



Alta California
Regional Center

REGIONAL CENTER EFFORTS TO PROMOTE HOUSING SECURITY

SUPPORTED LIFE CONFERENCE 2024

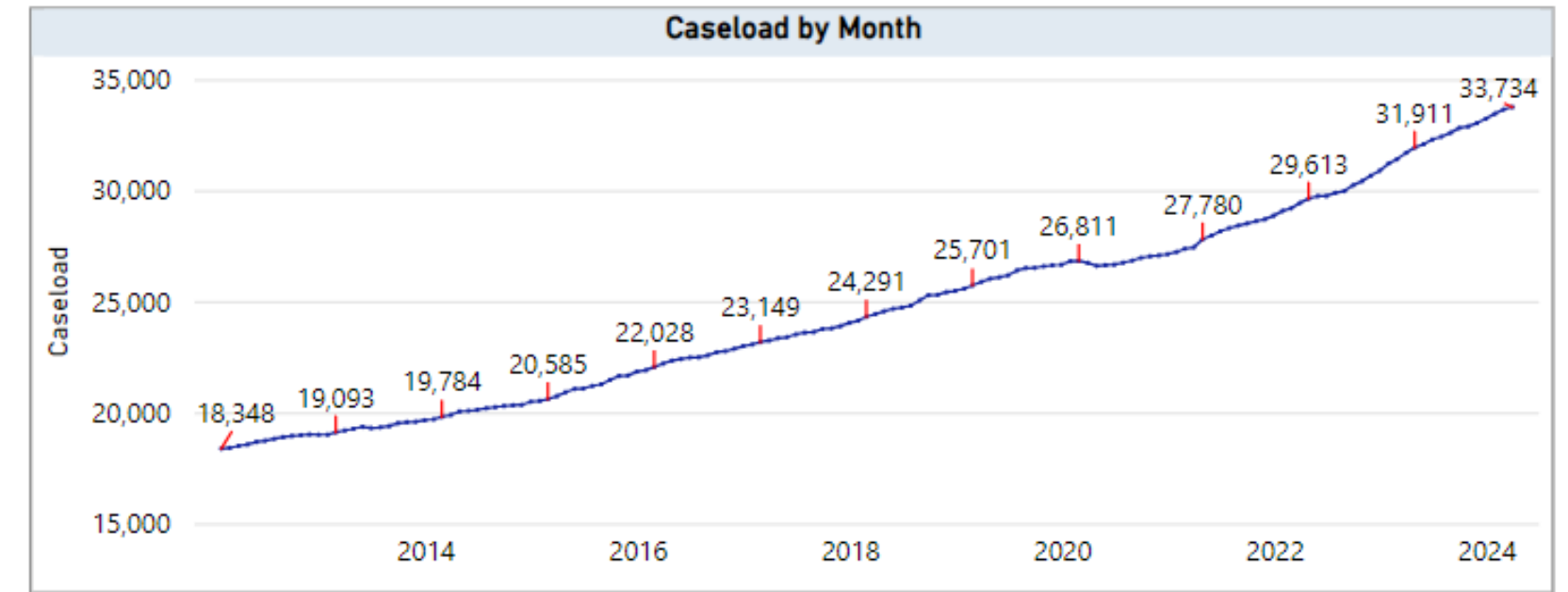
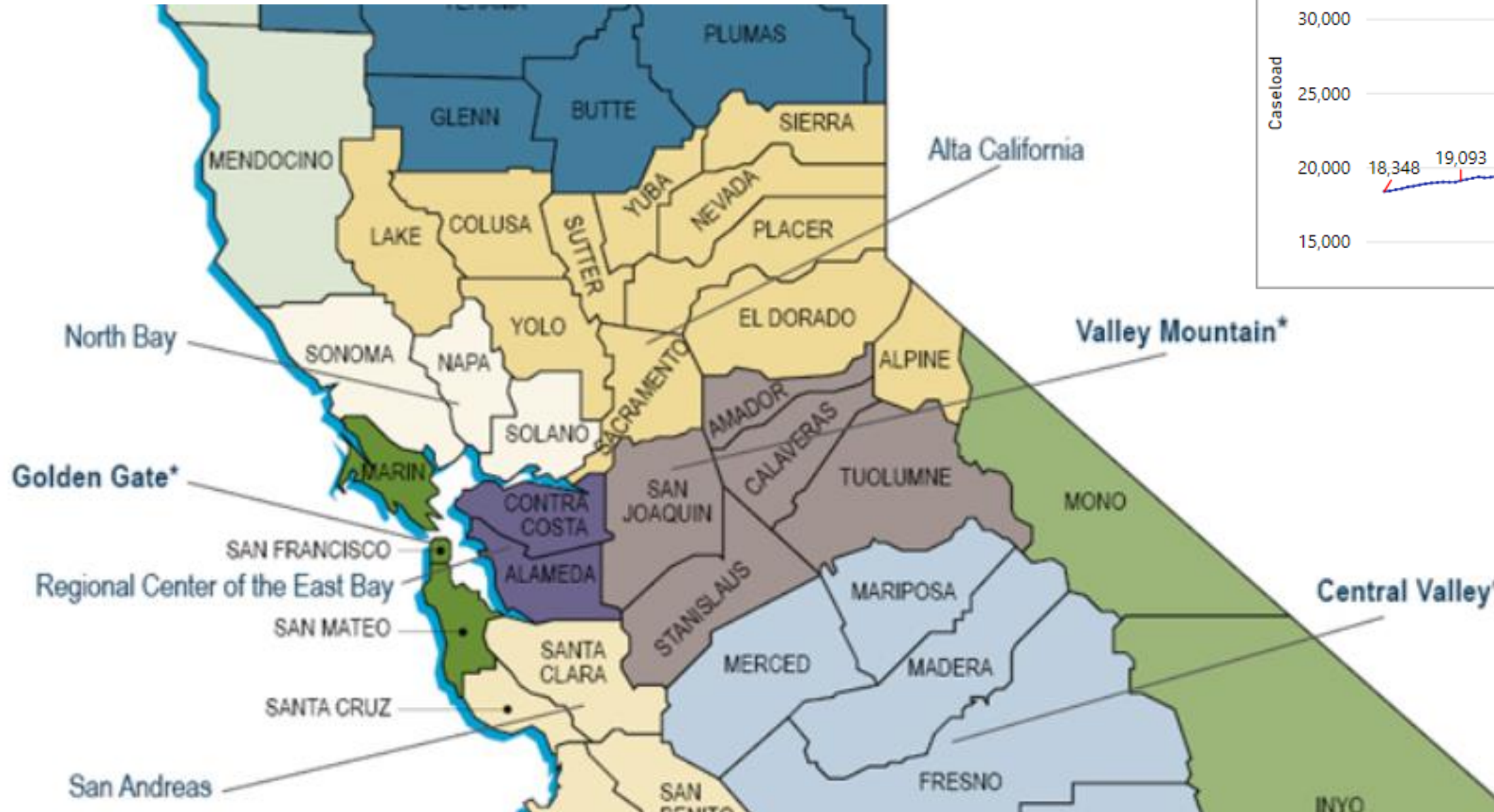
**JOHN W. DECKER
RHONDA PHILLIPS**

