



21 *Elements*

*Planning for the Housing Needs of
People with Developmental Disabilities*

Presentation by



West Bay Housing
CORP.



Golden Gate Regional Center
Belong, Contribute, Thrive



Planning for the Housing Needs of People with Developmental Disabilities

AGENDA



OVERVIEW: DDS and the Regional Center system

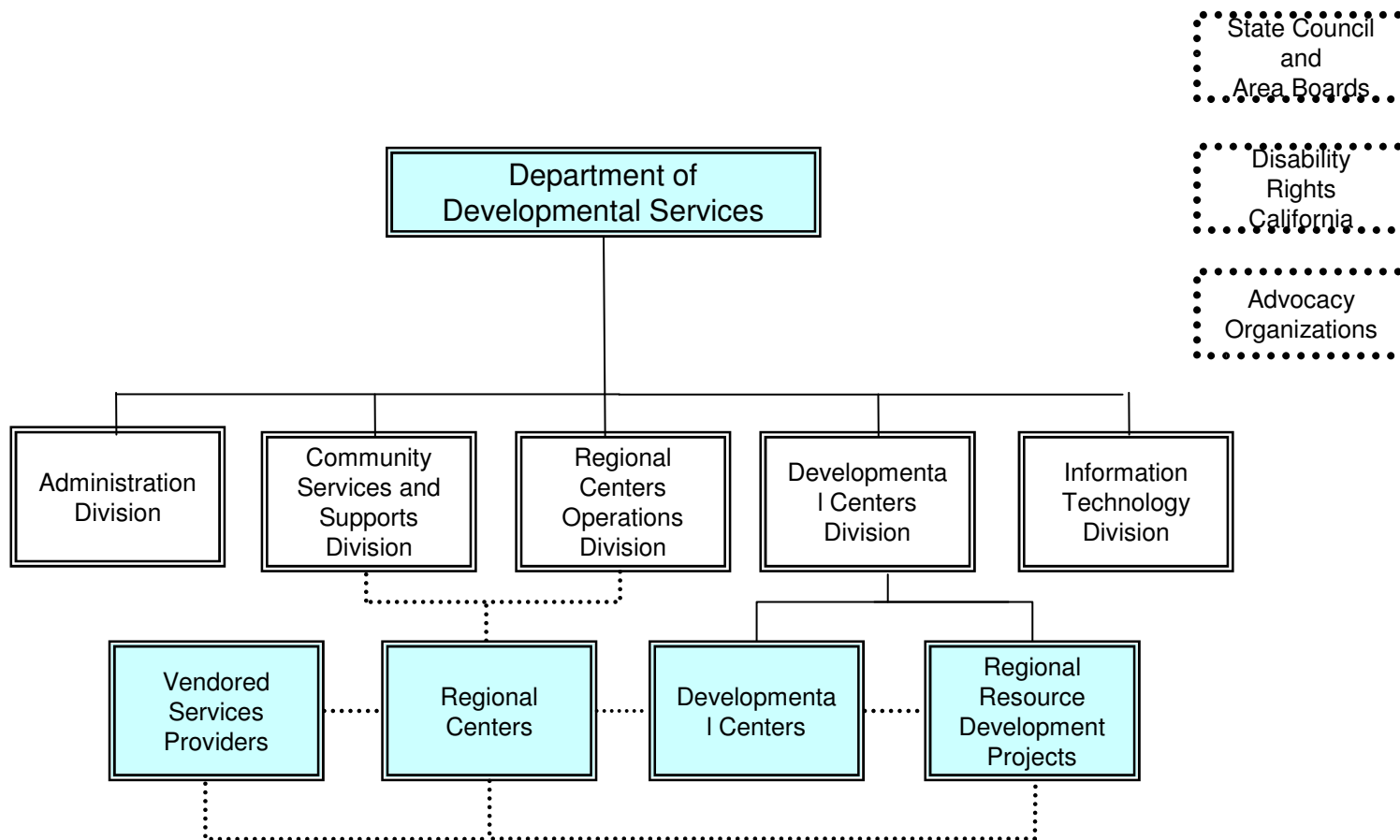
MILESTONES: Landmark legislation and court cases

