



Alta California
Regional Center

REGIONAL CENTER EFFORTS TO PROMOTE HOUSING SECURITY

Cal-TASH Conference

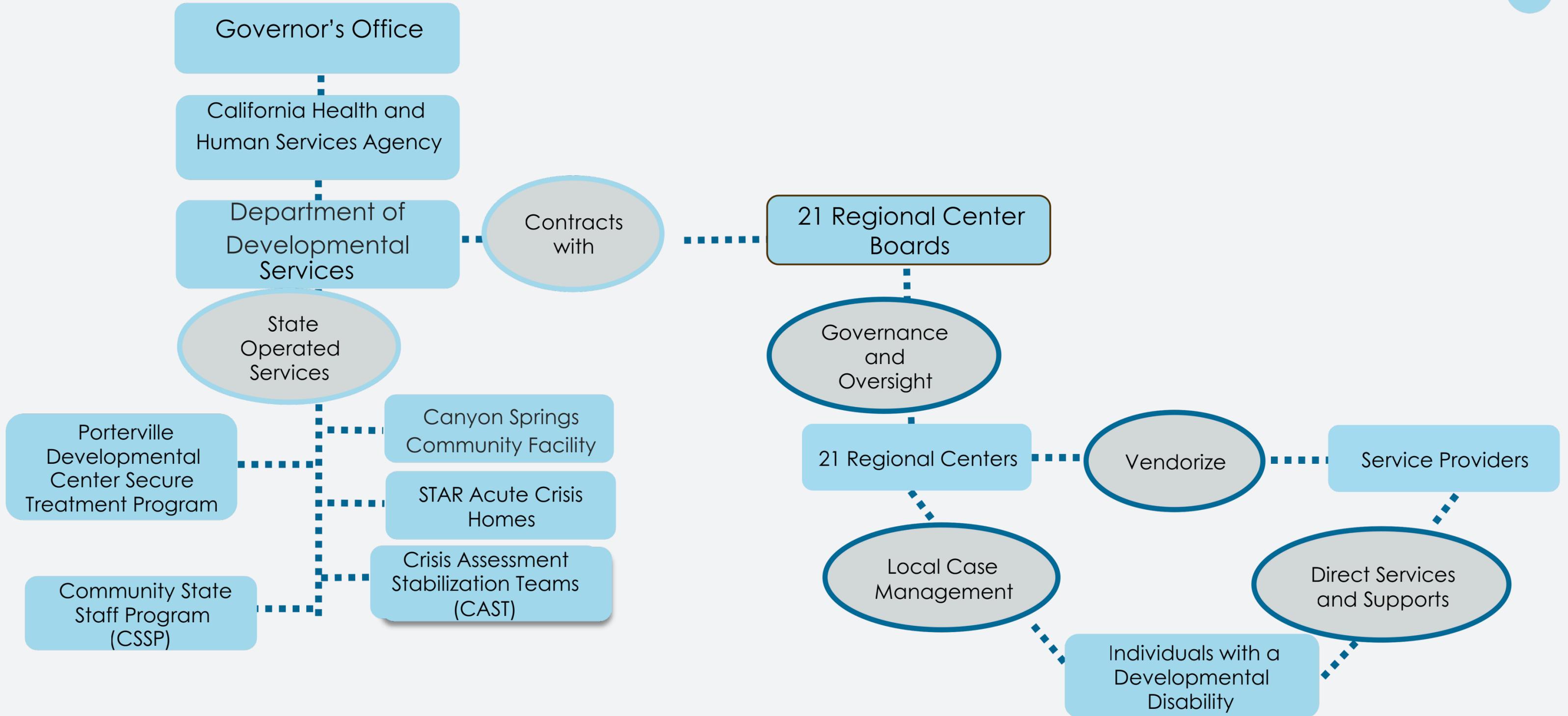
RHONDA PHILLIPS
Housing Specialist

JOHN W. DECKER, DSW, MSW
Director of Community Services and
Supports

February 27, 2026



California's Developmental Services System

