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# ALTA CALIFORNIA REGIONAL CENTER SUPPORTING NEW AND INNOVATIVE HOUSING DEVELOPMENT

STATE COUNCIL ON DEVELOPMENTAL DISABILITIES – Housing Forum

May 24, 2023

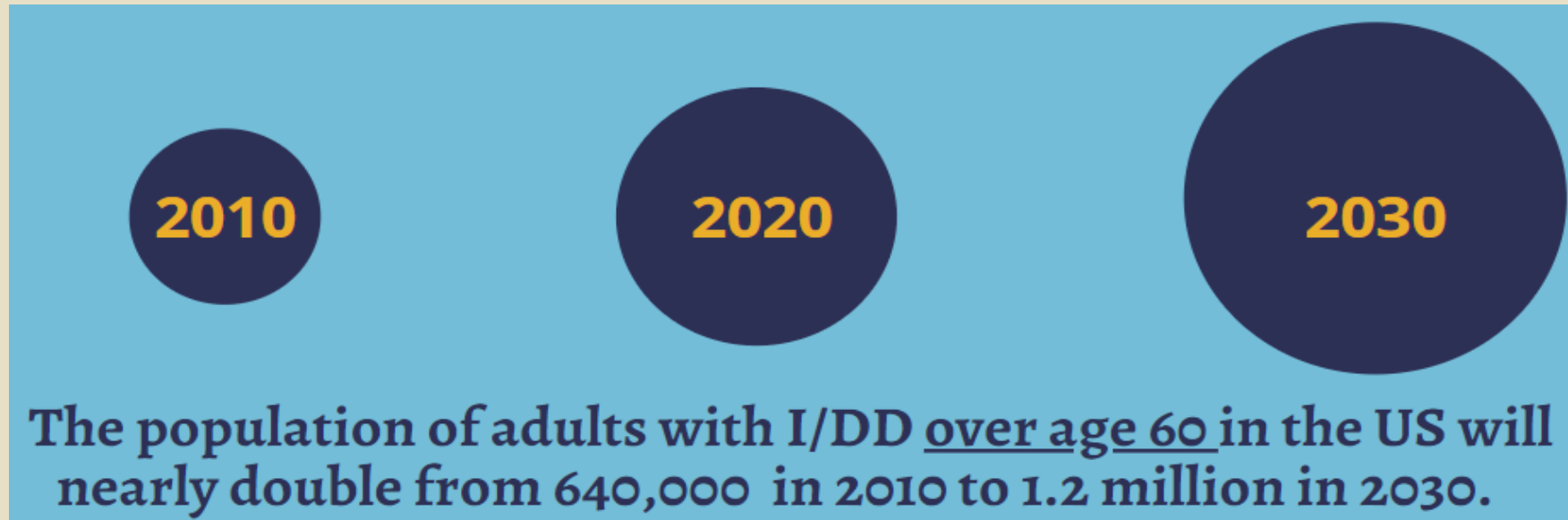
John W. Decker, DSW, MSW – Director of Community Services and Supports

# Why

- Aging population of caregivers and clients
- Over the last decade ACRC has grown from serving 16,000 to now over **28,000 individuals**
- ACRC's Strategic Plan Focus Area - Housing



# Aging and Developmental Disabilities



Any ideas why?



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# Overview

- What are the needs

*ACRC Coordinated Future Planning Initiative*

- Gaining a basic understanding of housing development
- Getting your name out there

*Housing Elements*

*Housing Conferences*

- Supporting local multi-family housing development

*Letters of Support for (project based vouchers, tax credits) Project Development Financing*

*Services Application*

*Community Resource Development Plan*

- Getting help

*Housing Access Services & Disability Housing Alliance*



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# Coordinated Future Planning

## Our Challenge

Adults with developmental disabilities (I/DD) needlessly suffer from homelessness due to the loss of a primary caregiver, usually an aged parent.

This can be prevented by exploring options for independent living and developing caregiver succession plans.

Planning teams due to frustration, embarrassment, fear and other reasons do not do sufficient future planning for adults living with aged caregivers including offering options for independent living with supports.