DEMOGRAPHICS: Persons served by the Golden Gate Regional Center

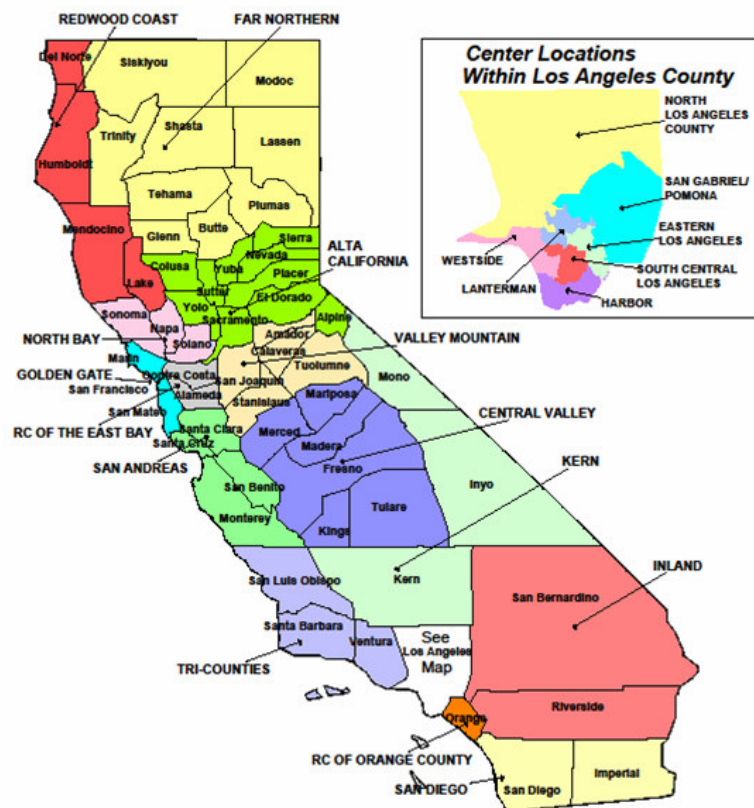
CONSTRAINTS: Barriers to housing for the developmentally disabled

RECOMMENDATIONS: Advocacy Planning

Department of Developmental Services



CA Regional Centers



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Lanterman Act of 1977



The purpose of the statutory scheme is two-fold: to prevent or minimize the institutionalization of developmentally disabled persons and their dislocation from family and community (§§4501, 4509, 4685), and to enable them to approximate the pattern of everyday living of non disabled persons of the same age and to lead more independent and productive lives in the community (§§4501, 4750-4751).

- Prevent or minimize institutionalization.

- Prevent or minimize dislocation from family and community

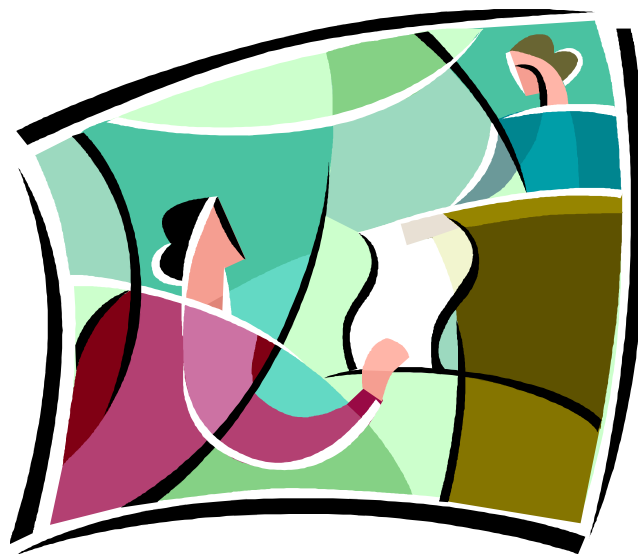
- Enable people to approximate the pattern of everyday living of nondisabled persons of the same age

- Enable people to live more independent and productive lives.