October 18, 2024



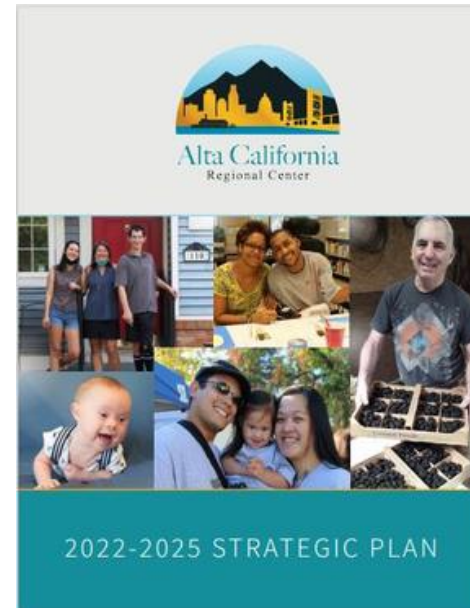
Alta California Regional Center

Serving 10 Northern California Counties



Alta California
Regional Center

Why a Housing Focus?

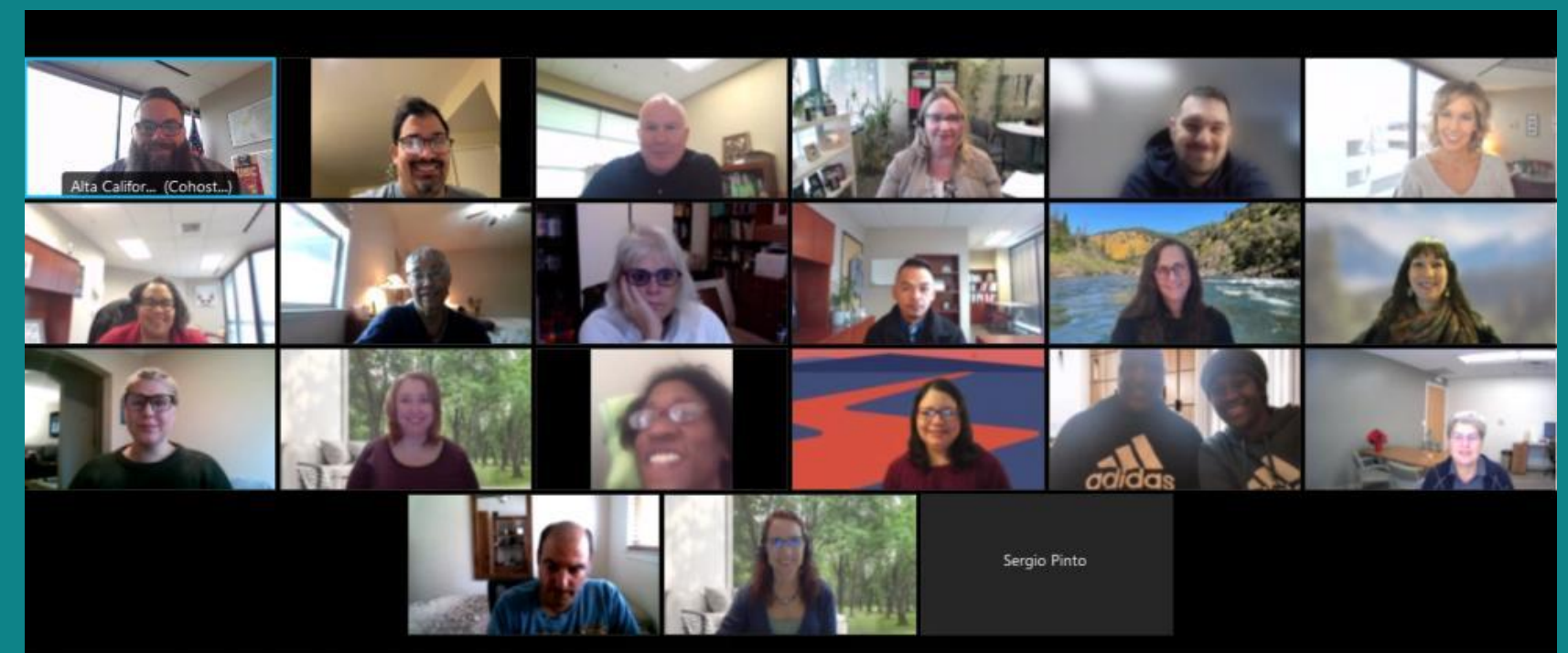


Community input:

- There is a shortage of affordable housing in communities where people want to live.
- Housing that is available, is not always accessible.
- There is a shortage of support professionals to assist at home.
- There is a need to support clients and families to plan for long term future housing needs

What we want to achieve:

- More [ACRC](#) clients will be able to access affordable housing including set aside units.
- More ACRC clients will have caregiver succession plans in place that describe living arrangements and desired supports.



Efforts to Address the Needs of Aging Clients and Caregivers



Coordinated Future Planning

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 has launched an initiative to support the hiring needs of regional center service providers.



Disability Housing Alliance

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



Vendored Supports

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

Coordinated Future Planning

A regional center initiative to increase housing stability and prevent homelessness for adults with developmental disabilities (I/DD) living with aged caregivers

Current Process



Service Coordinator (SC) meets annually with adults with I/DD and aged caregivers to develop an Individual Program Plan (IPP). An IPP is created that does not address caregiver succession or opportunities for a range of living options.

Year after year this continues until the aged caregiver is no longer able to provide support.

If the aged caregiver is hospitalized, the adult with I/DD may be admitted with them.

The client has lost their housing and requires an emergency placement by the SC, likely into a congregate setting, which may not be their preference.

Proposed Process



During the annual IPP meeting SC determines if the primary caregiver is over 70 and if a caregiver succession plan exists. SC attends training developed and presented by CFP Task Force with instruction on caregiver succession planning and offering opportunities for a range of living options.

SC holds a person-centered IPP meeting which discusses caregiver succession and different types of living arrangements.

An IPP is created that indicates who the next caregiver will be and, as applicable, the steps the client would like to take toward their preferred living arrangement.

When inevitably their aged caretaker becomes unable to support them, there is a plan in place and the client doesn't needlessly have to face housing insecurity.

Coordinated Future Planning Initiative 2020-2024



Needs Assessment

How many clients live with caregivers over age 70? Is there a caregiver succession plan?



Stakeholders

Partner with clients, families, advocates and providers. To develop trainings for service coordinators.