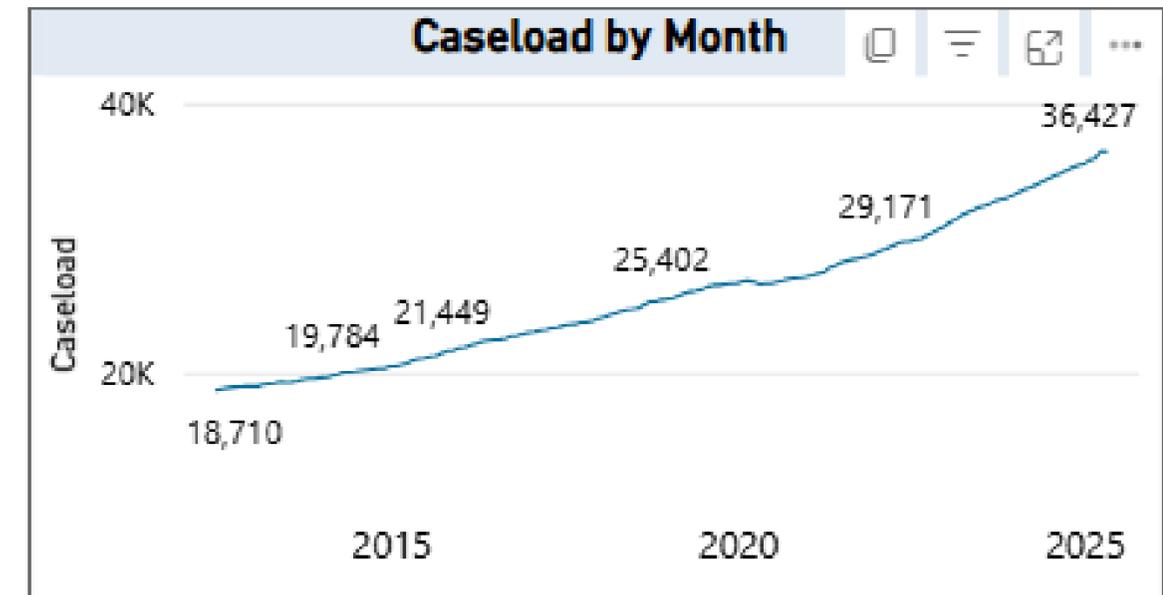


Alta California Regional Center

Eligibility & Service Coordination

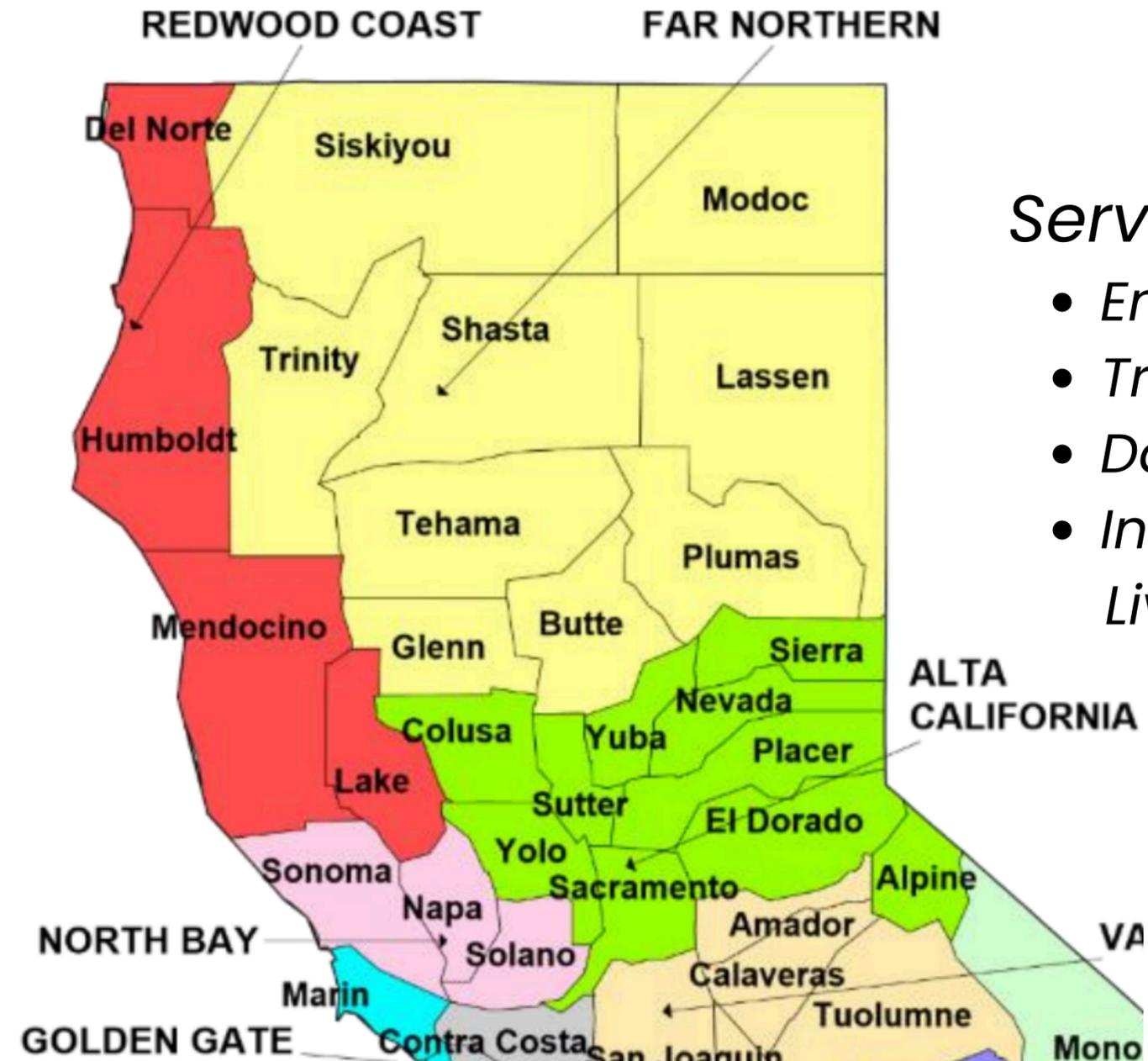
Services

- *Employment*
- *Transportation*
- *Day Programs*
- *Independent Living*



Developmental Disabilities

- *Autism*
- *Intellectual Disability*
- *Cerebral Palsy*
- *Epilepsy*
- *5th Category*