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# Coordinated Future Planning

## Solution Overview

- **Quantify** the Problem
  - How many clients live with caregivers over age 70? Is there a caregiver succession plan?
- **Develop** Trainings
  - Partner with clients, families, advocates and service providers.
- **Train** Service Coordinators
  - How to engage with clients and families about caregiver succession and opportunities for independent living with supports.
- **Implement** Changes to Individual Program Plan
  - New requirements to document assessment for caregiver succession and discussion of all living options.



Training materials -  
<https://www.altaregional.org/post/coordinated-future-planning-cfp-training>



# Providing Input for Housing Elements

Support the provision of housing for persons with disabilities, including developmental disabilities, by:

- Seeking State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.
- Providing regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projected targeted persons with disabilities, including persons with developmental disabilities.
- Coordinating with Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.

***Responsibility: Planning and Public Works Department***



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**Multifamily Housing Development - Mirasol Village 1200 Richards Blvd –  
McCormack Baron & Salazar + Sac Housing & Redevelopment Agency - Developers  
John Stewart Company – Property Management**





# What does our \$1.5 million buy?

- Sacramento Housing and Redevelopment Agency Director has approved 15 site-based vouchers for ACRC clients. **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 will be fully ADA compliant “special needs”
- 5 units will be “visitable” by a person in a wheelchair. Flat thresholds, either ground floor or elevator units

\$100,000 = 1 housing unit for ACRC clients

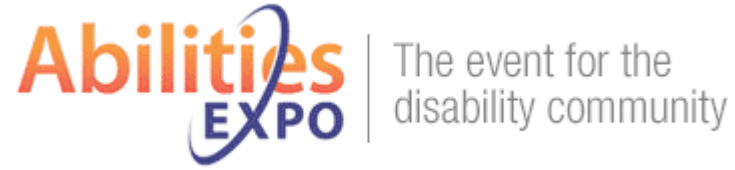
55 year restrictive covenant





Clients began moving in May 2023





### Cognitive Assists

- To-Do reminders
- How-To Instruction
- Calendar
- On-demand videos

### Remote Monitoring

- Wireless motion sensors
- Wireless door sensors
- Rule-based alerts for unusual activity

### Virtual Visits

- Family video calls
- Support staff video calls
- Check-in video calls
- Only authorized callers
- Secure HIPAA-compliant



## Assistive Technology Demonstration Unit @ Mirasol Village

- Client identified
- Service provider preparing assessment for assistive technology devices.

DDS Assistive  
Technology Pilot  
Program 2023 - 25

# AbleLight Village – Elk Grove

- Laguna & Bruceville Elk Grove Convert Lutheran Church Properties
- ACRC received \$2.1 million from DDS
- 21 set asides