Training

How to engage with clients and families about caregiver succession and opportunities for independent living with supports.



Accountability

New requirements to document assessment for caregiver succession and discussion of all living options.

Caregiver Succession Planning

New State Law – AB 3291

Assembly Committee on Human Services

Assembly Bill Analysis –

The Alta California Regional Center launched a Coordinated Future Planning Taskforce with this looming problem in mind. The initiative calls on a group of stakeholders: clients, family members, advocates, and service providers to join with regional center staff in both developing and delivering training to service coordinators.

This training focuses on the need for caregiver succession plans for each regional center client, as well as seeking to increase the competencies of service coordinators in discussing a range of living options at IPP meetings. The training has four learning objectives:

- Recognize the benefit of reflecting on your own beliefs about dying and end of life care and the impact that may have on your ability to help others with future life planning.
- Dialogue with clients and families, in a culturally respectful, sensitive and humble way, regarding caregiver succession planning using appropriate language.
- Articulate the benefit to clients and families of early planning for caregiver succession.
- Describe a range of living options, including independent living, supported living, family home agencies, and residential care, to clients and their families. Create a person-centered IPP narrative that captures the wishes of the client and planning team in relation to future living options. Share future planning tools that can assist clients and families related to accessing affordable housing, power-of-attorney, special needs trust, CalABLE, conservatorship, and end-of-life care decisions.

This bill aligns with Alta's efforts by making caregiver succession planning a part of the IPP process for all 21 regional centers.

California Welfare and Institutions Code 4646.5(a)(9)

(A) When a regional center consumer is being cared for in the family home, no later than the consumer's 22nd birthday, and annually thereafter, a discussion regarding caregiver succession and, if determined by the consumer or the consumer's representative to be necessary, development of a caregiver succession plan, which may include, but is not limited to, both of the following:

- (i) Identification of individuals who may provide care to the consumer when the current caregiver is no longer able to perform the necessary tasks.
- (ii) Identification of possible housing options for the regional center consumer when the consumer can no longer live at home.

(B) For purposes of this paragraph, "caregiver succession" means the point at which the primary caregiver is no longer able to fully care for a regional center consumer.

