



**Report on Innovative and Inclusive Housing Options
For People with Intellectual and Developmental Disabilities**

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1. Executive Summary

Piedmont Triad Regional Development Corporation (PTRDC) is exploring solutions to address how to build communities that are inclusive of people with Intellectual and Developmental Disabilities (IDD), traumatic brain injuries (TBI), and older adults with high support needs (OAHSN). An important part of developing inclusive communities is to have affordable, inclusive housing that is available to people with varying needs.

In April 2023, CS Consulting entered into a contract with PTRDC to complete an environmental scan of existing housing options for individuals living with IDD. The following is the final report of our findings and analysis of housing developed or under development that is similar to the defined inclusive community envisioned in Forsyth County. The Consultant contacted two housing developers, some large service providers and smaller innovative projects implemented by local grassroots efforts. A listing of those contacts is available in this document.

What is clear from all our research is that affordable, integrated, and inclusive housing is not readily available. There is already a large unmet need for affordable housing and that need is expected to grow in the future as aging caregivers are no longer able to care for their family members with IDD. More affordable, inclusive housing, like what PTRDC is considering, is needed.

In addition to researching housing options, the Consultant received information from the Council on Quality and Leadership (CQL) about the impact on personal outcomes as individuals with IDD move from group settings to inclusive, individualized options. Main Street also contracted with the University of Maryland to measure quality of life factors when individuals moved into their apartments and then a year later for all residents both those with and without disabilities. The findings from both CQL and Main Street's measures revealed significant differences in outcomes across settings in the quality-of-life areas.

We know that individuals with IDD can successfully live in apartment complexes with other residents without disabilities. This has been a housing model used by individuals for years within the service sector. Sometimes people in these settings integrated with other residents, other times they experienced isolation and loneliness. What we focused on in our research were communities created with intentionality that encouraged inclusive and shared living. We were able to locate six such communities and communicate with staff there about their successes and challenges. Hope House, Ablelight Village, Camphill Village, Main Street, The Kelsey, Association for Individual Development, Bethphage Housing – Mosaic, Fraser and Hammer Residences are or have developed housing that is inclusive, integrated, and an intentional community that is like the project conceptualized for Forsyth County.

In our conversations, it was discovered that residents (those with and without disabilities) living in this housing must be committed to shared living for these communities to be successful. The following is a summation of what we learned from the people that operate these intentional communities:

- It is important to have families, neighbors, and the communities buy-in at the very start of the project, you need their support to make it a success.
- For tenants with both disabilities and those without, personal outcomes improve when living in these communities. Main Street measured outcomes at move-in and 6 to 7 months later, using both qualitative and quantitative approaches. Tenants saw significant improvement in quality of life, well-being, and community participation. CQL measures also showed higher outcomes for people with IDD living in their own home or a family home in similar quality of life areas.
- Most projects' primary source of funding is the Low-Income Housing Tax Credit Program (LIHTC). The North Carolina Housing Finance Authority that oversees this program has the Supportive Housing Development Program (SHDP) that specifically helps nonprofit organizations and local

government entities build and rehabilitate emergency and permanent housing for low-income households and individuals with special needs.

- Subsidized rents are necessary for most tenants with IDD as their incomes are extremely low. These projects used both tenant and project based rental assistance vouchers to make the rents affordable. Tenants can apply for Housing Choice vouchers through the North Carolina Housing Finance Authority.
- Most large projects consisted of 1, 2 and 3-bedrooms apartments. The variety of sizes made the project more marketable to the community.
- Some of the projects only provided housing with services for people with IDD being provided through another entity. In some cases, there was a partnership between a housing entity and the service provider, in others the provider did both the services and housing.
- Additional amenities in a housing complex created neighborhoods, opportunities for engagement and reinforced inclusivity. Where housing and services were tied together, creative use of technology and workforce was utilized to increase independence and reduce reliance on staff.
- A range of technology can be used in homes and apartments to increase independence for people with IDD while decreasing the reliance on and cost of staff support.

In conclusion, there are some integrated, inclusive housing developments including people with IDD in the United States, that may provide ideas and resources for the PTRDC proposed project. This report provides information about these developments as well as the contact information.