Olmstead Decision of 1999



LANDMARK US SUPREME COURT RULING



Marks a New Era of Community Living Options



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Senate Bill 812



Effective January 2011, Housing elements must include an analysis of the special housing needs of persons with developmental disabilities

SB 812 reinforces ADA's "integration regulation", requiring that individuals with disabilities receive public services in the least restrictive, most integrated setting appropriate to their needs

The housing element shall consist of an identification and analysis of existing and projected housing needs of persons with developmental disabilities

The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters

Demographic Housing Profile



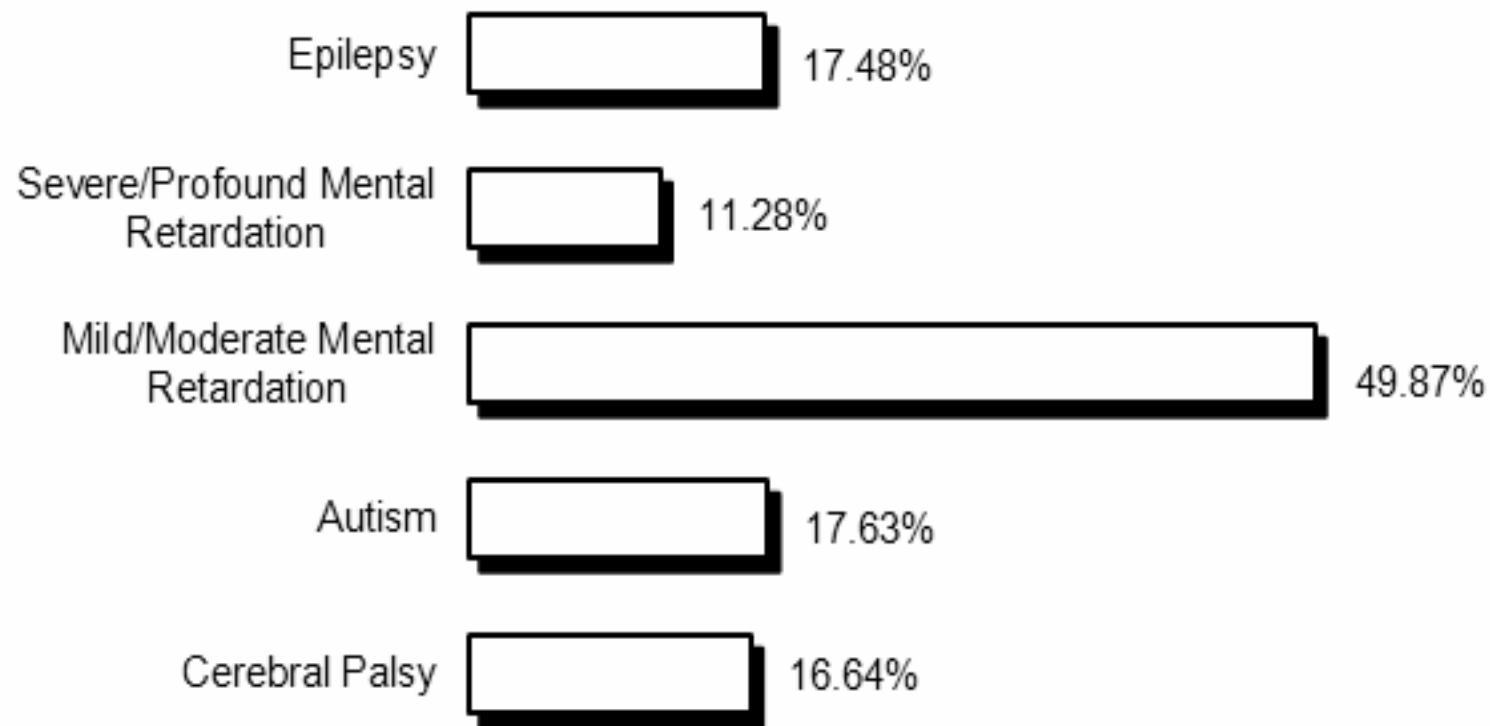
The Housing needs of persons with developmental disabilities are distinct from the general disabled population

Deinstitutionalization, aging family caregivers, and the autism “wave” create increased demand for community-based, independent living options affordable to persons at Extremely Low Income (ELI) levels

Unable to secure long-term employment, many persons with developmental disabilities rely on Supplemental Security Income (SSI) and fall within 10-20% of Area Median Index (AMI)

