Session 1

Housing: What Parents Need to Know
FINDING AFFORDABLE HOUSING IN A REGION IN CRISIS
A Region in Crisis

- Escalating rents
- Increasing homelessness
- Longer commutes and more GHG
Many Are Affected

What is an Affordable Rent for a San Francisco Worker?

Affordable means paying 30 percent of your income.

Median 1-bedroom San Francisco rent is ~$3100*

Clerical Supervisor
- Salary: $51,223
- Rent: $1,280

High School Teacher
- Salary: $68,292
- Rent: $1,707

Operating Systems Programmer
- Salary: $122,299
- Rent: $3,057

Firefighter
- Salary: $52,560
- Rent: $1,314

Registered Nurse
- Salary: $84,110
- Rent: $2,102

Sources: Salary.com Oct. 2014 *Zumper.com
What does “Affordable” Mean, Anyway?

- **BEST CASE SCENARIO**: Rent is 30% of individual’s actual income because Housing Authority is providing vouchers.

- **LIKELY SCENARIO**: Fixed rent levels set as a defined percent of the county’s Area Median Income (not the individual’s actual income).
1585 Studios in MV: Rent levels based on 30% of Area Median Income: $741/month. Minimum Income $1,260 (income at least 1.7 times the rent).
“Affordability” with rent subsidies

Water Street Apartments in Santa Cruz: Rent is 30% of actual household income because of Project-Based Vouchers. If SSI is $940 and live-in aide, two-bedroom apartment rent is less than $300/month.
What to Look for in Affordable Rental Housing: Not Just Price

- Price/Affordability
- Location
- Unit Size
- Quality of management
- Service coordination
- Quality of design and construction
- Community spaces
Finding an Affordable Apartment: It’s Out There, but You Have to Be Persistent

Each property has its own
- Property management
- Application
- Wait list
- Mix of unit sizes
- Mix of income and rent guidelines
- Local live-work preferences
- Preferences for other special needs

Annual IPP: Continue the Conversation about Goals for Adulthood

IPP Goal: Live on My Own--POS for Housing Choices services

Plan for ILS/ SLS & Generic Resources; Start ILS in family home

Mobilize ILS/ SLS quickly when housing application is approved

Communicate with circle of support

Create a Housing Plan, Identify Appropriate Properties, Apply for Wait Lists, Monitor and Maintain Status, Create File of Needed Docs.

Support consumer to apply when called

You’re Not on Your Own: Support for Housing Planning
Affordable Housing and Fair Housing

- Intentional Discrimination
- Disparate Impact
- Reasonable Accommodations
Section 8: The Real Story
Join other families
In advocating for affordable housing with some units “set-aside” for people with I/DD
THE PROBLEM

affordability

lack of housing that is entirely affordable to those with the lowest incomes, and often isn’t even available to those with higher incomes.

accessibility

designs that aren’t accessible to people with physical, sensory, or support needs.

inclusivity

locations that isolate people from jobs, community, and services.

communities that segregate people based on ability, income, or background.

aren’t operated to facilitate connection, mutual support, and a shared value of diversity.

THE KELSEY

more housing | more inclusion | more community

www.thekelsey.org
OUR SOLUTION

affordability

finance communities that are affordable for all people – including those at the very lowest incomes to the missing middle to market rate

accessibility

design communities that are accessible to people with a range of abilities and locate communities accessible to jobs, services, transit, and recreation

inclusivity

support communities to be inclusive across ability, income, and background through staffing, and strong community partnerships.

www.thekelsey.org
Accelerate the development of inclusive housing for people with and without disabilities of all incomes and backgrounds in partnership with best-in-class local for-profit and non-profit developers.

Unlock philanthropic, private, and public capital to accelerate impact, innovate new housing strategies, and de-risk development models for commercial and government adoption.

Lead field-building and increase capacity for a robust, well-resourced inclusive housing sector through policy advocacy, community organizing and awareness, and technical assistance.
OUR PROJECTS

The Kelsey Ayer Station
San Jose

115 Homes. 28 for adults with developmental disabilities. 2 Live-In Inclusion Concierge™. Sensory garden. Universal design. Transit oriented. On-site community spaces and staffing offices. $11M+ City Funding. $5M+ Google as first direct investment.

2020 Construction | 2022 Move In

The Kelsey Civic Center
San Francisco

120+ homes. ~25% for adults with developmental disabilities Co-living community with on-site amenities. Universal design. 2 Live-In Inclusion Concierge™. Transit oriented. Focus on merging sustainability and inclusivity.

2022 Construction | 2023 Move In

*Project details are subject to change as schedule advances.

www.thekelsey.org
WHAT YOU CAN DO

Share your story. Funders, policymakers, community leaders, housers, and advocates need to understand the need for housing for adults with autism and other disabilities. Work with our team to share yours.