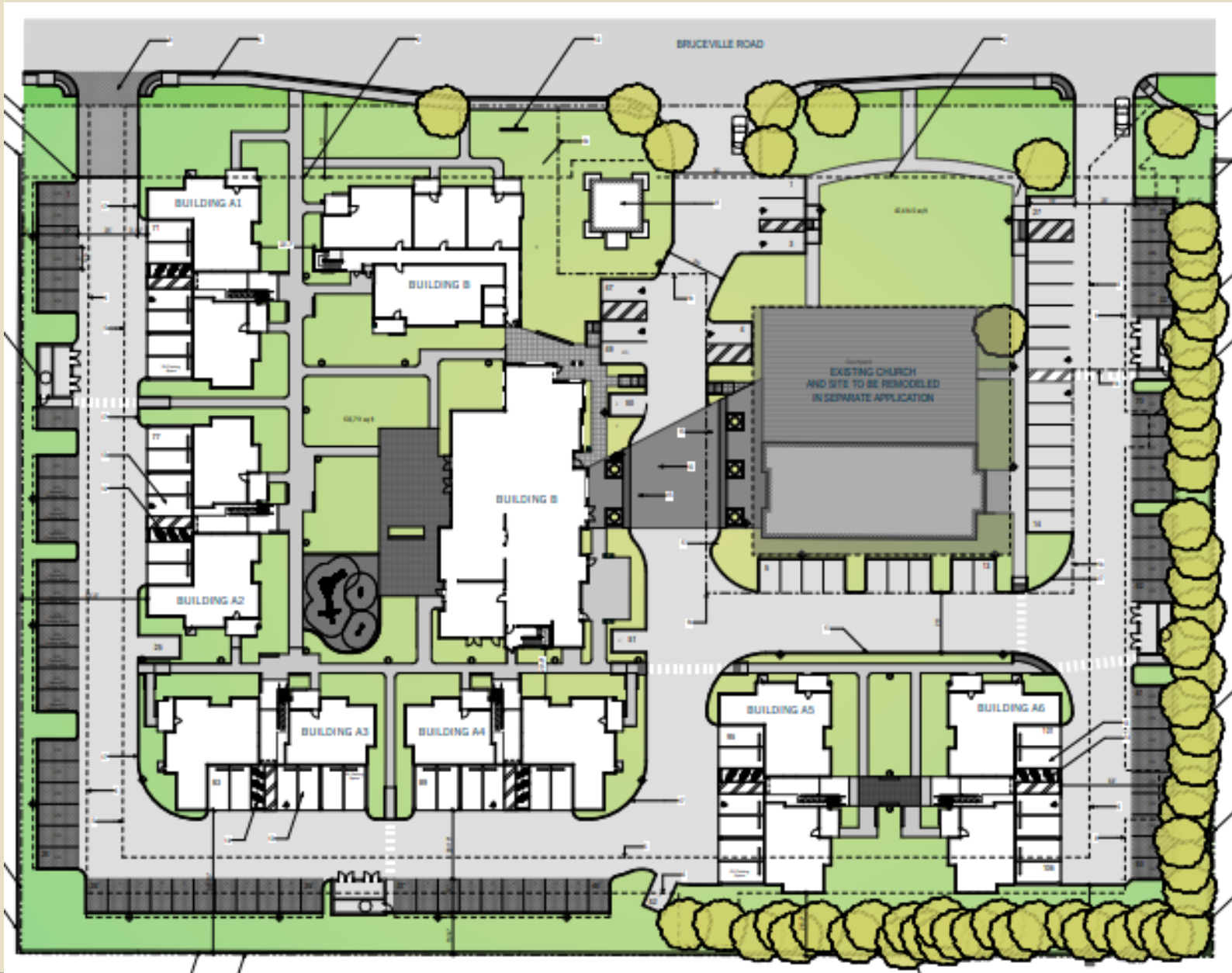


## Regional Center Efforts:

- Letter of Support
- Public Testimony to Elk Grove Affordable Housing Comm. \$3.5 Million Loan