Alta California
Regional Center

Alta California Regional Center



Services Purchased for Clients
July 2025 - Nov 2025 (Inclusive of Nov 2025 POS paid through Dec 15, 2025)

Description	Dollars Expended	Percent of Dollars	Number Clients	Percent of Clients	Avg Cost per Client per month
All Other Services	\$ 16,779,912	4.18%	14,169	30.1%	\$ 236.85
ABA Services	\$ 7,691,516	1.91%	2,523	5.4%	\$ 609.71
Day Programs	\$ 62,401,301	15.53%	5,441	11.5%	\$ 2,293.74
Independent Living	\$ 14,841,951	3.69%	2,654	5.6%	\$ 1,118.46
Medical Care	\$ 8,271,591	2.06%	1,395	3.0%	\$ 1,185.89
Residential Facilities	\$ 112,085,426	27.89%	2,153	4.6%	\$ 10,412.02
Respite	\$ 43,752,071	10.89%	7,369	15.6%	\$ 1,187.46
SDP	\$ 18,456,260	4.59%	619	1.3%	\$ 5,963.25
Social Recreation	\$ 3,840,865	0.96%	6,910	14.7%	\$ 111.17
Supported Employment Programs	\$ 5,836,087	1.45%	760	1.6%	\$ 1,535.81
Supported Living	\$ 71,115,401	17.70%	709	1.5%	\$ 20,060.76
Transportation	\$ 36,785,700	9.15%	2,415	5.1%	\$ 3,046.43
Total POS Expenditures	\$401,858,081				
Number of Clients (Status 1 , 2, U)			34,248		



Efforts to Address the Needs of Aging Clients and Caregivers



Coordinated Future Planning/ AB3291

SCs are trained and equipped with skills to identify and document the housing needs of clients and support needs for caregivers.



Housing Development

ACRC actively pursues opportunities to support a range of different housing options for regional center clients.



DSP Collaborative

In collaboration with VMRC, ACRC launched a statewide workforce initiative to support the hiring needs of regional center service providers.



Disability Housing Alliance

ACRC meets quarterly with clients, family members, advocates, and community stakeholders to support housing development.



Vendored Supports/ Assistive Technology

ACRC has both Housing Access Services and Coordinated Family Supports vendors available to help clients and families with planning.

DDS Gap Funding



Community Development Division GAP FUNDING AVAILABLE

What is the program?

Through its Community Resources Development Plan funding, the Department's Community Development Division (CDD) works with 21 non-profit regional centers statewide to provide gap funding to develop safe, affordable multifamily projects incorporating units that are set aside for individuals with intellectual and developmental disabilities IDD.

What are some of the allowable uses?

- Predevelopment
- Acquisition
- Renovation
- New Construction

What are the requirements to participate?

- Units set aside for the Department units are restricted for 55 years for use by individuals with IDD.
- Department loan documents secure State funds as an encumbrance on the underlying property or leasehold estate.
- Department lien position determined on a case-by-case basis.
- Project design integrates regional center set aside units.

How do I participate?

- Have an affordable multifamily project that is ready for development.
- Collaborate with a local regional center near the project development location site.
- Develop a multifamily housing proposal with the regional center for CDD review and approval.
- Contact CDD for more information.

Alta California Regional Center Mirasol Village, Sacramento, CA Completed March 2024



Total Project Units: 104
Total ACRC Units: 15
DDS CRDP Funding: \$1,500,000 (\$100,000 per unit)

What is the DDS?

DDS is committed to providing leadership that results in quality services to the people of California and assures the opportunity for individuals with intellectual and developmental disabilities to exercise their right to make choices.

DDS works with the regional centers to provide services and supports to over 450,000 individuals with intellectual and developmental disabilities through administrative support, technical assistance, and program funding.

DDS has collaborated with housing agencies to develop affordable multifamily units since 1994.

What is the Community Development Division?

CDD works with regional centers and Housing Developer Organizations to develop housing for individuals with intellectual and developmental disabilities within their communities, who need extra care and support by providing safe, stable housing with services that fits their individual needs.

CDD funding has supported development of over 500 single-family homes and multifamily units. CDD collaborates with other state agencies to administer federal project-based rental assistance program in California.