Advise our developments. Our work has been directly shaped by people with disabilities, their families, and service organizations. Serve on a community advisory group or help inform our approach in workshops and events.

Unlock new capital. New public, private, and philanthropic capital is essential to make inclusive housing a reality. The Kelsey has unlocked $17M in funding to date but has a goal of $100M+ by 2022. Work on a funding campaign with us.

www.thekelsey.org
hello@thekelsey.org
A Road Map for Group Housing (CCF) Model

Dana Hooper
Executive Director
Life Services Alternatives

creating home changing lives
Background & Trends

Community Care Facilities (CCF)

- Remains an important option for many adults
- Capacity has been flat to declining over time (due to low or frozen rates and increasing costs)
- Specialized homes have been added (in conjunction with the closure of Developmental Centers)
- HCBS Final Rule implementation
SARC Population

By Type of Housing

- Home of Parent or Guardian: 3.1%
- Community Care Facility: 6.1%
- Independent Living or Supported Living: 8.3%
- Other: 82.4%

All AGES: 19,600

- 599 (3.1%)
- 1,205 (6.1%)
- 1,636 (8.3%)
- 16,160 (82.4%)

FOR 22+ YEARS: 7,171

- 374 (5.2%)
- 1,181 (16.5%)
- 1,526 (21.3%)
- 4,090 (57%)
The Residential Model

- Overview
- Levels
- Comparison to Other Models
- Pros & Cons
- Next Steps for Parents
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
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 (ARFPSHN)
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) vs Supported Living Services (SLS)

<table>
<thead>
<tr>
<th></th>
<th>Community Care Facility</th>
<th>Supported Living</th>
</tr>
</thead>
<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>
</tr>
<tr>
<td>Housing independent of service</td>
<td>No</td>
<td>Yes</td>
</tr>
<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>
</tr>
<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>
</tr>
</tbody>
</table>
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
Where to learn more about Community Care Facilities

For more information go to the Community Care Licensing site: https://www.cdss.ca.gov/inforesources/community-care-licensing

To learn more about what it takes to create a community care facility and add needed capacity see my breakout session this afternoon.
Contact Information

Dana Hooper  
*Executive Director*  
dhooper@lsahomes.org  
(650) 533-6556 Cell  
(408) 728-9573 Office Direct

Hadiyah Fain  
*Marketing & Communications*  
hfain@lsahomes.org  
(415) 613-0936  
(408) 791-2584

- Website: lsahomes.org
- LinkedIn: linkedin.com/company/life-services-alternatives
- Facebook: facebook.com/LifeServicesAlternatives
- Instagram: Instagram.com/lsahomes
- Twitter: Twitter.com/LSA_HOMES
- YouTube: youtube.com/lsahomes
Multi-Family Ownership Model

Uli K. Chettipally
Clearwater Ranch Community, Cloverdale, CA
Our Fears

WHO will take care of her?
WHERE will she live?
WHAT will she do?
HOW do we plan?
Our Family Needs

- COMMUNITY
  - CARE & LOVE
- OPPORTUNITY
  - WORK & PLAY
- ENVIRONMENT
  - HEALTHY & SAFE

A PERMANENT HOME
Multi-Family Ownership Model

Families form an LLC

Own multiple homes

Single piece of land

Onsite community manager
Multi-Family Ownership Model

1-2 Home companions
Rent from SSI/SSDI income
Day program by Reg. Center
ILS/SLS caregivers
Multi-Family Ownership Model

THANK YOU!

Uli Chettipally

Clearwater Ranch Community
Accessory Dwelling Units:
Yes, In My Backyard!
Accessory Dwelling Unit (ADU): Options to fit your Parcel

NEW DETACHED

NEW ATTACHED

GARAGE
CONVERSION

JUNIOR ADU
Why Consider Creating an ADU?

– Housing shortage.
– Family control of asset.
– Parent-monitored service transition.
Am I Prepared to be a Developer?

- Securing permits.
- Securing financing.
- Developing a design.
- Negotiating with a contractor.
- Monitoring construction.
What Will It Cost?

- Architect Fees
- City Fees
- Construction Costs @ $300/SF
- Furnishings and appliances
- Construction period interest
- Allowance for Contingency
Alternative Building Methods Make it Cheaper and Easier

Modular ADU Homes

Shipping container ADU Homes

Panelized Walls
New State Laws Pre-Empt Zoning Barriers
Local Governments Get On Board with New Resources
Financing Remains a Barrier

Limited Options
- Cash
- Refinance Existing Mortgage (requiring existing income to support)
- Utilize Home Equity Line of Credit (HELOC)
Palmer family, Half Moon Bay Parents and Homeowners
Thank you, Palmer Family, for the ADU Inspiration
KEEPING YOUR LOVED ONE AT HOME

