Dana Hooper
Executive Director
Life Services Alternatives

Creating New Homes for Adults with Developmental Disabilities
Our Mission

To provide exceptional community living and programs for adults with disabilities.
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To provide exceptional community living and programs for adults with disabilities.

Creating Home, Changing Lives

WWW.LSAHOMES.ORG/DONATE
Overview

2002
Founded
Rivermark
Founded in 2002 to provide community living services for people with special needs

2004
First three Residential Care Homes open located in John Burns Gardens in Santa Clara.

ARFPSHN (962) homes

2007-2009
Five more homes open and services expanded to include medically fragile residents.

Cypress & CITP

2013
Cypress Home opens and Community Integration Training Program begins offering volunteer jobs with local nonprofits.

Humbolt & Cambrian

2014
Humbolt and Cambrian Homes open.

Ramita

2018
LSA's twelfth home, Ramita, opens in San Jose.

Tamarack & Calle Viento

2019
Tamarack and Calle Viento are in the process of opening up.

$12 Million Annual Budget
Level 4 Adult Residential Homes
810, 830 & 840 Agnew Rd.
455 N. Cypress Ave.
805 Cambrian Dr.
879 Tamarack Ave

ARFPSHN (962) Homes
1320 S. Baywood
649 Empey Way
895 McKendrie Street
441 North Milton Ave.
1173 Salerno Ave.
Our Values

- Dignity: We respect and trust our employees, residents and families. We are a kind and caring community.

- Involvement: We are an active part of something special. We encourage family and community involvement. We take a collaborative, partnering approach.

- Quality: We invest in training and development. We strive for long-term stability. We embrace a quality improvement process.
Current Staffing

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<tbody>
<tr>
<td>Full-time</td>
<td>140</td>
</tr>
<tr>
<td>Part-time</td>
<td>14</td>
</tr>
<tr>
<td>Per Diem</td>
<td>54</td>
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<tr>
<td>Total</td>
<td>208</td>
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Our Goal

To be a great place to live and a great place to work
Family Involvement

We encourage Family and Community Involvement
Community Integration Training Program

- Develop skills and experience through volunteering:
  - 1:3 staffing ratio (1:1 if needed)
  - Opportunities in areas such as landscaping, culinary services, janitorial, and retail.
  - Volunteer locations include Santa Clara Senior Center, Westhope Presbyterian Church, Milpitas Food Pantry, and Resource Area for Teachers (RAFT)

- Independent of our homes and residential programs.
What are Community Care Facilities?
Community Care Facilities (CCF)

Licensed Residential Homes

- Provide 24-hour residential care to adults with developmental disabilities
- Licensed by Community Care Licensing (CCL) Title 22 Regulations
- Vendored by a Regional Center Title 17 Regulations
- Multiple Levels and Types
Community Care Facilities (CCF)

OVERVIEW

- 4-6 residents per facility
- Service provider must show control of facility
- Service rate covers rent, food, and services for residents.
- 24/7 Staffing
- Residents typically attend a separate Day Program
- For profit & not for profit service providers
Community Care Facilities (CCF)

**OVERVIEW**

- Service levels reflect differing needs of residents in areas of daily living, getting around and health and safety.

- Rates and staffing/consulting hours vary by service level and # of residents.
  - State of CA determines how much a provider receives per month per resident.
  - Licensing regulations specify a minimum number of direct staff, administrator and consulting hours depending on the number of residents and level of the home.

- Additional funding beyond State provider rates requires a health and safety waiver.
Community Care Facilities (CCF)

Types of Residential Facilities

- Adult Residential Facilities (ARF)
- Residential Care Facility for the Elderly (RCFE)
- Enhanced Behavioral Support Homes-ARF (EBSH)
- Community Crisis Homes-ARF (CCH)
- Adult Residential Facilities for Persons with Special Health Care Needs (ARFP/SHN)
Community Care Facilities (CCF)

Adult Residential Facilities (ARF), Homes Levels

SERVICE LEVEL 1: Limited care and supervision for persons with self-care skills and no behavior problems.

SERVICE LEVEL 2: Care, supervision, and incidental training for persons with some self-care skills and no major behavior problems.

SERVICE LEVEL 3: Care, supervision, and ongoing training for persons with significant deficits in self-help skills, and/or some limitations in physical coordination and mobility, and/or disruptive or self-injurious behavior.

SERVICE LEVEL 4: Care, supervision, and professionally supervised training for persons with deficits in self-help skills, and/or severe impairment in physical coordination and mobility, and/or severely disruptive or self-injurious behavior. Service Level 4 is subdivided into Levels 4A through 4I, in which staffing levels are increased to correspond to the escalating severity of disability levels.
Community Care Facilities (CCF)

Adult Residential Facilities (ARF), Level 4 Homes (4A – 4I)

Care, supervision, & professionally supervised training for persons with deficits in self-help skills, &/or severe impairment in physical coordination or mobility, &/or severely disruptive or self injurious behavior.