From CRDP Funding to Housing Results

ACRC-1920-3 - Mirasol Village



MCCORMACK
BARON
SALAZAR

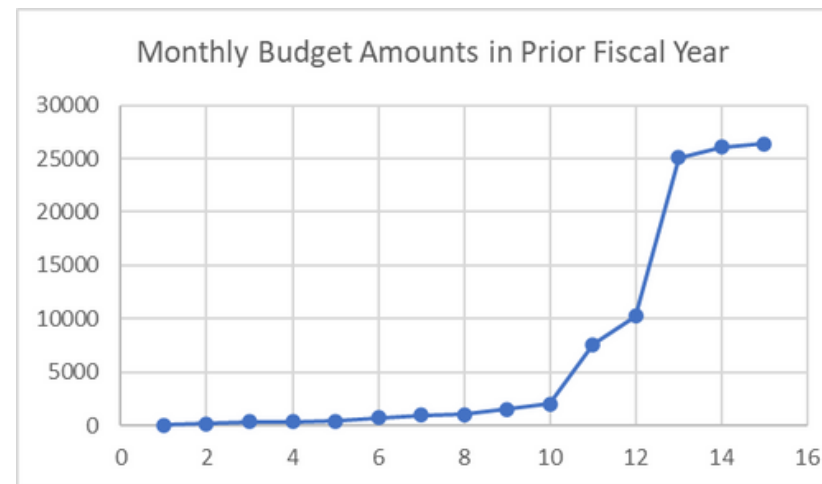
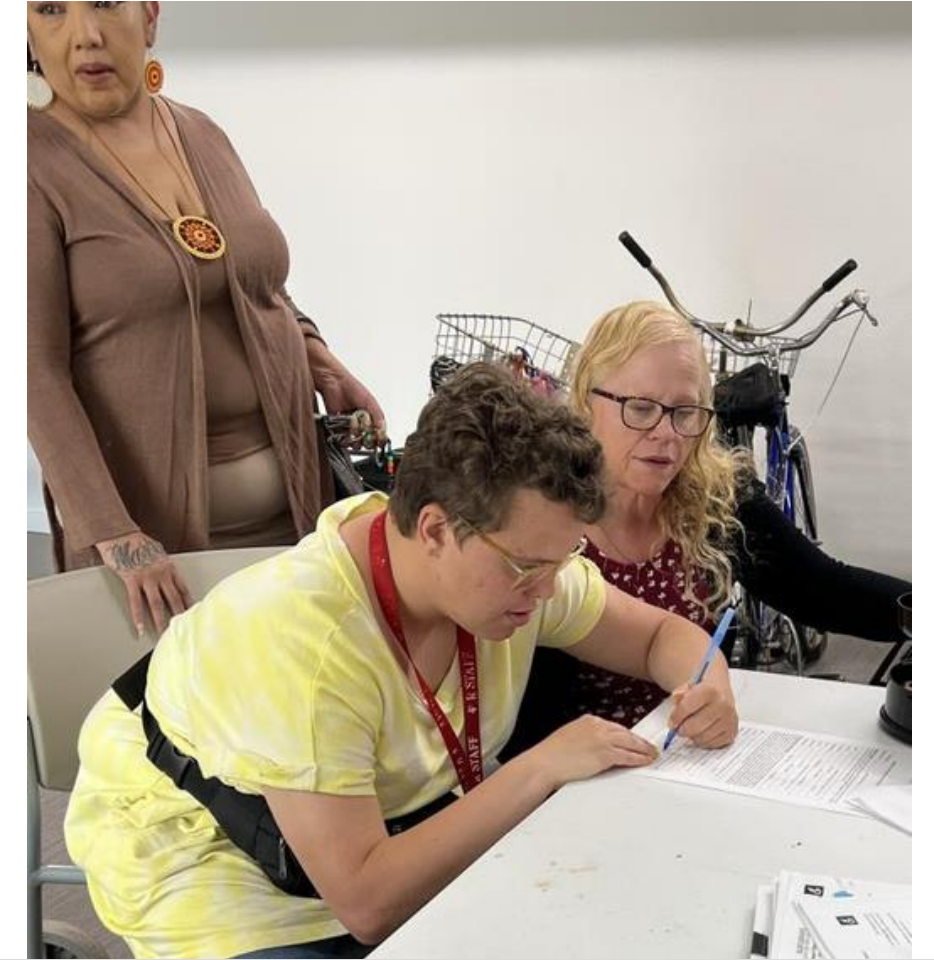
15 Units of Affordable Housing