More Information:

DDS Housing link: [Affordable Housing : CA Department of Developmental Services](#)

DDS Website: www.dds.ca.gov

DDS CDD Contact Phone: 916-245-2754

DDS MULTIFAMILY HOUSING DEVELOPMENT MAP

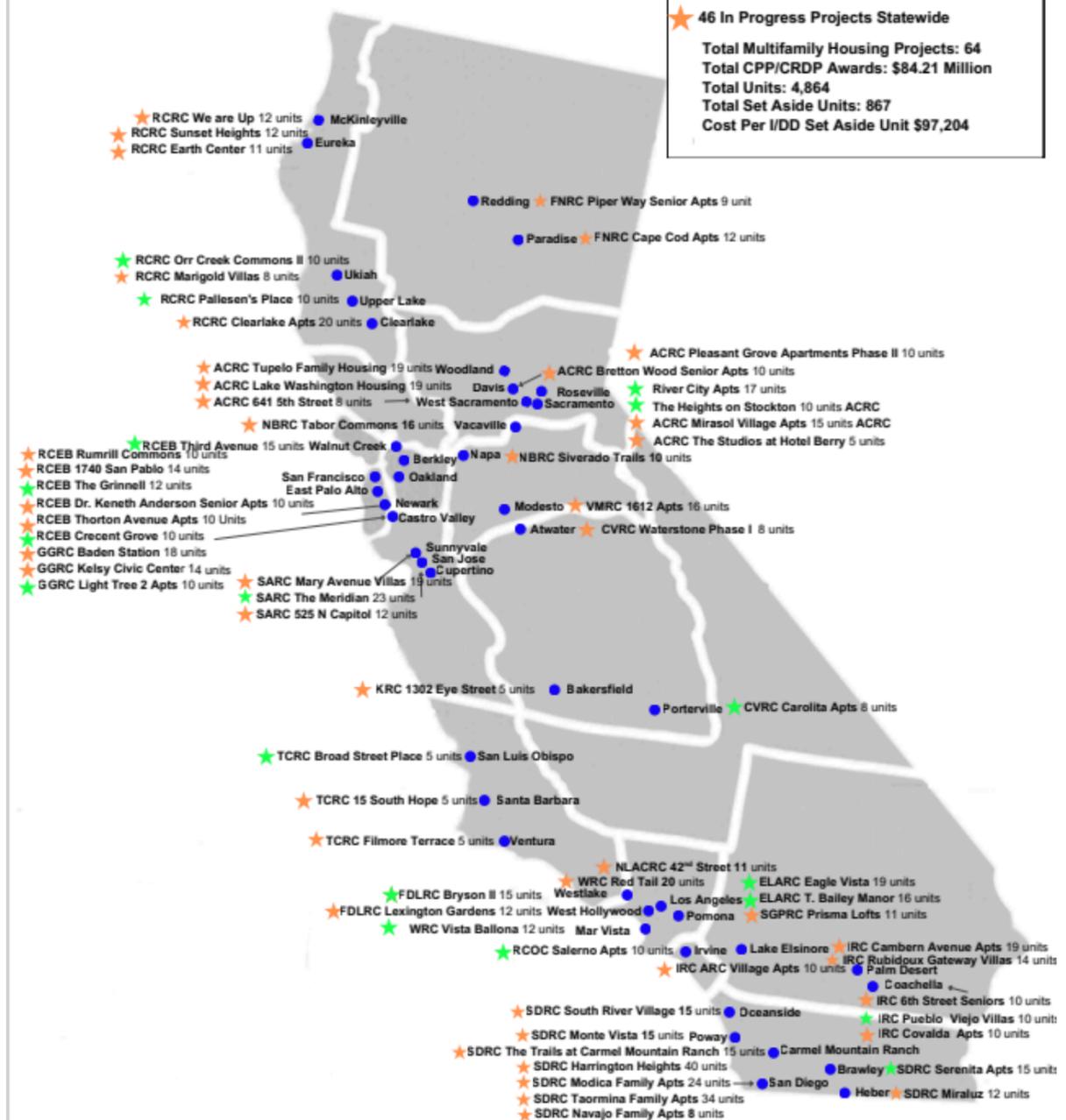
The DDS Multifamily Housing Development map highlights all DDS Multifamily Housing Developments for individuals with intellectual and developmental disabilities. All housing developments have an assigned number of set-aside units dedicated for individuals with intellectual and developmental disabilities that are coordinated and serviced by the Regional Centers statewide.



"Building Partnerships, Supporting Choices"

MULTIFAMILY HOUSING SUMMARY

- ★ 18 Completed Projects Statewide
- ★ 46 In Progress Projects Statewide
- Total Multifamily Housing Projects: 64
- Total CPP/CRDP Awards: \$84.21 Million
- Total Units: 4,864
- Total Set Aside Units: 867
- Cost Per I/DD Set Aside Unit \$97,204