2.1 Current Housing Need

Per the summary below, 19% of individuals with IDD live alone or with a roommate and 75% live with family caregivers. There are an estimated 170,050 families providing care to an individual with IDD. 25% of these families have caregivers over the age of 60 (42,513 families) and 35% with caregivers between 41-59 (59,518 families). Many of these families will need options for housing and support for their family members with IDD in the not-too-distant future. The concern for many families is where will adults with disabilities live when Mom and Dad can no longer care for them?

Per the State of States in Intellectual Disabilities, Tanis, E.S. et al (2022) Kansas University Center on Developmental Disabilities, The University of Kansas:

| State of the States report for North Carolina | United States | North Carolina |
|---|---------------|----------------|
| Percentage of Individuals with IDD by Living Arrangement: FY 2019 | | |
| Supervised Residential Setting | 10% | 5% |
| Alone or with Roommate | 18% | 19% |
| With Family Caregiver | 72% | 75% |
| | | |
| Estimated Percent of IDD Caregivers by Age: FY 2019 | | |
| Caregiver Age 60+ | 24% | 25% |
| Caregiver Age 41-59 | 35% | 35% |
| | | |
| Estimated Number of IDD Caregiving Families and Families Supported by IDD Agencies FY 2019 | | |
| Total IDD Caregiving Families | 5,801,000 | 179,000 |
| State IDD Agency Providing Family Supports | 10% | 5% |
| Estimated Number of Families Providing Their Own Care | | 170,050 |

In North Carolina and nationally, it is recognized that there is currently a great need for affordable, accessible housing. That need will continue to grow as aging caregivers pass away and their family members have to find a different living situation.

Per the report by Special Needs Alliance – Tough Choices: People with Disabilities Face Housing Crisis by Mary O’Byrne, Esq., and Stephen W. Dale, Esq.

“The shortage in housing for individuals with disabilities has reached crisis proportions, with some special needs attorneys citing it as their clients’ number one issue.”

“Pricing Out in 2012,” a joint study by CCD (Consortium for Citizens with Disabilities) and the Technical Assistance Collaborative (TAC), found that “as many as two million non-elderly people with disabilities reside in homeless shelters, public institutions, nursing homes, unsafe and overcrowded board, and care homes, at home with aging parents or segregated group quarters-often due to lack of affordable housing in the community. The situation results from a perfect storm of demographic trends, failed promises, and budget tradeoffs.”

There are four million adults with disabilities whose sole source of income is Supplemental Security Income (SSI). They are priced out of every housing market in the country and would have to spend 125% of their entire income to afford basic housing.

It is impossible for people to rent a home or apartment using SSI alone. Individuals with IDD may rent a home or apartment with a combination of earned income, Supplemental Security Income (SSI), vouchers or subsidies through the U.S. Department of Housing and Urban Development (HUD). While most

individuals with SSI level income are eligible for federally funded Housing Choice Vouchers, they are subject to long waiting lists. Affordable housing options are a significant challenge.

Per the article by Special Needs Alliance: Missing the Mark – Government Housing Programs for People with Special Needs – by Mary O’Byrne, Esq., and Stephen W. Dale, Esq.: “The performance of government at all levels has been inconsistent with regard to the housing needs of individuals with disabilities, who have been estimated to comprise nearly 40 percent of the homeless population. On one hand, the Supreme Court’s *Olmstead* decision, citing the ADA (Americans with Disabilities Act), found that people with special needs are entitled to live in the least restrictive settings possible. But ADA fails to specify how states are to accomplish that goal and provides no funding to support it. At the same time, federal housing programs have fallen prey to budget cuts, with states following suit. Affordable housing programs have a sad history of being launched, then falling apart due to lack of funding.”

Bottom line - there is a shortage of affordable housing options for people with IDD living only on SSI or are otherwise considered low-income.

So, what is being done about this issue?

North Carolina Council on Developmental Disabilities five-year state plan (2022-2026) (nccdd.org/the-council/five-year-plan.html) has as one of its goals to increase access to affordable, accessible, safe, and fully integrated housing that provides choice and flexibility regarding where and with whom they live.