ACRC clients pay 1/3 of their monthly income = Rent and utilities

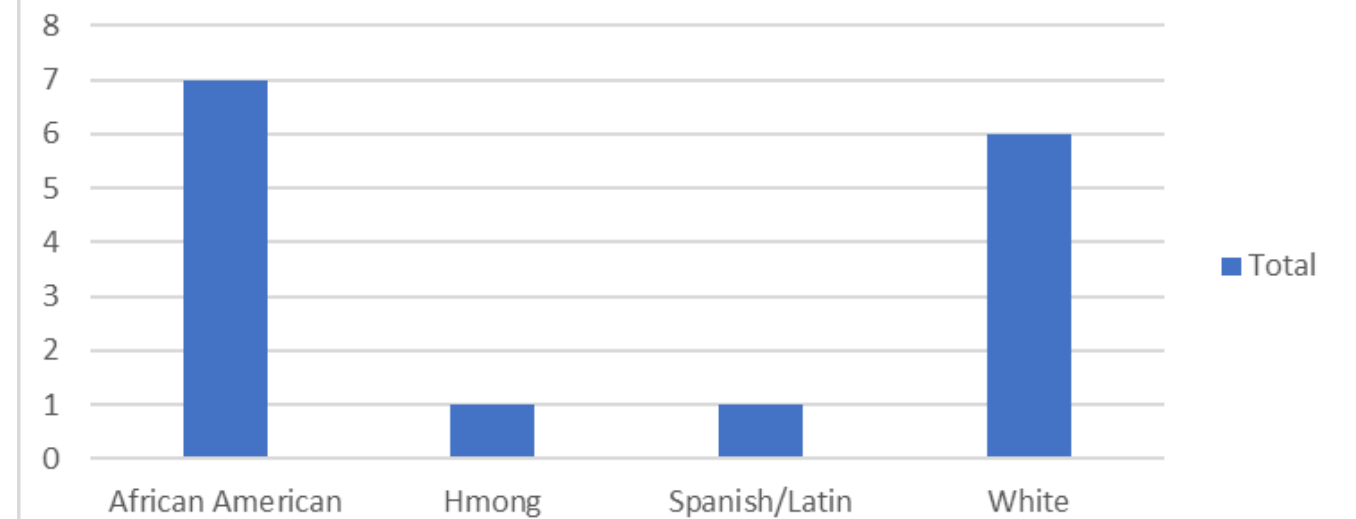
- Only eligibility requirement is an ACRC client must be eligible for a Housing Choice (Section 8) Voucher
- 12 one-bedroom apartments
- 3 two-bedroom apartments
- 10 units are fully ADA compliant "special needs"
- 5 units will be "visitable" by a person in a wheelchair. Flat thresholds, either ground floor or elevator units

Lease Up May - August 2023



Count of Ethnicity/Race

Ethnicity/Race of Mirasol Residents



Ethnicity/Race



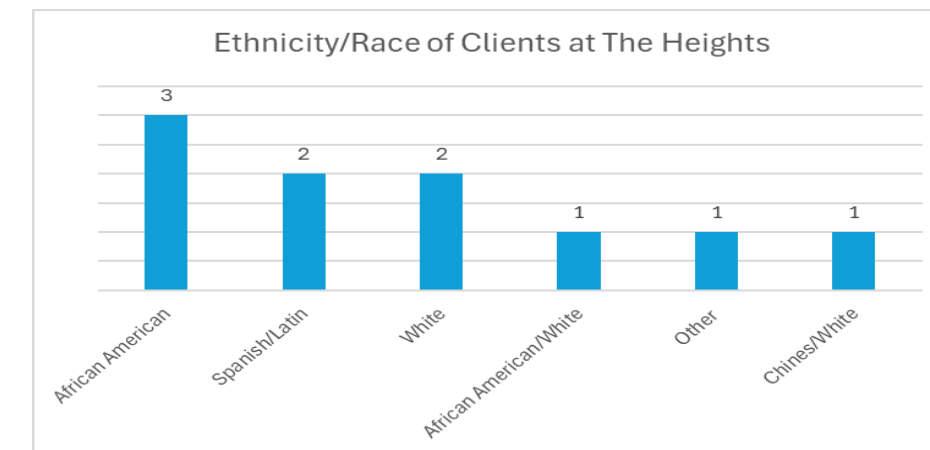
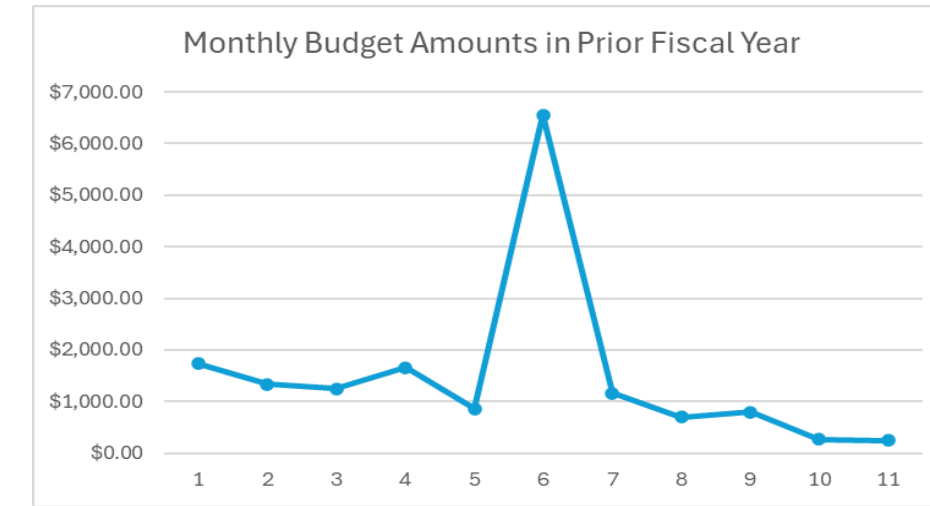
The Heights on Stockton