Staffing levels increase with higher level of need.
# Community Care Facilities (CCF) vs Supported Living Services (SLS)

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<thead>
<tr>
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<th>Community Care Facility</th>
<th>Supported Living</th>
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<tbody>
<tr>
<td>Licensed by CCL</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td># of consumers</td>
<td>4 to 6</td>
<td>1 to 4</td>
</tr>
<tr>
<td>Housing control</td>
<td>Service Provider</td>
<td>Consumer</td>
</tr>
<tr>
<td>What’s covered</td>
<td>Room, Board and Support</td>
<td>Support</td>
</tr>
<tr>
<td>What’s not covered</td>
<td>Day Program</td>
<td>Rent &amp; Food</td>
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<tr>
<td>Housing independent of</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>service</td>
<td></td>
<td></td>
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<tr>
<td>Rate</td>
<td>Fixed $ amount per month per resident based on level &amp; # of residents</td>
<td>Hrs. x Rate + Admin + Transportation</td>
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<tr>
<td>24/7 staffing</td>
<td>Yes</td>
<td>If needed</td>
</tr>
<tr>
<td>Service plan</td>
<td>Yes, individually tailored based on IPP</td>
<td>Yes, individually tailored based on IPP</td>
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Community Care Facilities (CCF)
Pros & Cons of CCF Model

**PROs**

- Opportunities for socialization at home
- Working with others to build skills of independence
- Home and Family environment
- Built in support and oversight

**CONs**

- Sharing of resources – staff & transportation
Community Care Facilities (CCF)
Parents working with their IDT – List of Questions

What service model will be best for my loved one?
What is the most appropriate program/level?
Which providers have openings? Can we schedule a tour?
How can I get involved to create new home capacity?
What’s Required to Open an Community Care Home
What’s Required to Open an Community Care Home

- Home (leased or owned)
- License to Operate
- Ready to Open
- Regional Center Approval
- Financial Resources
- Time
Opening a Community Care Home

- Home Acquisition (leased or owned)
  - Finding what’s needed
  - Renovations, permits and inspections
  - Cost
  - Control of the property
- Obtaining a License to Operate from Community Care Licensing (Title 22 Regulations)
  - Submit an application and revisions as required
  - Component 1 and 2 training for the Administrator
  - Component 3 face-to-face interview for the Administrator w/ CCL
  - Facility and grounds inspection by Licensing and by Fire Marshall.
Opening a Community Care Home

• Getting Ready to Open
  – Shop ‘til you drop! Furniture, window coverings, program supplies, household supplies, emergency supplies, office equipment, etc.
  – Set up utilities and grounds maintenance
  – Identify an administrator (needed prior to getting licensed)
  – Find the right consultants for your program
  – Staff recruitment and screening process
  – Staff training
Opening a Community Care Home

- Obtaining Regional Center Approval (Title 17 Regulations)
  - Consult with resource department at your regional center
  - License to operate from CCL required prior to submitting a program design
  - Submit Program Design and revisions as required
  - Administrator completes Face to Face interview with SARC committee
  - Completion of process to become a SARC Vendor
  - Facility liaison assignment
  - Resident referral and placement process begins
Opening a Community Care Home

- Financial Resources
  - For Home acquisition and renovation
  - Expenses during the 6 – 12 months prior to the first resident
  - Working capital – 3 months in the bank
  - Ongoing deficits
Opening a Community Care Home is Time Consuming and Expensive

Timeline:
– Purchasing the home
– Renovations/Inspections
– CCL approval
– SARC approval
– Resident selection process
– 9 months to ?? months
Home Scenarios (to create additional capacity)

Model 1- Individual donors donate sufficient funds to purchase the home

Model 2- A family donates a home or funds to a nonprofit as a restricted gift to be used to purchase a home

Model 3- A family purchases a home and lease it to a nonprofit
Model 2- A Family donates a home or funds to a nonprofit Service Provider

- Donate = tax benefit for family
- Nonprofit: Property tax exemption for the nonprofit. Lower facility costs help the home operate closer to breakeven.
- What is the correct level/program for the potential residents?
- What if the adult child is not placed in the home?
- What if the adult child’s needs change over time?
Model 3- A family leases home to a nonprofit Service Provider

- Rent = no tax benefit for parents, family retains ownership.
- Nonprofit - No property tax exemption for nonprofit. May not be able to afford market rate rent given current state service rate. What if lease is terminated?
- What is the correct level/program for the potential resident?
- What if the adult child is not placed in the home?
- What if the adult child’s needs change over time?
A Family- list of questions

- What service model will be best- now, later?
- What is the most appropriate program/level?
- Have I identified a service provider to work with?
- How much control/involvement do I want – now, later?
- Is there an option that will give me the control I want without losing the benefits?
Criteria for Choosing a Service Provider

- What are their values - can I trust them?
- What is the level of quality of their homes and programs/staff?
- Have they demonstrated that they have adequate financial resources and stability?
- How involved in the community are residents?
- How do they view family involvement?
- What kind of a track record do they have?
Questions?
Additional Resources

San Andreas Regional Center Website
https://www.sanandreasregional.org/

Community Care Licensing Website
https://www.cdss.ca.gov/inforesources/Adult-Care-Licensing

Madison House Autism Foundation Q&A on Group homes
http://www.madisonhouseautism.org/qa-on-group-homes-adults-with-disabilities/

LOMAH.org podcast series on housing models
https://www.lomah.org/podcast/15

KPIX Bay Sunday interview
https://youtu.be/ipeRKuyYNP8
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