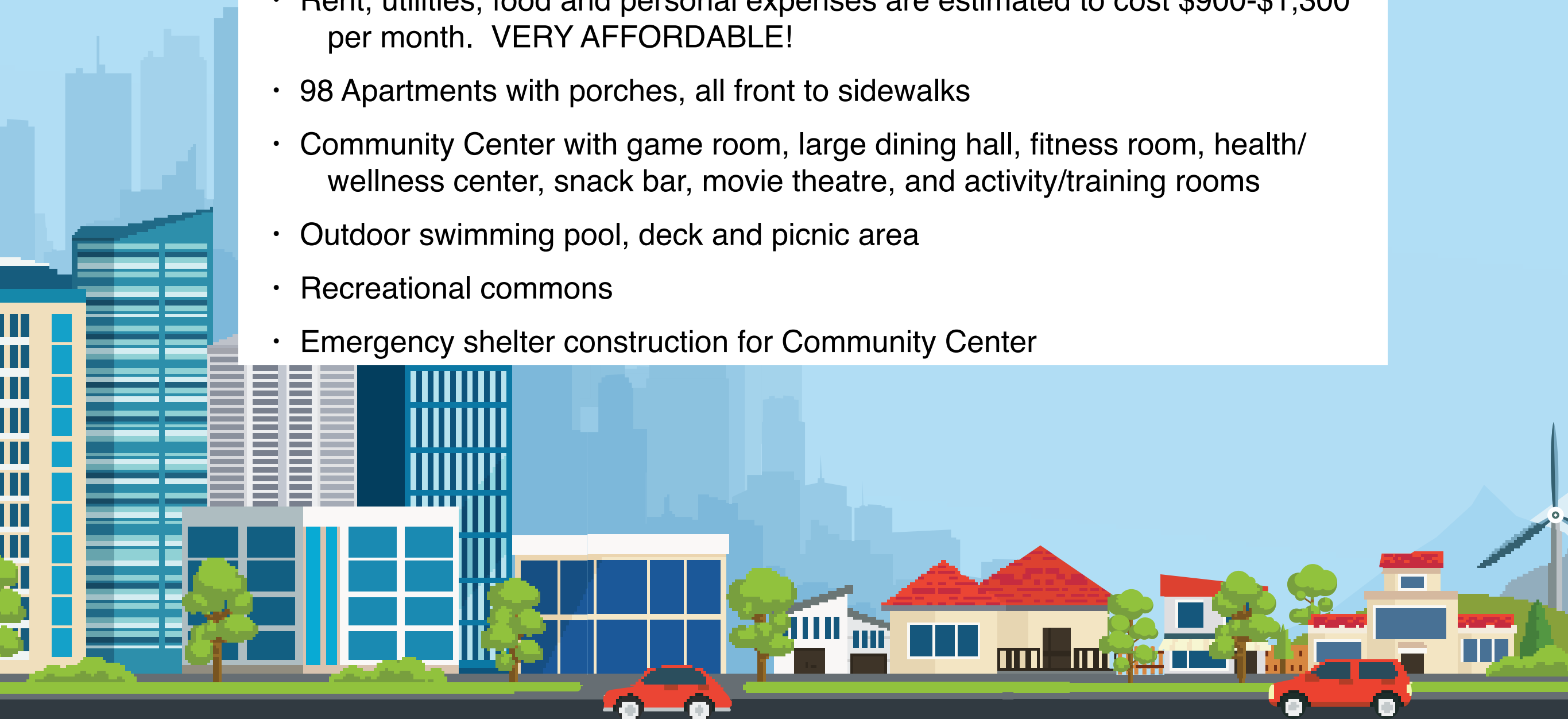
Employment: Developing job skills, job placement, coaching and coordinating transportation services.

Personal Social Adjustment: Learning to interact and socialize with others.

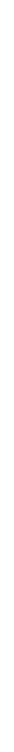


Affordable Model: The Arc Jacksonville Village, Florida

- 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=I0G1bZFEY2Q&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