10 Units of Affordable Housing

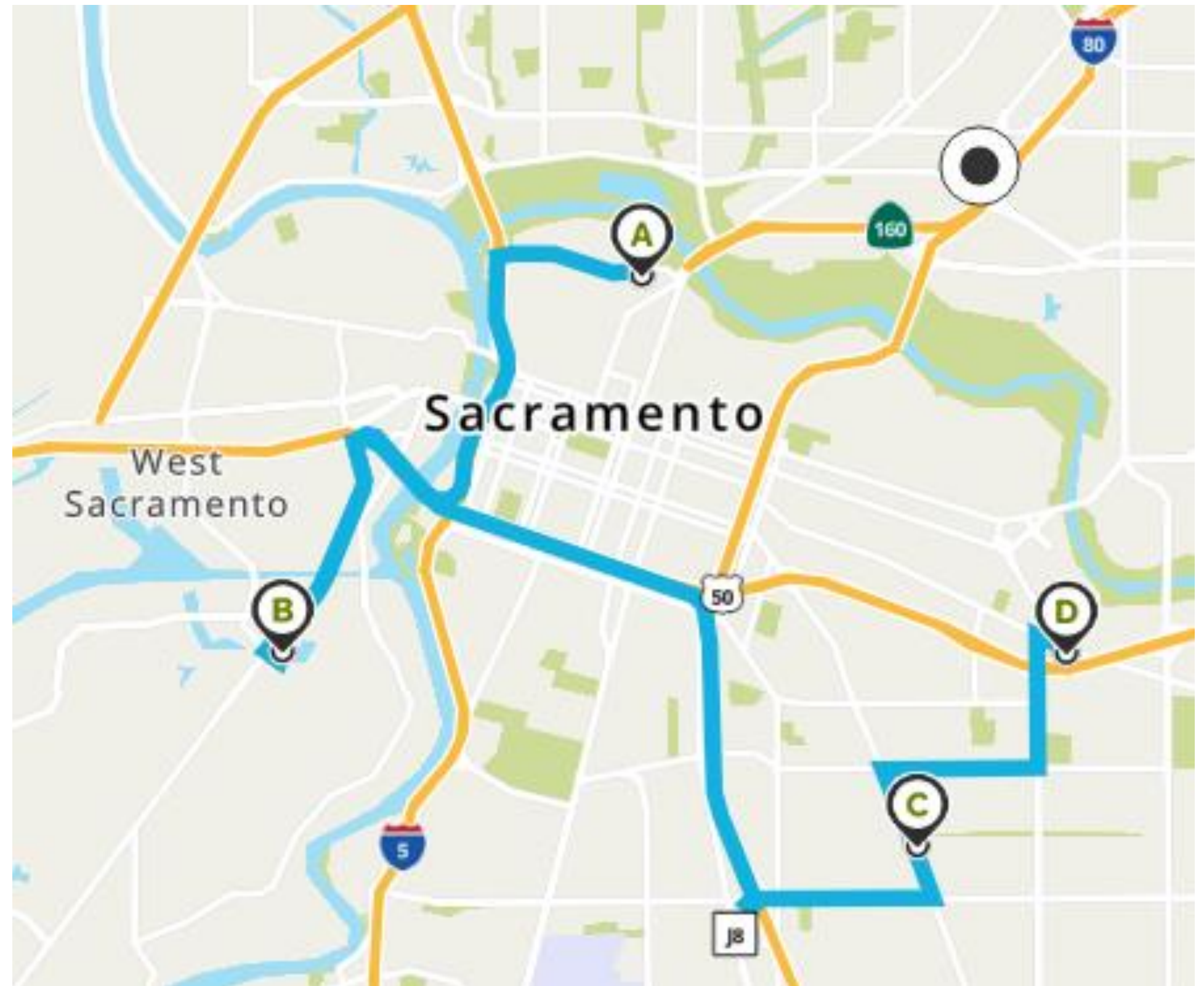
- 30% AMI for 55 years
- 10 apartments
 - 7 one-bedroom apartments
 - 3 two-bedroom apartments
- Located nearby:
 - grocery stores
 - schools
 - shopping
 - recreation
 - bus stops directly in front of the entrance to the complex.

Lease up August-September 2024



CRDP Awarded Multifamily Projects

- A. Mirasol Village,
Sacramento
- B. Lake Washington,
West Sacramento
- C. Heights on Stockton,
Sacramento
- D. 69th Street,
Sacramento



Housing Access Services ACRC-2021-6

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

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



Over 120 clients housed in two years

Serving 125 clients in 5 of 10 ACRC counties

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

Housing Access Services ACRC-2324-13

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

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



- **OMO** new vendor coming soon
- **Serving all 10 ACRC counties**
- **Roommate matching with the OOMM app**
(For use by persons served by the Regional Center only)

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

Assistive Technology Pilot

DDS Workforce Initiative

The pilot program will explore the use of technology to deliver remote services and supports to individuals with intellectual/developmental disabilities.

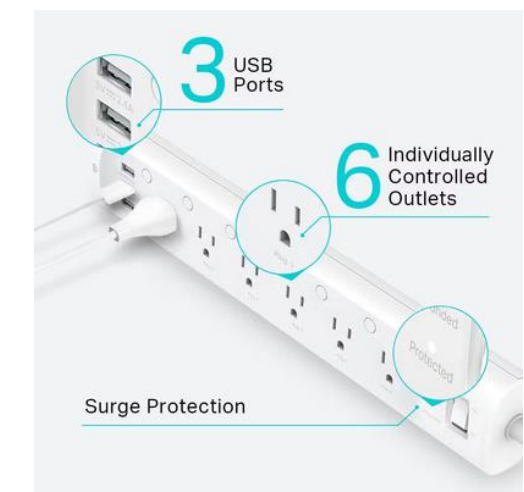
Technology services are intended to provide supports and services necessary for individuals to access services remotely and meet the goals identified in their Individual Program Plans.