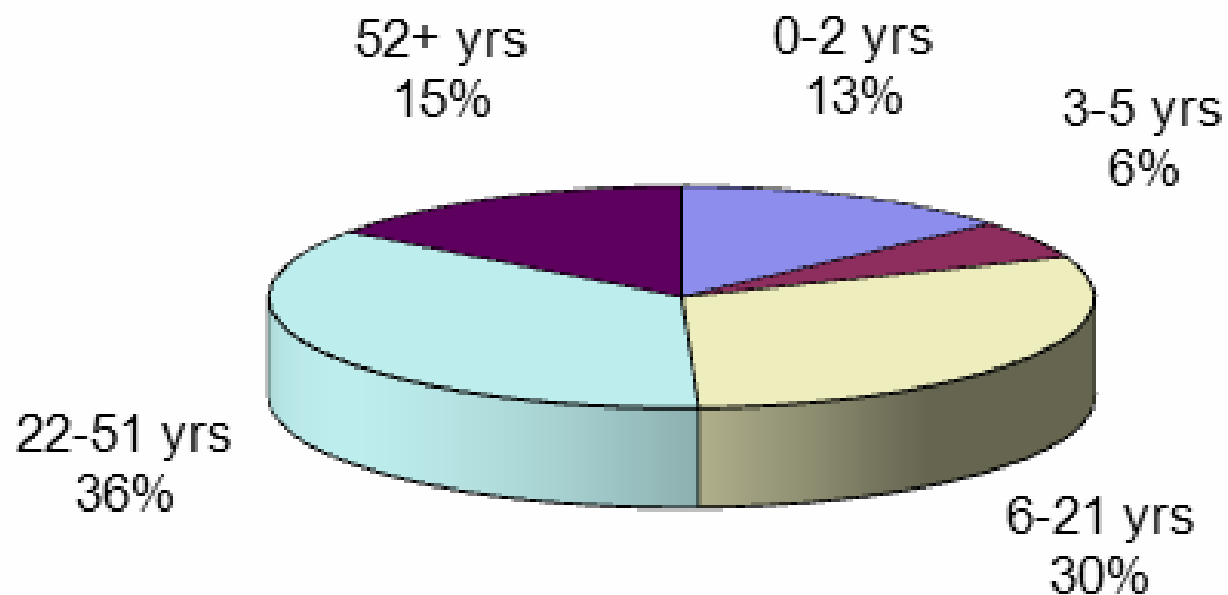
Persons with developmental disabilities rely on public transit and require housing near transit corridors and transit-oriented developments

GGRC Demographics – Primary Diagnosis



Total GGRC Persons-served: 8,000+

GGRC Demographics - Age



Total GGRC Persons-served: 8,000+

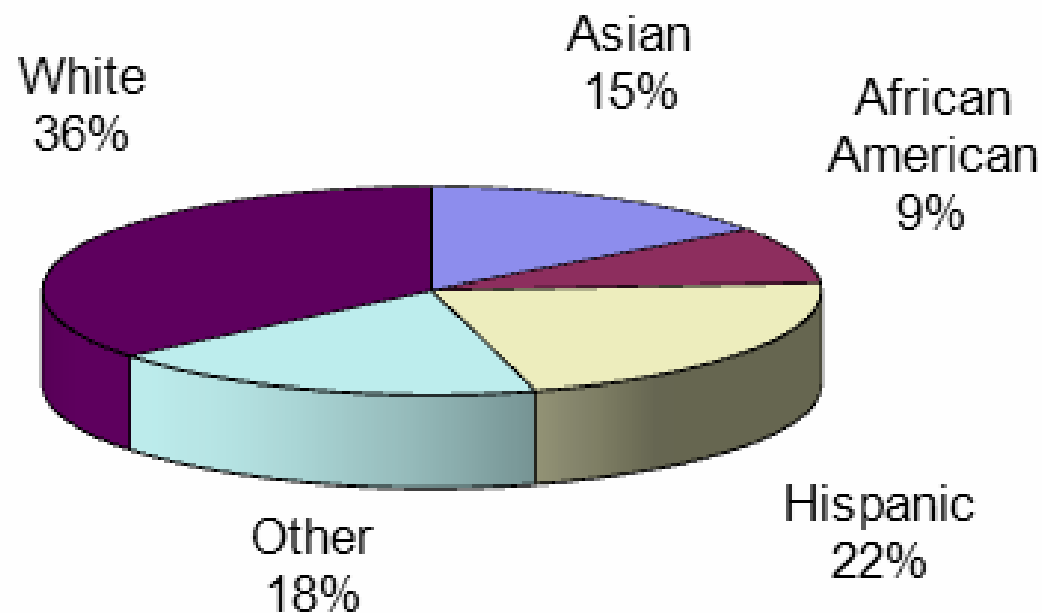


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GGRC Demographics - Ethnicity