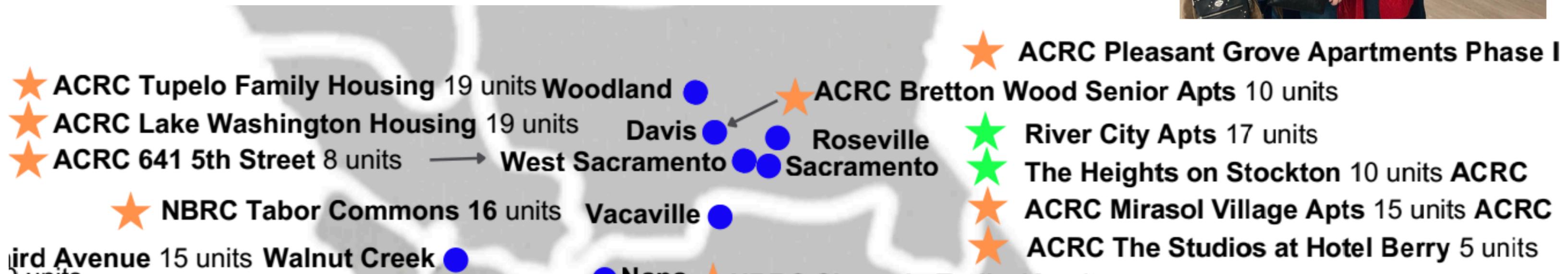
ACRC Multifamily Projects

Projects - In Progress - DDS GAP Funding Awarded

- Brinshore/ Operative Office/ New Hope CDC - Tupelo - Woodland - 19 units, unit mix TBD
- Brinshore/ Operative Office/ New Hope CDC - River Grove - West Sacramento - 18 Units, all 2 bdrm
- Chelsea Investment - Scotty Station - Sacramento - 17 units, 10-1 bdrm, 7-2 bdrm
- Mercy Housing - Bretton Woods Sr Apts - Davis - 10 units, 8-1 bdrm, 2-2 bdrm
- Mercy Housing - Pleasant Grove - Roseville - 10 units, 4-1 bdrm, 4-2 bdrm, 2-3bdrm, 30% AMI
- Danco - Lake Washington - West Sacramento - 19 units, 9-1 bdrm, 10-2 bdrm
- Jamboree Housing - Hotel Berry - Sacramento - 5 units - 30%AMI, Studios

Projects - Lease Up Complete

- McCormack Baron Salazar - Mirasol Village - Sacramento - 15 Units - PBV
- Mercy Housing - The Heights on Stockton - Sacramento - 10 units - 30%AMI



Lease Up Complete!