- Support from SCDD, CCLN



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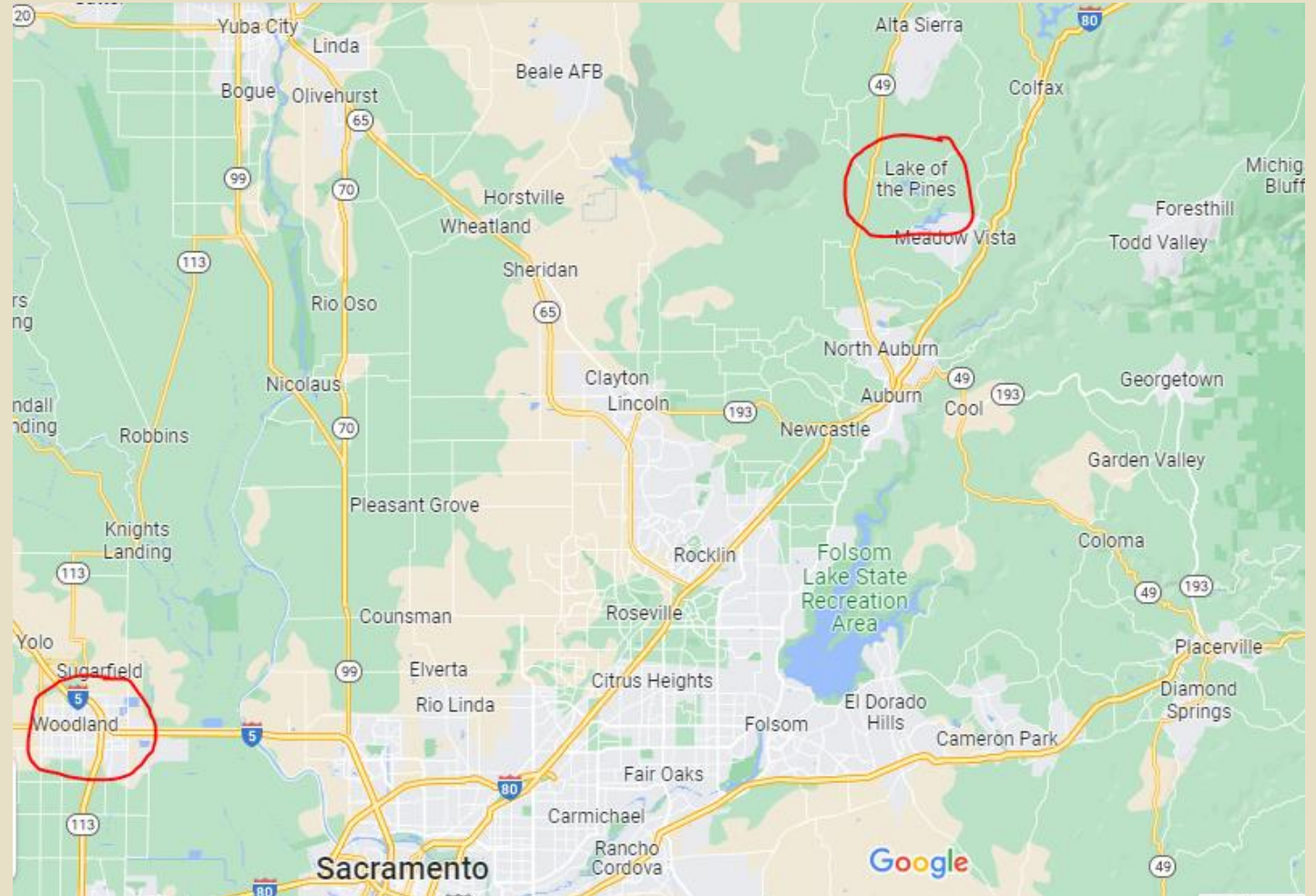
# Other Affordable Housing Developers