The North Carolina Olmstead Plan also has as a priority to increase opportunities for inclusive community living. Their targeted measures for achieving this are listed below:

- By June 30, 2022, the Department of Health and Human Services (DHHS) will house 750 additional TCL participants, including 450 from ACHs.
- By December 31, 2023, the DHHS will attain a 12 percent increase in the number of Innovations beneficiaries with IDD utilizing Supported Living levels 2 and 3 to assist with living in their own home in the community.
- By December 31, 2023, the DHHS in partnership with the LME/MCOs will increase by five percent the number of individuals with TBI receiving Supported Living services to support greater independence in the community.
- By December 31, 2023, all LME/MCO Tailored Plans will implement Community Inclusion pilots.
- By December 31, 2023, 80 percent or more of ILRP participants will achieve their goal of living independently in their homes and communities.

The ARC, as an advocacy organization for people with IDD, stated its position in a Joint Statement with American Association on Intellectual and Developmental Disabilities (AAIDD) in 2017. Below are some excerpts from that position paper:

“Affordable housing programs are drastically underfunded, with long waiting lists. In addition, Medicaid, the principal source of funding for services and support for people with IDD, typically does not allow funds to be used for rent or other community-based housing-related costs. These factors pose major barriers to community living, making it difficult for people to move from segregated facilities into the community, and putting many people with IDD at risk of unnecessary institutionalization or homelessness.

People with IDD have the right to live in safe, accessible, affordable housing in the community.

- People must have freedom, authority, and support to exercise control over their housing, including choice of where and with whom they live, privacy within their homes, access to

- flexible supports and services when and where they choose, choice in their daily routines and activities, freedom to come and go as they please, and housing that reflects their personal preferences and styles. Providers should honor individual choices and preferences.
- Housing should afford people with IDD the opportunity to interact with people without disabilities to the fullest extent possible.
 - Public policy should promote small, typical living situations for people with IDD. Information about innovative housing models that promote independence should be widely disseminated.
 - Housing for people with disabilities should be scattered within typical neighborhoods and communities and should reflect the natural proportion of people with disabilities in the general population.
 - Affordable housing options must be available to people with IDD, including those with very low incomes. Affordable housing programs must be expanded and funded to eliminate long waiting lists. Public policies must ensure that people with IDD receive their fair share of all local, state, and national housing resources. “

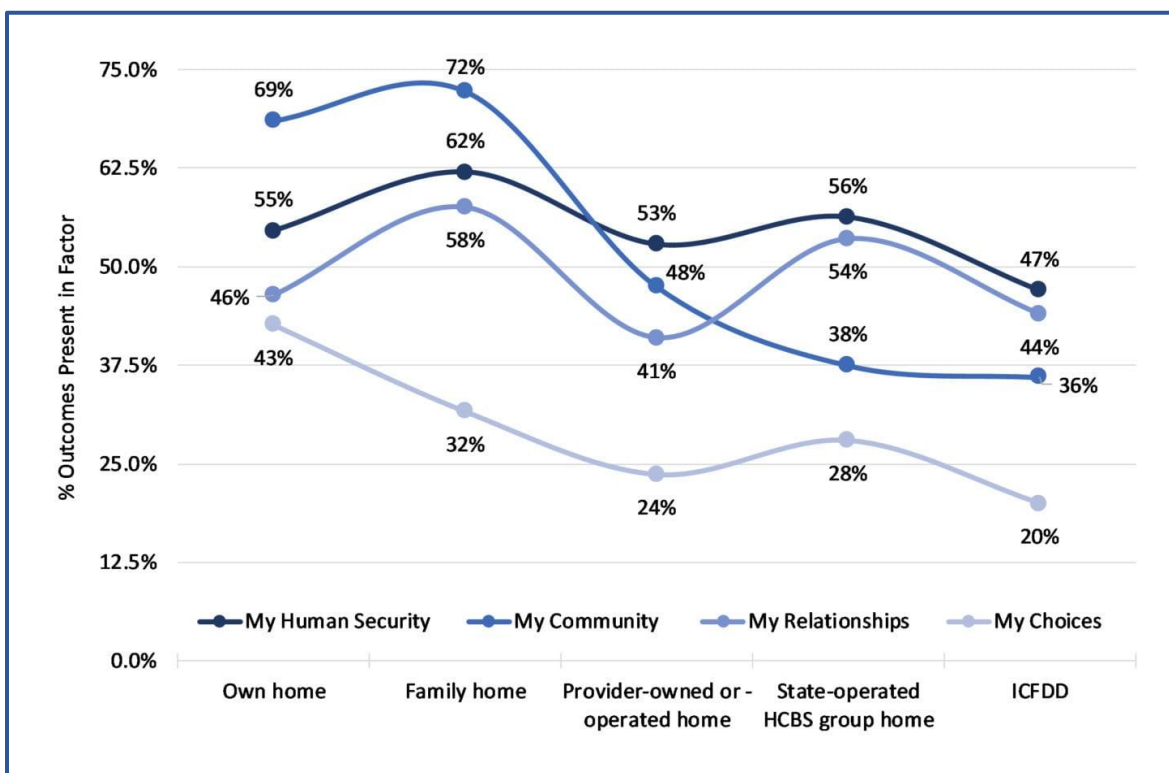
Understanding the “desired position” for advocating for housing is part of raising awareness and finding resources in order to get more affordable, inclusive housing for people with IDD. Identifying a plan at the State or Community level is important and it is also important to find adequate sustained funding (whether public, private or a combination of both) to provide affordable housing to people with low-income.