The **goal of the program** is to provide support of the participant's individual program plan goals, reduce the need for a direct support person and enable the participant greater independence, inclusion, and quality of life.



Assistive Technology Demonstration Unit

ACRC-2122-10



Gathering Stakeholder Support



Speaking together with Alta Regional at The Supported Life Conference



Sierra College Adult Transition Symposium



DHA OUTREACH SIGNUPS

	A	B	C	D	E	F	G
1	DHA OUTREACH SIGNUPS						
2	EVENT/OUTREACH	DATE/TIME	PURPOSE	IN PERSON	ZOOM	EMAIL/ CALL	ATTENDANCE/ CONTACT DETAILS
8	Roseville City Council Meeting	Wed 10/18 6:00p	provide < 3 min public comment about need for I/DD housing	X		X	City Council Chambers; 311 Vernon Street, Roseville; or email comment w/meeting details to: citycouncil@roseville.ca.us
9	Supported Life Conference	Thurs-Fri 10/26-27	Introduce DHA along with John Decker	X			supportedlife.org
10	Town Hall with Asm Patterson and Senator Niello	10/17 5:30-7:30	town hall	x			McBean park pavillion
11	Fundraiser for Asm Patterson	10/23 5:00 PM	campaign fundraiser	x			CJ's in Rocklin
12	Coffee with Roseville Coucil member Scott Alford	Mon 10/16 5:30-7:00p	chat with councilmember in person	X			Kitchen 747 2320 Pleasant Grove Blvd
13	September 2023						
14	Support CA SB 4 Affordable Housing on Faith Lands Act via template letter to local Assemblymember	anytime	encourage affordable housing			X	Tell your legislators to support CA SB 4: The Affordable Housing on Faith Lands Act (actionnetwork.org)
15	SACOG (Sac Area Council of Govs) Land Use & Natural Resources Committee	Thur 9/7 1:30p	provide < 3 min public comment about need for	X	X	X	https://www.sacog.org/e-mail-blast/land-use-natural-resources-committee-1



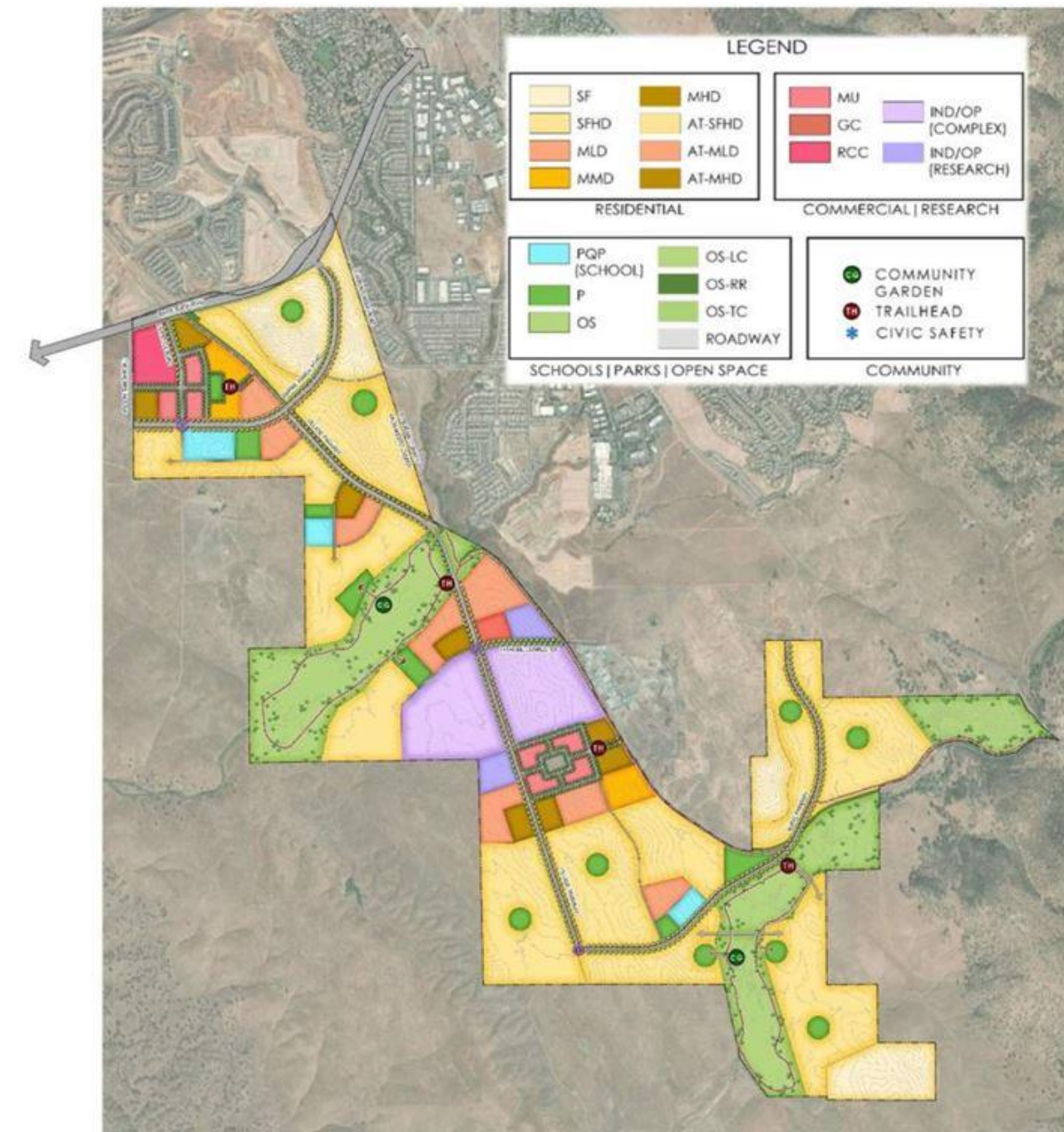
11. Workshop for Community for Health and Independence Conceptual Annexation Proposal
Folsom City Council
4/23/2024