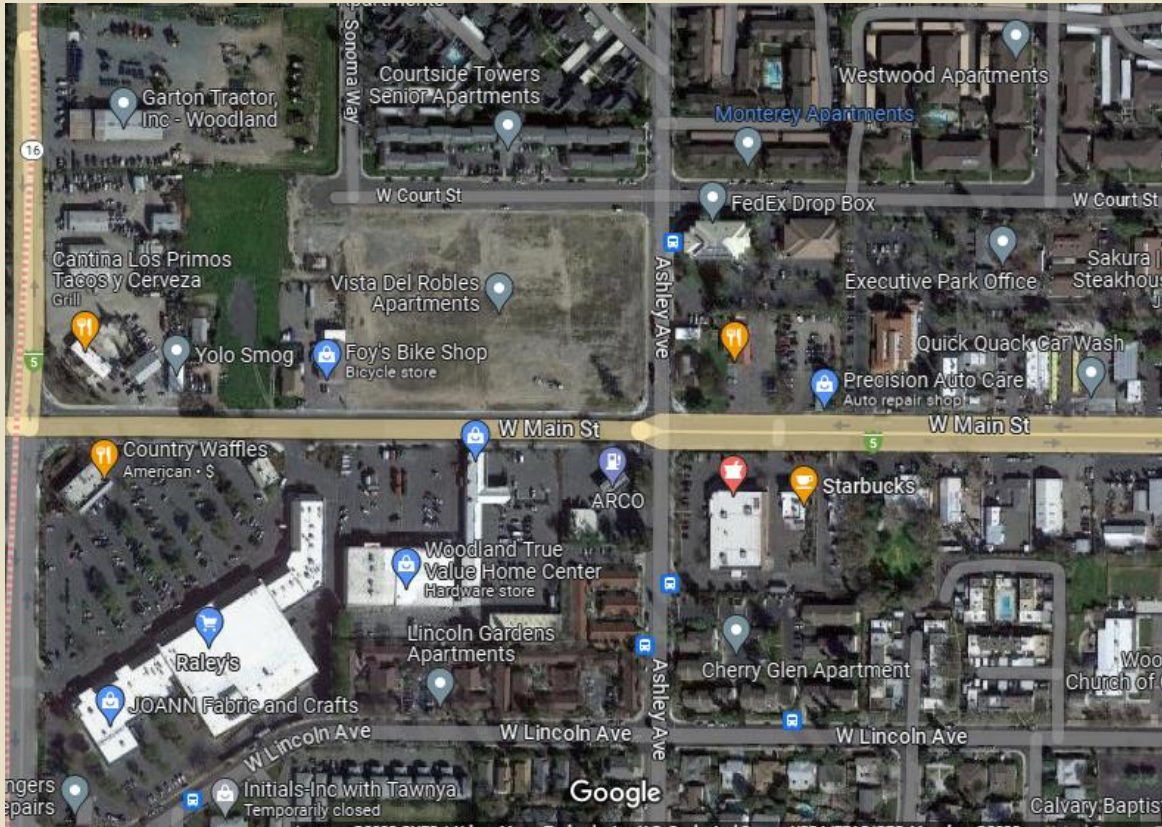


# TWO NEW PROJECTS REQUESTED FOR 2022/23 COMMUNITY RESOURCE DEVELOPMENT PLAN

- Lake of the Pines – 12 units – Pending (May Revision)
- Woodland – 18 units - Approved



# Woodland Phase II – 18 units set aside



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**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**

**2. 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. 31with 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



**To: Honorable Nancy Bargmann  
RE: Support of Woodland Phase II Apartment**

11/8/2022

*Chair:*  
Supervisor  
Jim Provenza

Honorable Nancy Bargmann, Director  
California Department of Developmental Services  
1600 9<sup>th</sup> Street  
PO Box 944202  
Sacramento, California 94244

*Vice-Chair:*  
Elaine Roberts Musser

*Members:*  
Dawn Myers  
Laurie Haas  
Jeri Wingfield  
Jill Cook  
Marlene Bell  
Terry Kelley  
Sue Tarleton  
Marianne Boyer  
Seth Brunner  
Lisa Miller  
Suzanne Reed  
Matt Crider  
Jim Bohon  
Cheryl Sandoval

Dear Director Bargmann:

As chair and behalf of the Yolo County Commission on Aging and Adult Services, I write in support of the proposed “Woodland Phase II Apartments” Project.

Our commission reviews and makes recommendations to the Yolo County Board of Supervisors on specific issues and policy questions, as well as state and federal legislation and regulations relating to the aged, disabled and other adults needing protection of authority and state, and serves as the Yolo County policy liaison to the Area 4 Agency on Aging. Our agency also reviews, considers, develops and advances plans for Board of Supervisors’ consideration for improvements to the coordination of Yolo County resources that are devoted to the aged, disabled and other adults needing protection of authority and state.

In this role, we are aware of the crisis of aging caregivers of adults with developmental disabilities or intellectual disability. The commission has created a Task Force to look more closely at the issue of these two vulnerable populations. To address this crisis, there is an urgent need for appropriate affordable living arrangements, especially for Yolo County’s clients of the *Alta California Regional Center (ACRC)*.

The Yolo County Commission on Aging and Adult Services voted unanimously to support the “Woodland Phase II Apartments” Project and urge its funding. Thank you for your commitment to Californians with disabilities.

Sincerely,

Supervisor Jim Provenza  
Chair

Yolo County Commission on Aging and Adult Services, 600 A Street, Suite 200  
Staff: Sheila A. Allen, RN, PhD, Office: (530) 757-5583 Email: Sheila.a.allen@yocounty.ca.gov



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# Yolo County Town Hall - April 2023



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# Housing Access Services

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



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

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



# Disability Housing Alliance

- Review websites for housing opportunities within your county.
- Write letters supporting the development of affordable housing that is accessible for individuals with I/DD.
- Provide public testimony to your local housing planners, and government officials at all levels. *(note: many government meetings are held in the evening)*
- You can keep your local regional center informed of immediate and upcoming housing opportunities in your county.

**A group that meets monthly and that can be activated when developers and government officials need information.**



Name				
Alpine				
Colusa				
El Dorado				
Nevada				
Placer				
Sacramento				
Sierra				
Sutter				
Yolo				
Yuba				



# How can regional center clients and families get involved?

Two effective ways:

Provide stakeholder feedback to your regional center about their Community Resource Development Plan priorities? Every regional center is required to seek stakeholder input for their Community Resource Development Plans.



Provide public testimony in support of new housing developments. Individuals with developmental disabilities and their families can provide powerful public testimony to government officials that are determining how they should spend their housing funds.



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# Questions?

[jdecker@altaregional.org](mailto:jdecker@altaregional.org)



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