Total GGRC Persons-served: 8,000+

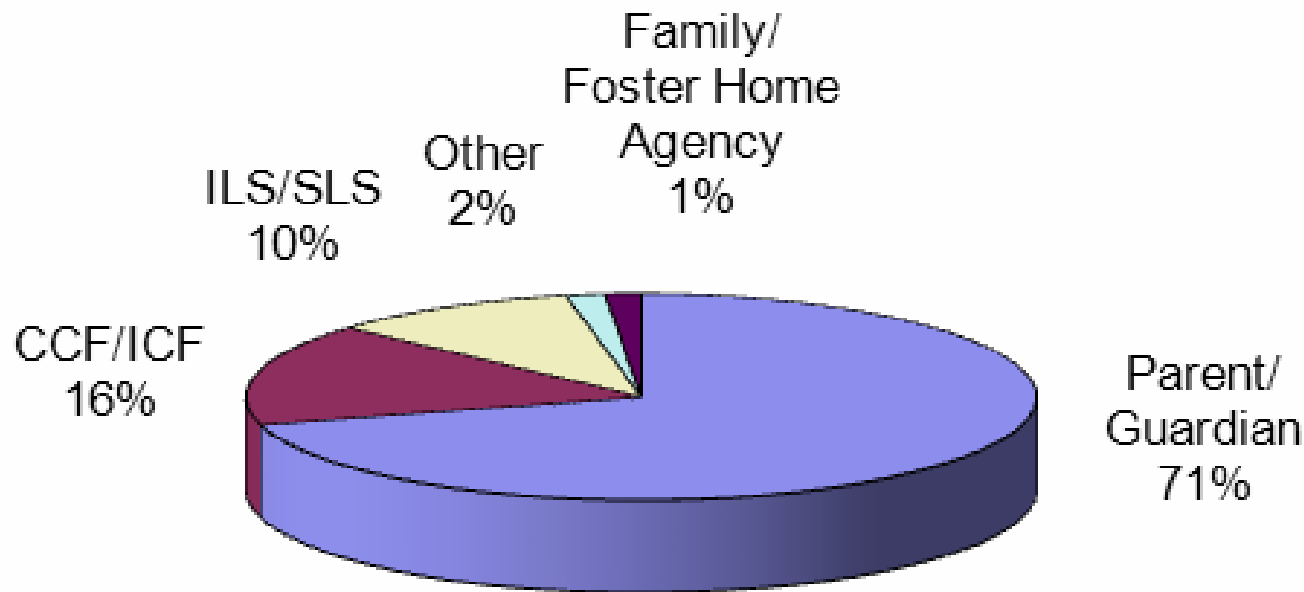


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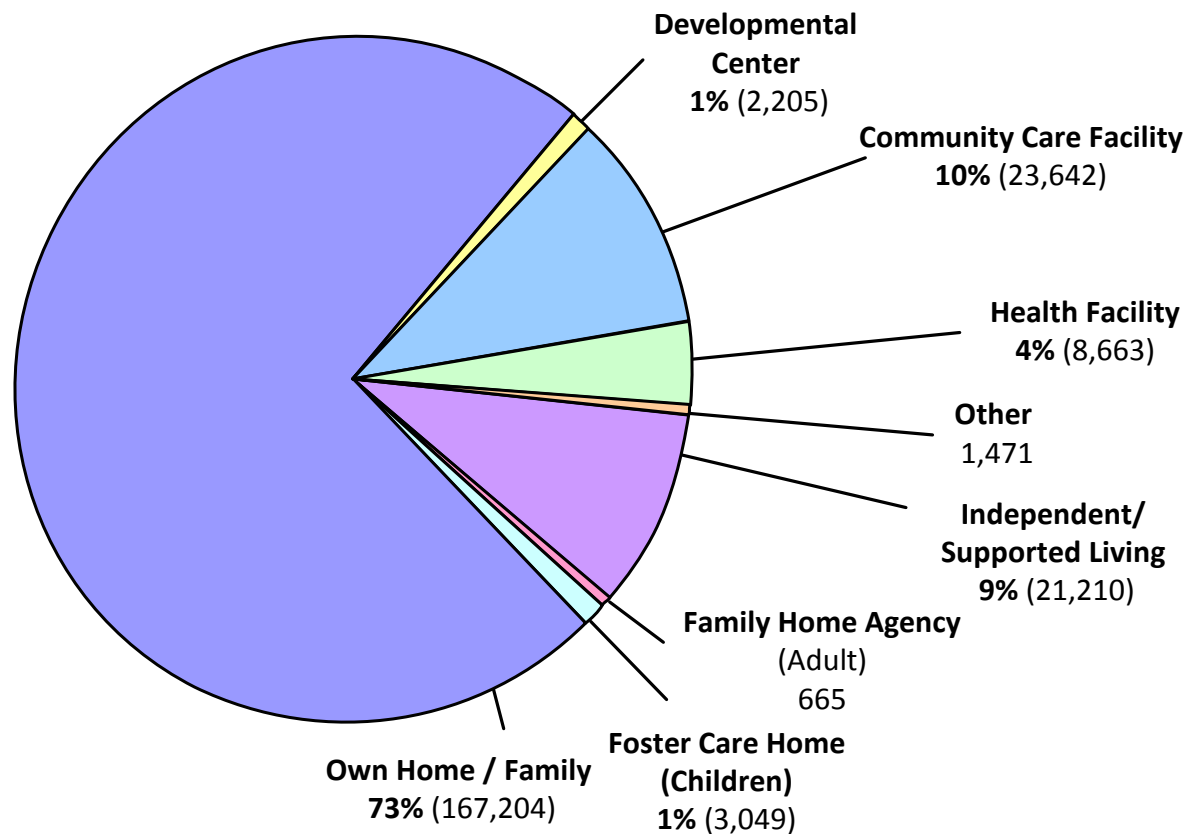
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GGRC Demographics - Housing



Total GGRC Persons-served: 8,000+

CA DDS Demographics - Housing



* Persons-served as of 06/30/2010: **228,109**



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Constraints to Housing



Aging family caregivers means that many developmentally disabled persons who still live in the family home will now be competing for already scarce affordable housing

Lack of rental and credit history

Lack of ELI rental opportunities (below 30% AMI) for individuals receiving fixed monthly incomes

Fair market shortage of ADA accessible housing for ELI renter households

Concentration of poverty due to the lack of housing options in neighborhoods of opportunity



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Recommendations



SITE IDENTIFICATION: collaborate with other public agencies, transit authorities, and school districts to identify, publicize, and make available surplus land at below market-rates

ADAPTIVE RE-USE: identify existing 1-4+ unit REO's, apartments, and non-residential buildings suitable for housing individuals with developmental disabilities with support services