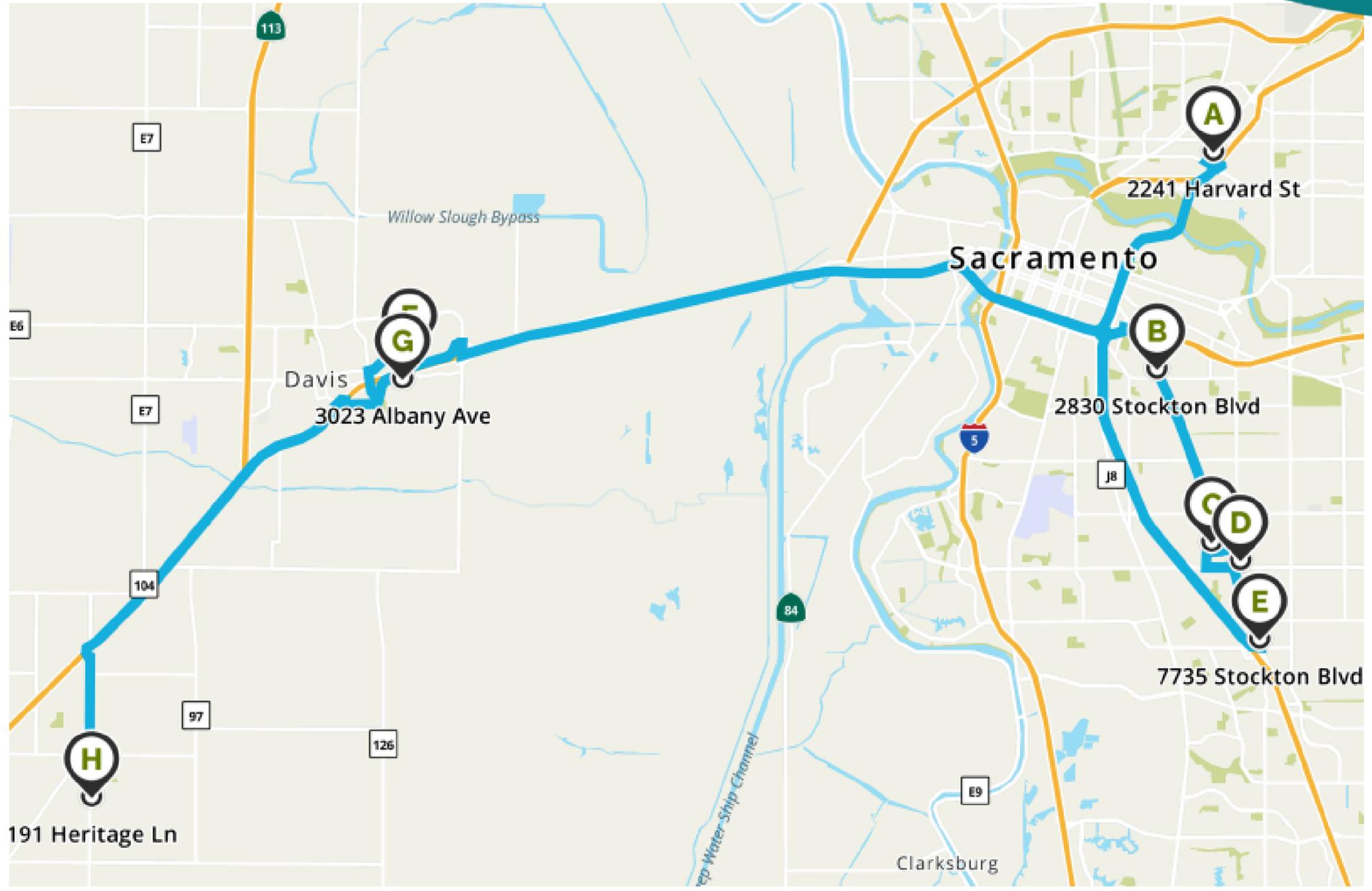


HUD 811 Projects

- B: Kelsey Village (8)
- C: Lotus Landing (6)
- D: Garden Village (21)
- E: Acacia Meadows (14)
- F: Creekside (22)
- G: Owendale (10)
- H: Heritage Commons (10)
- Richland Village (10)

RC Responsibility

- Weekly tenancy & referral meetings with each project.
- Outreach internally for referrals.
- Verify application is complete.
- Coordinate with DDS and DHCS to verify applicant meets entrance criteria.
- Submit application to property management agency.

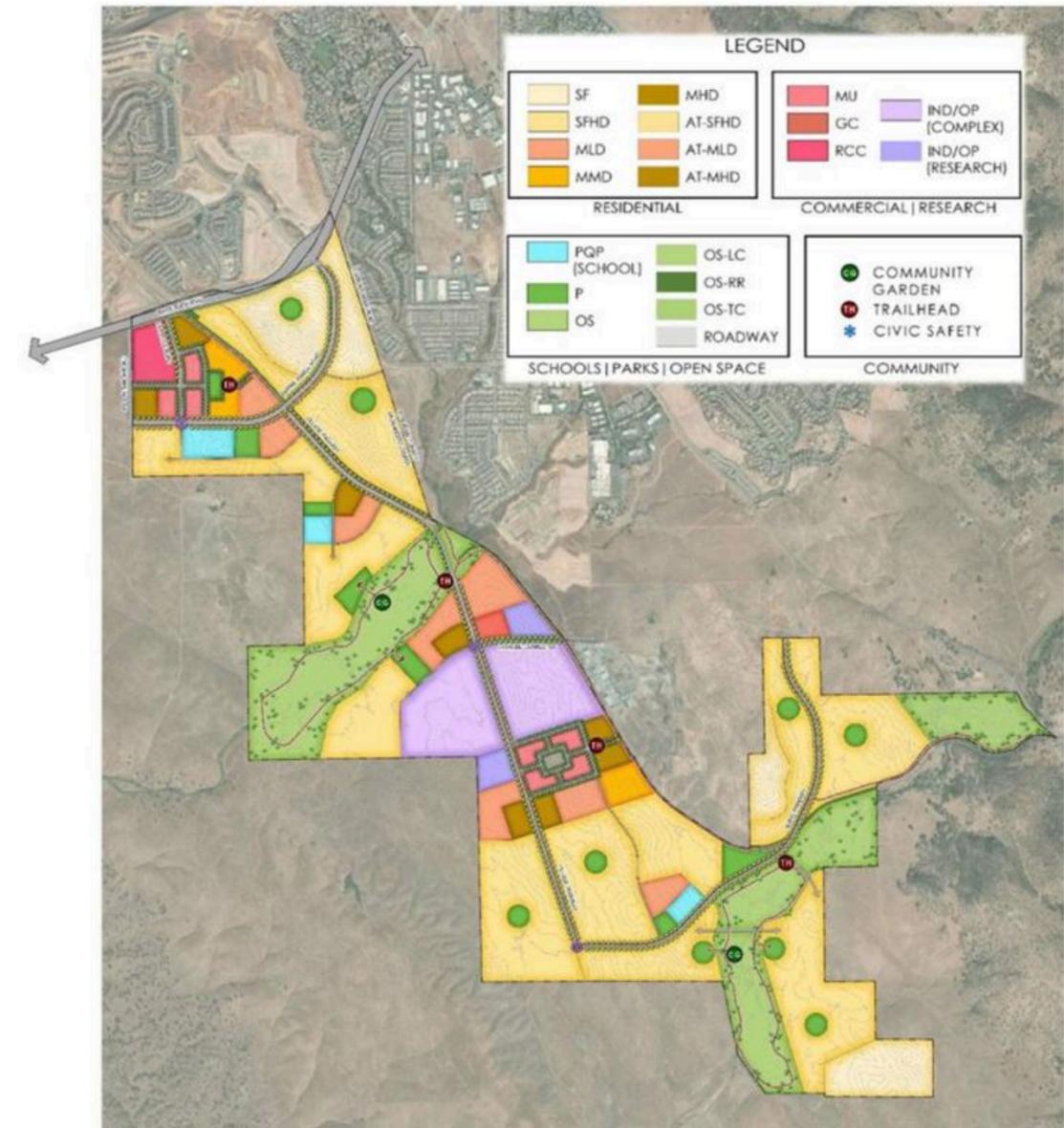


Planning for the Future

City of Davis –
Shriner’s Property.