2.2 Outcomes from Integrated Living for People With IDD

CS Consulting felt it was important to look at the impact of integrated, inclusive housing on quality of life for people with IDD. We contacted the Council on Quality and Leadership (CQL) to learn if the type of residential setting a person with IDD lived in impacted their quality of life. Per a research study called “The Influence of Residence Type on Personal Outcomes” undertaken by Carli Friedman at CQL in 2019, “the number of people with intellectual and developmental disabilities (IDD) who live in institutions has been rapidly decreasing since its peak in 1967 (Braddock et al., 2015). This shift is a result of advocacy efforts by people with IDD and their families, improved outcomes and cost-effectiveness in community settings, and litigation and civil rights laws. Yet, despite more favorable outcomes in the community, people with IDD still struggle to be meaningfully included in and engaged with the community, in large part because of the lack of adequate community infrastructure. For these reasons, the aim of this study was to examine the relationship between quality-of-life outcomes and residential settings. To do so, we analyzed Personal Outcome Measures® interviews from approximately 1,350 people with IDD.

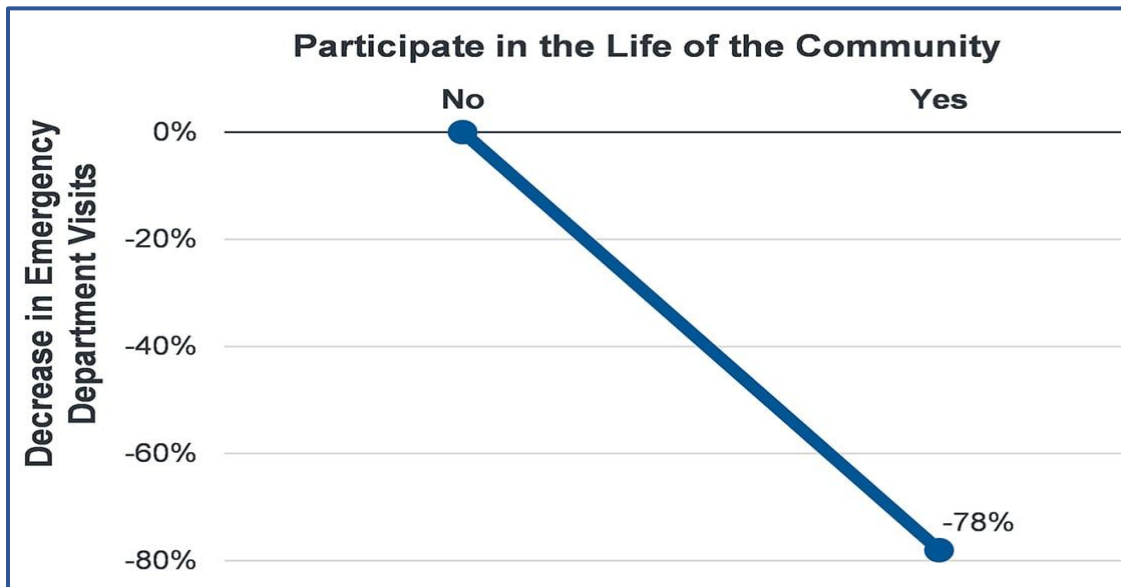
Findings revealed significant differences across settings in the following quality of life areas: human security, community, relationships, and choices (see figure below).”