INCLUSIONARY ZONING: require new developments to include a %age of ELI housing near Transit-Oriented Developments

MIXED-USE ZONING: allow ELI residential development in certain commercial and retail zones with minimal conditions

ZONING OVERLAYS: provide incentives for homeowners in residential zones to build ADA accessible second dwelling units

Planning for the Housing Needs of People with Developmental Disabilities

THANK YOU



PORTFOLIO

- 75 Supportive Housing Sites
- SF Bay Area & LA County
- Licensed & Unlicensed
- Apartments & Shared Living
- Person-Centered Design
- Interagency Coordination

COMMUNITY HOUSING DEVELOPMENT

WBHC develops multifamily supportive housing and single-family “shared housing” through new construction, acq/rehab, and preservation of “at-risk” housing. Our development portfolio includes the 15-unit Octavia Court HUD Section 811 Supportive Housing project in San Francisco and 75 Community Placement Plan or similar homes in the Bay Area and Los Angeles County for persons transitioning from Agnews, Sonoma, Lanterman, Porterville, and Sierra Vista Developmental Centers, as well as from “downsized” institutions including San Francisco’s Laguna Honda Hospital.

HOUSING UNITS

200 units of affordable, supportive, accessible housing for Regional Center consumers

MASTER LEASING

Over 145 apartment homes master-leased for special needs residents