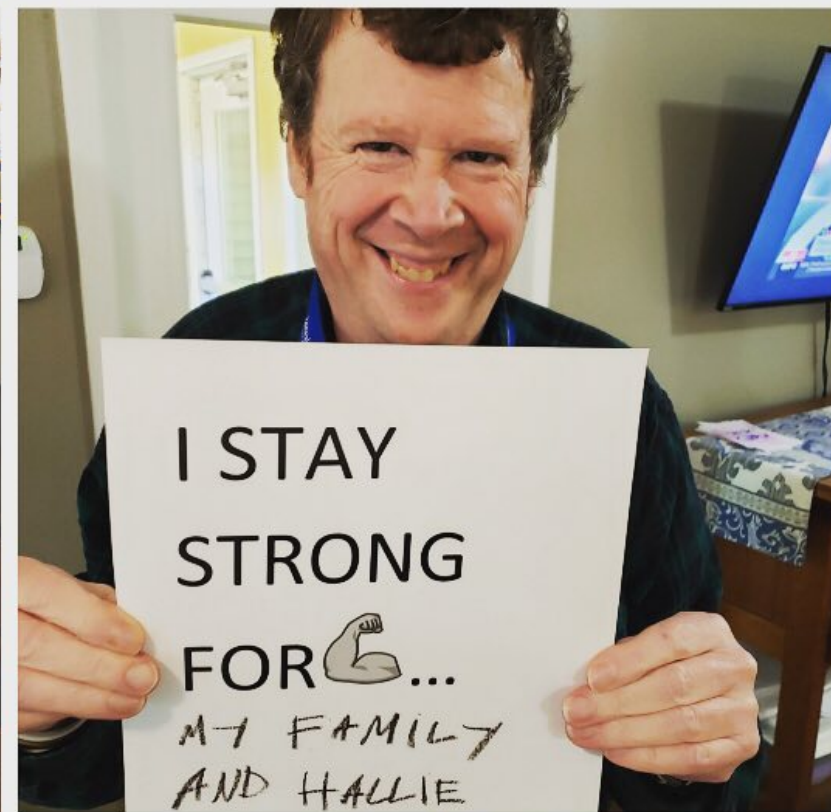
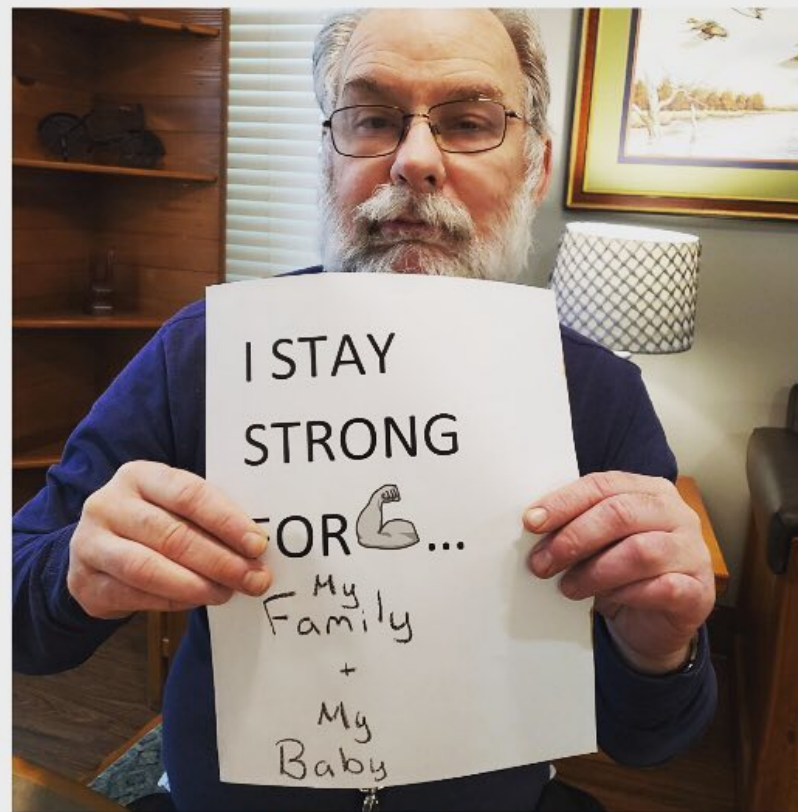
- Serves over 170 residents and day program participants.
- 155 employees
- Personal care home
- Assisted living community
- Skilled nursing facility
- Off campus independent living program
- Vocational and recreational programs
- Funding Sources for Residential Services:
 - Private Pay
 - Philanthropy
 - 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