Difference in Outcome by Residential Setting



Conclusion: People who lived in their own homes, and family homes had better outcomes compared to people who lived in provider-owned or -operated homes, state-operated HCBS group homes, or ICF-DD. Findings did not indicate a significant difference between outcomes for individuals in provider-owned or state-operated group homes or ICFDD settings.

Community Participation and Emergency Department Use of People with Behavior Support Needs



Conclusion: When people with comprehensive behavior support needs participated in the life of the community, they had 78% **fewer emergency department visits**.

The Relationship Between Natural Support Networks and Service Expenditure



Conclusion: When people were connected to natural support networks, they had a **significantly higher quality of life and lower service expenditure**.

What this shows is that when people with IDD live in their own homes and are integrated into the community with natural support networks they have higher outcomes on My Human Security, My Community, and My Choices and lower emergency room visits and overall lower cost of service!

The survey completed by University of Maryland for Main Street, shared later in this report, also showed significant improvement for both people with and without disabilities in quality of life, well-being and community participation comparing results prior to moving in with results 6 to 7 months after move in. **Integrated, inclusive housing improves the quality of life for people with IDD.**

2.3 Consolidated Housing Plan - Winston-Salem / Forsyth County

The Consolidated Housing and Community Development Plan 2019-2023 Five-Year Plan for Winston-Salem/Forsyth County was reviewed to determine local housing activities currently and needs as defined by citizens in those counties. The Consolidated Plan is a compilation of public input, and assessment of housing needs for various populations residing in these counties. This report focuses on the parts of the plan that are specific to individuals with special needs. An Annual Plan concerning homeless and special population housing needs is completed as a part of the Continuum of Care application process.

Since homeless and special needs housing were grouped together in the Consolidated Plan, many of the needs mentioned pertained to the homeless populations as opposed to individuals with IDD. There were several findings that would be relevant to the project that would be developed in Forsyth County:

- The need for additional staff support and case managers, particularly for individuals experiencing mental health issues and within the permanent supportive housing developments.
- The need for coordination of services.
- The need for wrap around services. Although this was mentioned specifically for seniors, it is certainly a need within the IDD population as well. Wrap around services would entail transportation, healthcare, mental health services and nutrition education.
- The need for more income-based housing (project-based voucher) with utilities included in the rent.
- The need for energy efficient units to minimize utility costs for low-income tenants.

The Housing Authority of Winston-Salem affirmed in this Plan that supportive housing for people with cognitive disabilities was particularly a concern as these residents typically have income below 30% AMI and are unable to afford even other “affordable” housing (that often targets households with incomes of 60% AMI), and they require specialized supportive services in order to maintain stability. Despite the need, funding available for such services and case management is minimal. HUD’s Affordable Apartment Search Tool identifies a total of just 13 affordable rental properties in Forsyth County designed to serve people with disabilities, according to the Consolidated Plan. A similar search for the Winston-Salem area returned 11 results. These searches demonstrate the limited options available for accessible housing that is affordable and the grave need for this type of housing in these communities.

The Consolidated Plan is a good resource overall about current housing conditions and needs, but their information covers a broad range of people, so specifics pertaining to the housing needs of people with IDD is limited. For a person with an IDD, Medicaid will pay for supportive services, but does not allow funds to be used for rent or other community-based housing related costs. In addition to having the challenges associated with their disabilities, most individuals receive only Social Security as their primary income source and the funds cannot cover the current high cost of rent as well as other basic needs.