Planning for the Future

City of Davis –
Shriner’s Property



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



Building Relationships and Partnerships



California Affordable Housing Agency

- DDS funding
- Training and technical assistance to all 21 California Regional Centers
- Evaluating training needs of regional centers
- Already delivered first training on Housing Vouchers Housing Authorities to RCs

Building Relationships and Partnerships

Yolo County Commission on Aging & Adult Services DD/ID Caregiver Crisis Task Force

MINUTES

Tuesday, September 20, 2022, 6:30pm-8:00pm, via Zoom

PRESENT: Seth Brunner (co-chair), Mary Nisson (co-chair), John Decker (Director of Community Services at the Alta California Regional Center-“ACRC”, contracted by the CA-Dep’t of Developmental Services – “DDS”), Sheila Allen (staff Yolo County Commission on Aging and Adult Services)

1. Introductions/announcements

- Data needs:** 1-Identify the number of persons requiring supportive housing to create a goal for development of housing models. (John Decker, Alta Regional will provide additional data to understand the scope of the need).

Of 1883 in Yolo Co. receiving services from Alta over 1500 live with a parent/guardian (the rest in residential services and supportive housing). Alta Regional succession planning project: Training ready to start on Oct. 31 with the 2 Yolo Co. case managers. Project will include getting input on needs for independent living.

Data requests: Break down numbers for 23-54 to better understand needs of caregivers.

Request data be sorted by 10 year increments. The system does not have data on the age of parents. No data on if caregiver has disability themselves. Look for ways to identify how many caregivers are looking for supportive housing.

John reports new growing trend of increasing numbers of persons diagnosed with Autism but without intellectual disabilities.

3. Yolo County Housing Element

Discussion of how to look at the housing element and for what purpose. Commission can support the implementation of housing for special populations already in the housing element. Yolo County Housing also has a focus on at risk populations.

Current proposal for housing in Woodland: John is assisting with a CHELSE Investment Corp. in Woodland proposal for independent low income housing that includes some

Affordable Housing Funding Opportunity

IT Isom, Trisha <tisom@roseville.ca.us>
To Rhonda Phillips; John Decker
Retention Policy 1 Year Delete Default (1 year)
You forwarded this message on 5/30/2024 8:59 AM.

Sample supportive services SHRA.docx 14 KB
Alta MFH Brochure 3-2024.pdf 832 KB

Hello Affordable Housing Developers,

This email is an introduction to the Alta California Regional Center who is a local n of Developmental Services and their mission is to create partnerships to support all e to achieve healthy and productive lives in their own communities. A general overview

ALTA recently assisted Sacramento Redevelopment and Housing Agency (SHRA) with their website for information on how they can assist housing developments: [Multi-f](#)

Source of Funds: DDS Community Placement Plan Funds (or other source)

Introduction

IE Ian Evans <ievans@ych.ca.gov>
To Cameron Dart; cdart@danco-group.com
Cc John Decker; Rhonda Phillips
Retention Policy 1 Year Delete Default (1 year)
If there are problems with how this message is displayed, click here to view it in a web browser.

Cameron and Chris,

It was great chatting with you about your project in West Sacramento! As promised, I'm in the Yolo/Sacramento region that will serve Alta Regional clients. They have some funding available.

John/Rhonda, Chris and Cameron are looking at a 152-unit project at 1990 Lake Washington.

I'll let you all take it from here, but please don't hesitate to reach out if I can be of assistance.

Thank you,

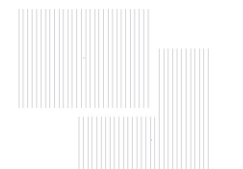
Ian Evans
Executive Director



Yolo County Housing/New Hope CDC



Additional ACRC Affordable Development Partners



Thank you

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

Multifamily Housing Development with Alta California Regional Center

Mission Alta California Regional Center serves individuals with developmental disabilities and their families. We coordinate services for 31,000 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.

Housing Development ACRC has established a strategic plan that includes Housing as a focus area. ACRC believes we can best meet our Mission by actively partnering with developers in the production of safe, affordable, and accessible housing throughout our 10 counties.

How can Alta Regional Center help 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 meeting with you providing testimony and testimony from clients 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.

Recent Developments we have supported:

Mirasol Village



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

The Heights on Stockton



200 Units MFH with 10 set aside units. *Lease up in progress.*

MCCORMACK
BARON
SALAZAR

River City Apartments



66 Units of MFH with 17 set aside units.

Schedule a meeting with our Housing Specialist

Rhonda Phillips
ACRC Housing Specialist
916-290-4207
rphillips@altaregional.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.