YES! THERE IS SUPPORT FOR KEEPING YOUR LOVED ONE IN THE LOVING HOME ENVIRONMENT
CONSIDER THE FOLLOWING

BY KEEPING YOUR LOVED ONE AT HOME:

The loved one does not need to relocate to a strange place

If they do not fit in with the new environment, they will require moving, possibly several times

Safety is a consideration

Will the residential staff be able to meet the most intimate needs? i.e., sleeping with music or a teddy bear
IN HOME SUPPORTIVE SERVICES (IHSS) OFFERS THE FOLLOWING SUPPORT

YOU CAN BE PAID TO DO THE FOLLOWING IN THE HOME

• Cooking
• Cleaning
• Preparing meals and clean up
• Laundry
• Shopping, errands and appointments
• Help with bathing/grooming
• Dressing
• Toileting
• Giving medications
• Cleaning equipment, like nebulizers
• Paramedical care, like insulin shots
• 24 hour supervision for safety

In Home Supportive Services (IHSS) is a Medi-Cal program that provides attendant care to help people with disabilities. IHSS is designed to help individuals of any age, with disabilities, who are low income or on SSI. It allows them to live safely in their own homes, rather than in a nursing home or other group care facility.
Payment is an hourly wage. Most counties pay $12.00 per hour, but others, like SF, pay $15.00.

Any time over 40 hours a week is paid at time and a half.

The needs that require the highest monthly payment are when the individual needs protective supervision and/or paramedical care.

Protective Supervision Example: Carol has Autism and needs to be watched very closely to keep her safe. Carol will elope out of the home, or will attempt to cook and could burn herself. She has meltdowns where she will bite herself or bang her head.

Paramedical Example: John has CP and Autism. He requires a feeding tube and a urinary catheter.

In the above cases, the highest wage will most likely be paid to the caregiver.
WHO CAN BE A PAID PROVIDER

IT COULD BE A RELATIVE OR A FAMILY FRIEND
OR EVEN SOMEONE FROM THE IHSS REGISTRY

IF YOU LIVE WITH THE INDIVIDUAL, YOUR PAY IS TAX EXEMPT

BUT

IF YOU CHOOSE TO HAVE SOMEONE COME INTO THE HOME
AND PROVIDE THE CARE, THEIR PAY WILL BE TAXED
ARE THERE ANY OTHER SERVICES TO SUPPORT KEEPING MY LOVED ONE AT HOME?

YES! FOR THOSE WHO QUALIFY, REGIONAL CENTER OFFERS:

**SUPPORTED LIVING SERVICES**

Supported living services (also called SLS) assists people with disabilities so they can live in their own home or apartment. SLS lets people with disabilities have services that meet their specific needs.
Supported Living Services (SLS) consist of a broad range of services for adults with developmental disabilities who, through the Individual Program Plan (IPP) process, choose to live in homes they themselves own or lease in the community. SLS may include:

• Assistance with selecting and moving into a home

• Choosing personal attendants and housemates

• Acquiring household furnishings

• Common daily living activities and emergencies

• Becoming a participating member in community life

• Managing personal financial affairs, as well as other supports
PERSONAL ASSISTANCE SERVICES (PAS)

Personal assistance services (PAS) are used to help a person with a disability do tasks that he or she would typically be able to do if there was no disability.

The use of PAS in supported living services are often the key to a person being able to successfully live in the home of his or her choosing.

This service can be provided along with Supported Living Services.
THIS BENEFIT IS FOR BOTH ADULTS AND CHILDREN

Come and learn how you, the parent, can be paid to care for your child through the IHSS program.
Intentional Communities
Coordinated Care Models for people with I/DD
Autism Society of San Francisco Bay Area Conference
November 16, 2019

Ashley Kim
Why Intentional 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
Misericordia, Heart of Mercy
Chicago, Illinois

• Serves 600 residents and 200 day and weekend participants

• 1,100 dedicated employees

• Intermediary Care Facilities, Community Living Apartments, Community Group Homes

• Bakery, Bakery Truck, Cafe, Gift shop, Recycling Center, Art studio, Music and Dancing.
Misericordia, Heart of Mercy
Chicago, Illinois
Misericordia, Heart of Mercy
Chicago, Illinois
Misericordia, Heart of Mercy
Chicago, Illinois
The Center for Discovery
Sullivan County, New York

• Serves over 1,200 children and adults with complex disabilities.
• Over 1,700 employees
• The first LEED certified healthcare facility in the world.
• Adult vocational and residential programs.
• Organic & Biodynamic Farm ("Food is Medicine")
• Assistive Technology and Innovation
• The Integrated Arts (Music Therapy and Dramatic Arts)
The Center for Discovery
Sullivan County, New York
The Center for Discovery
Sullivan County, New York
The Center for Discovery
Sullivan County, New York
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
Annandale Village
Swanee, Georgia
Questions?

Ashley Kim: akim@togetherforchoice.org

www.togetherforchoice.org