According to the Plan, funding is provided to the North Carolina Housing Foundation to provide workforce development services to residents of The SECU Commons. The SECU Commons provides transitional housing and services to adults on the autism spectrum. It also states that Forsyth County has financial resources from Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and other funds from the State of North Carolina for housing.

Additionally, the North Carolina Housing Finance Authority that oversees the low-income housing tax credit program has the Supportive Housing Development Program (SHDP) that specifically helps nonprofit organizations and local government entities build and rehabilitate emergency and permanent housing for low-income households and individuals with special needs.

3. Environmental Scan of Innovative Housing Solutions

CS Consulting looked at various innovative models of housing that have been used to provide housing for individuals with IDD or other vulnerable populations, such as seniors, low-income families, etc. Some of these models are not specifically the same type of development described by the PTRDC representative, but components could be adapted and modified to develop inclusive, integrated housing that has opportunities for utilizing volunteers and tenants at the sites to provide support and build relationships.

These are all housing options where people live together in a community that is built around a shared belief system. Some communities are specifically established to provide a shared commitment to care for people with disabilities. Others are focused on other types of shared interest or lifestyle. These all can be located in urban, suburban, or rural areas.

3.1 Models of This Type of Housing

A. Intergenerational Community as Intervention: An Intergenerational Community as Intervention (ICI) is an intergenerational neighborhood where some of the residents are facing a specific challenge around which the entire community organizes. The basic strategy of an ICI is to facilitate and support natural relationships and lifetime commitments across generational lines. The community is integrated and provides housing for individuals with IDD as well as seniors. Seniors in the community receive reduced rent and act as “volunteers” to help support the tenants with disabilities. As the seniors age in place, the individuals with IDD can provide support to the senior as well. The model is based on a ratio of one family to 3 to 4 “volunteer” households.

Because of the scale of an ICI, the development cost for site assembly and construction can be very high unless existing housing becomes available, where the site was acquired from the closing of a military base or unused office space renovated to housing. ICIs are also being explored on the site of a religious order or a closed institution.

B. Collaboration with a College or University: The housing is developed in collaboration among a college or university, adults with disabilities and their family members and a non-profit housing developer to provide units for both adults with disabilities and for students. This model may work best with older or married students, due to their level of maturity. There is shared space for group and social activities to foster all the residents learning from each other.

C. Co-housing: Co-housing is a type of collaborative housing in which residents actively participate in the design and operation of their own community. Co-housing can be developed around common interests, but not necessarily. It is often called an “intentional neighborhood.” The design encourages social contact while providing individual space. Co-housing incorporates private homes along with access to common facilities, including a community center, open space, and play areas. Community decisions are made through consensus. Community meals are often available but not required. Some co-housing neighborhoods have explored mechanisms to use affordable housing financing strategies.

D. Cluster Living: Living arrangements where individuals with intellectual disabilities live closely together and form intentional communities of attachment. These can also be in larger apartment complexes where supported living is provided and individuals with disabilities comprise a small proportion of the building's tenants or micro-community distinct from the surrounding community. This option allows residents with disabilities to share support staff and do occasional social events with one another but does not segregate.

E. Limited Equity Cooperative: A housing cooperative (or co-op) is a legal entity authorized under a state statute, which owns one or more residential buildings. Each resident is a shareholder in the legal entity

and is granted the right to occupy one housing unit. Units can be individual apartment units. There is an Occupancy Agreement, which is similar to a lease, which specifies the co-op's rules.

In most cooperatives, the value of the shares appreciates with the fair market value of the real estate. To the contrary, a limited equity housing cooperative (LEHC) is designed to provide affordable housing to low- and moderate-income households. In an LEHC, the legal entity is a non-profit corporation, and the term "limited equity" refers to the low initial investment a new member of the cooperative makes compared to the private market value of an unrestricted cooperative interest. Since purchases of memberships/shares are income restricted, LEHC bylaw limits the resale price of membership/shares in order to keep the housing permanently affordable to incoming members. The resale value of a share is not determined by what the market will bear, but it follows a predetermined formula that limits that maximum resale value over time.