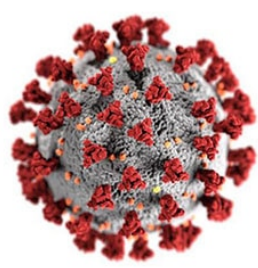


The New Normal: Life in the time of COVID-19

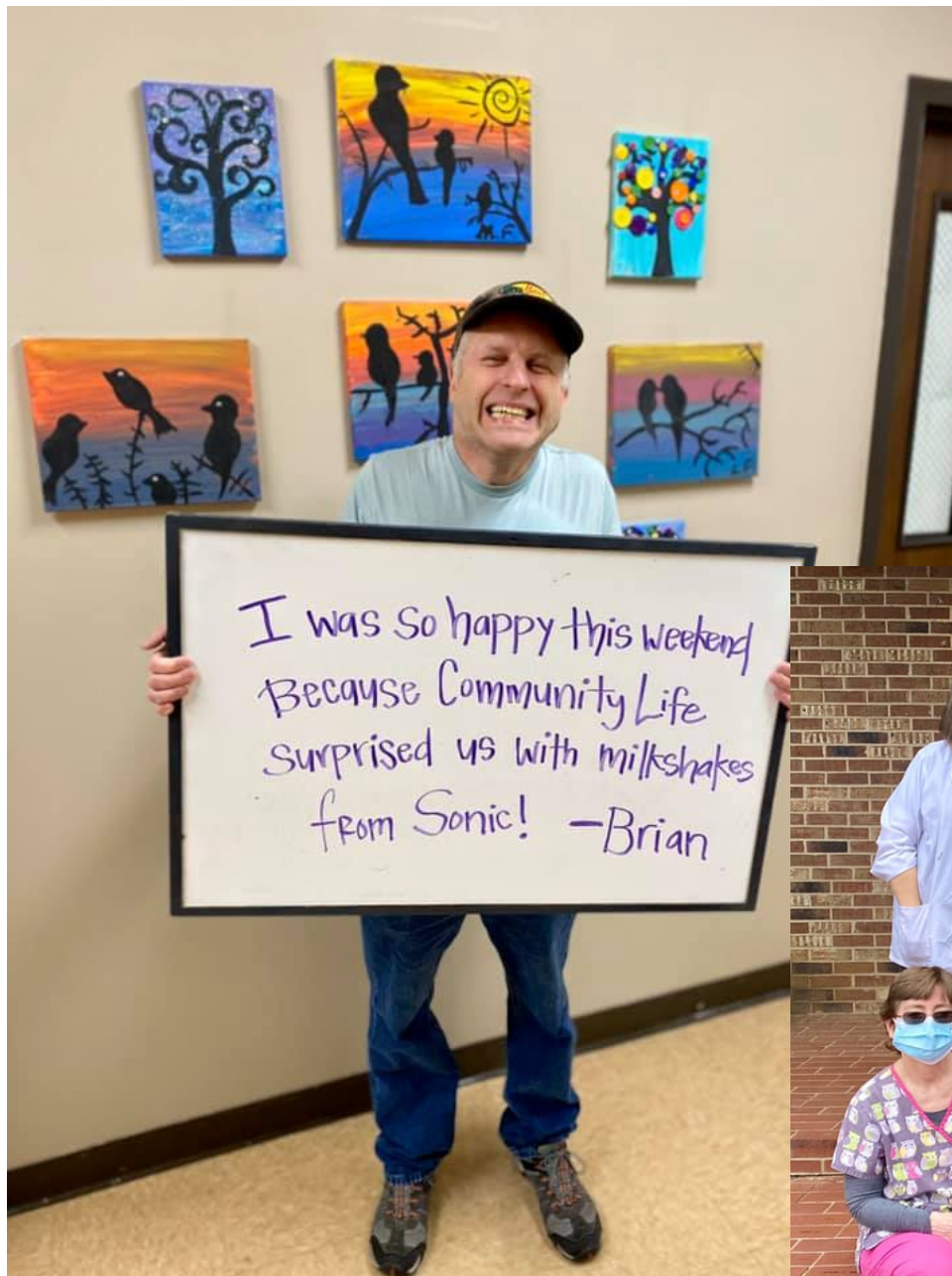


Misericordia, Illinois

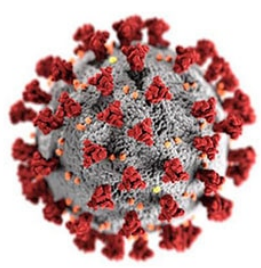




The New Normal: Life in the time of COVID-19



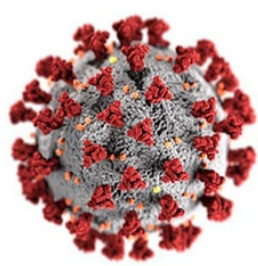
The Baddour Center, Mississippi



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?

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