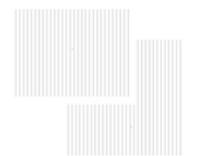
City of Folsom and El Dorado County –
Community for Health and Independence



Additional ACRC Affordable Development Partners



OPERATIVE OFFICE



Housing Access Services

Help clients of the Regional Center in **finding** affordable housing

Help clients of the Regional Center in **maintaining** their housing.

Helping clients fill out rental applications and gathering documents needed to access affordable housing.
7 of 15 Mirasol Village tenants were assisted by Housing Access Services.



Over 241 clients housed in three years

Serving 80 clients in 5 of 10 ACRC counties



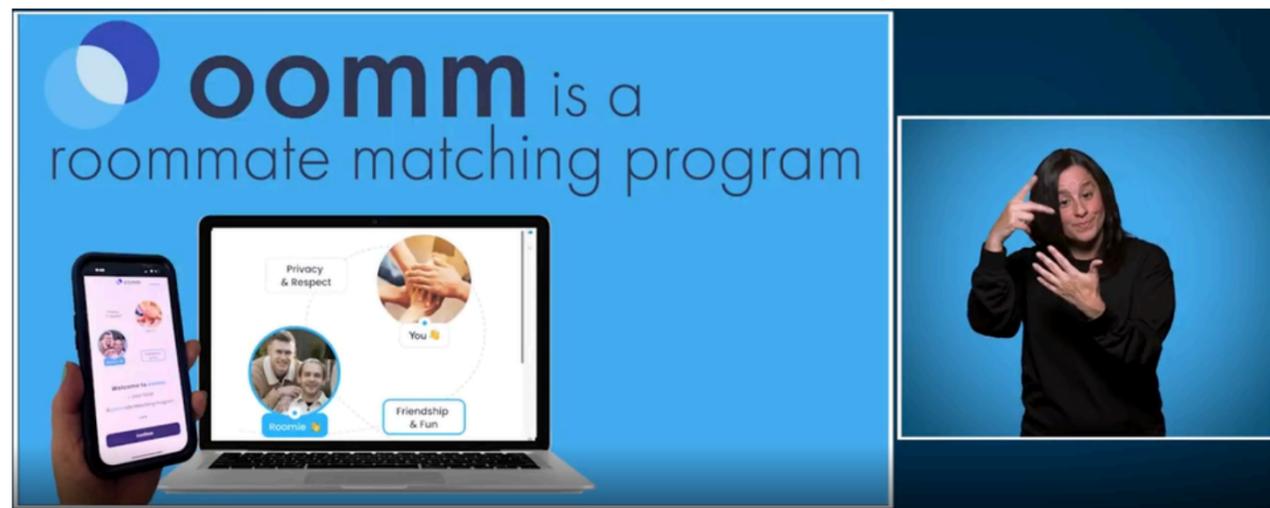
Housing Access Services

HAS: 27 clients housed in first year.
Serving over 170 clients

OOMM: 13 clients housed in first year
Serving over 115 clients



- Serving all 10 ACRC counties
- Roommate matching with the OOMM app expanding Statewide by 2027.



Helping clients fill out rental applications and gathering documents needed to access affordable housing.

State of California DDS Technology Pilot 2023 - 2025



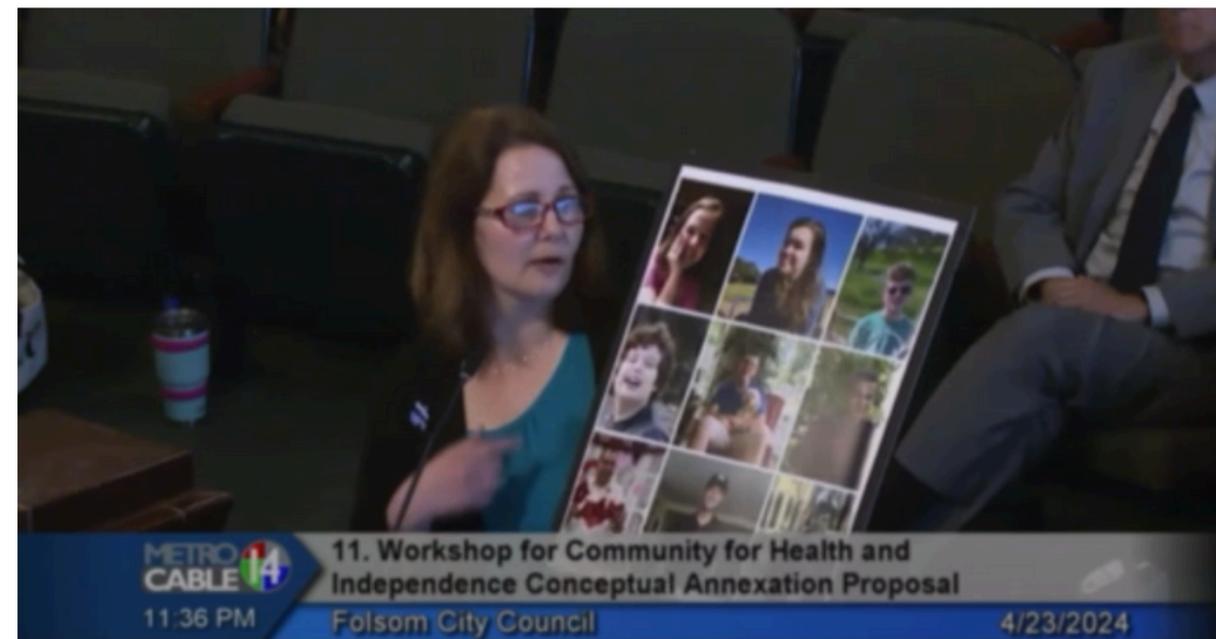
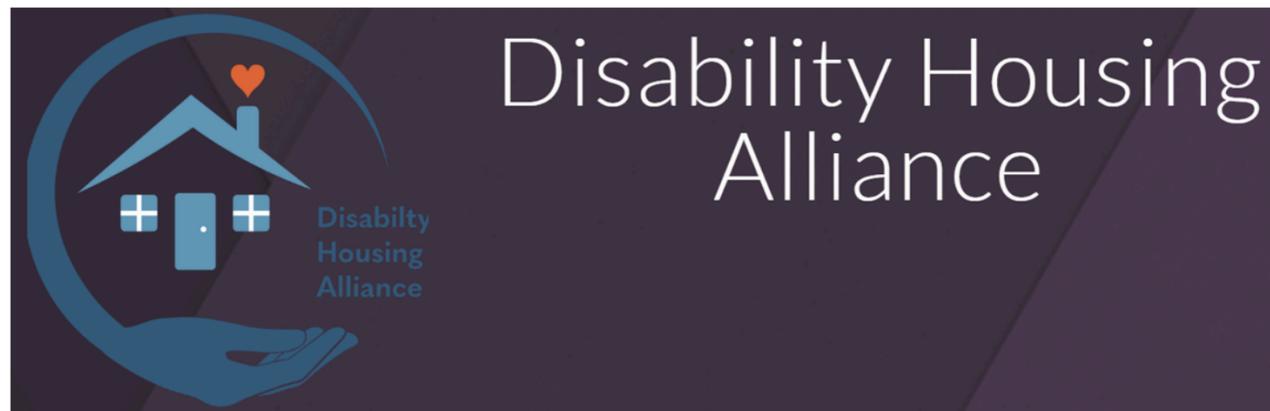
Gathering Stakeholder Support



Speaking together with Alta Regional at The Supported Life Conference



Sierra College Adult Transition Symposium



Thank you

Please visit our website: <https://www.altaregional.org/housing-and-living-options>

How Can Alta Regional Center Assist Housing Developers?

Our Services to clients of the Regional Center are a lifelong entitlement.

We can provide letters of support for your development project and assist in coordinating local community stakeholders.

Attend city council/stakeholder meetings with you providing testimony and coordinating stakeholder support at any phase of your development.

We can help connect you to state dollars through GAP funding for Multi-Family Housing Projects.

We can be the lead or supportive service provider in support of your Super NOFA Application for multi-family housing funding.

Serving Individuals with Developmental Disabilities in Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo and Yuba Counties

Recent Developments we have Supported:

Mirasol Village

427 units of Multi-Family Housing with 15 set aside units for ACRC clients. *Lease up complete May '23.*

MCCORMACK
BARON
SALAZAR



River Grove Apartments

37 Units of MFH with 18 set aside units. *Groundbreaking Jan '26*

BRINSHORE



The Heights on Stockton

200 Units MFH with 10 set aside units. *Lease up complete July '24.*

MERCY HOUSING



If you are interested in developing housing and you are not located in one of our 10 counties, please contact the California Affordable Housing Agency: Phone: 209-384-0001



California Affordable Housing Agency



EQUAL HOUSING OPPORTUNITY

If you are a client, family member, service provider or advocate that wants to support ACRCs housing development, please contact the Disability Housing Alliance: www.disabilityhousingalliance.org



Multi-Family Housing Development

Are you a Housing Developer?



Alta California Regional Center serves individuals with developmental disabilities and their families. We serve over 29,000 clients across 10 counties. Our Mission is to create partnerships to support all eligible individuals with developmental disabilities, children at risk, and their families in choosing services and supports through individual lifelong planning as a means to achieve healthy

and productive lives in their own communities.