In housing cooperatives, shareholders are involved in decision-making about property maintenance and upkeep as well as household rules and policies. Maintenance and upkeep responsibilities range from being totally contracted out to being completely handled by the cooperative members themselves.

In addition to the other benefits of homeownership, this model provides the benefits of peer support and the opportunity for co-op members to participate in decision-making for the management of their home.

These are some considerations that go beyond those for other forms of homeownership that need to be addressed. Most significantly, establishing a co-op is complicated and requires specialized legal assistance. In addition, the members of the Co-op Board may need support in their decision-making role, from family members or professionals. Finally, there are potential zoning issues when a group of unrelated individuals choose to live on a single property.

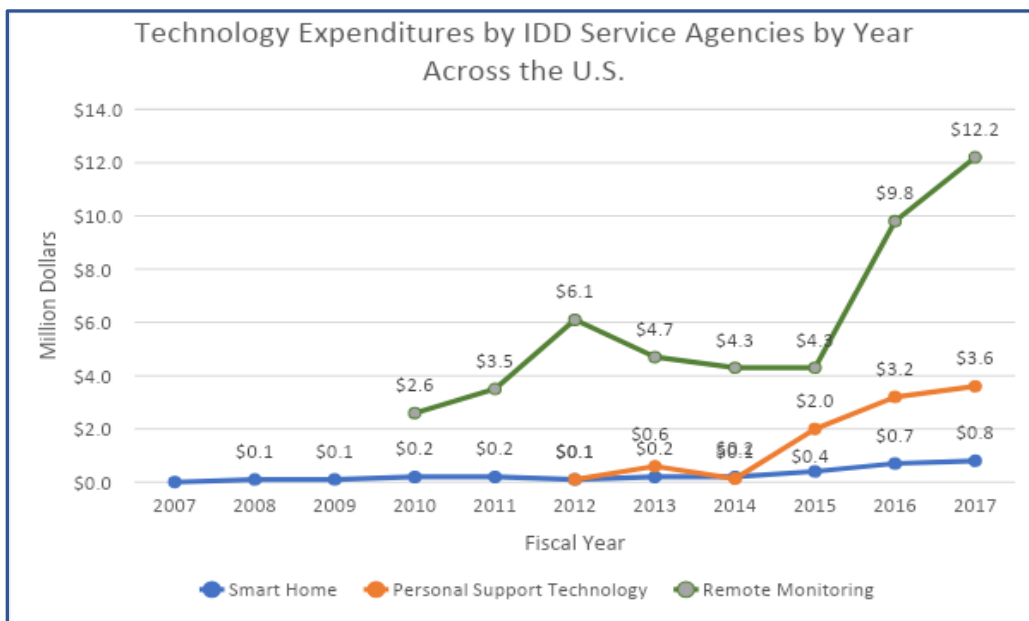
F. Technology Assisted Housing: Houses designed with customized technology for an individual to help them live more independently and with less staff support. Examples include monitoring devices on doors, emergency calling systems, and Smart Home technologies, remote support, the use of conversational agents (i.e. Alexa or Siri) to call a remote support specialist; having cameras in the living room; use of voice-activated smart home technology and internet of things (IoT) for safety and security such as closing blinds; opening and closing doors; viewing visitors at the front door before opening; and managing home temperatures. These are all emerging as tools to support individuals to be more independent.

These technologies can also assist in controlling the costs of utilities, making the home more affordable. Technologies can also be used to construct and design a residence, specifically using nontraditional materials to create a self-sustainable environment. Examples of this would be modular construction, shipping container construction and off the grid technologies. These are homes with less square footage that require minimal maintenance, utilities, and cost to construct.

Technology is part of everyday life for most people these days. It is part of how we communicate with others, how we live / interact with our homes, and provides many safety features in homes, cars, etc. Technology can also be used to support greater independence for people with IDD. Technology is a tool that can be added to other housing options that provides creative solutions to support people's independence, inclusion, and quality of life. Additionally, technology may help to address the significant challenge of shortages in the direct support professional workforce. Technology may allow fewer staff to support a greater number of people with IDD by making it possible to respond remotely or only as needed versus requiring on-site staff support in each setting, in case something is needed.

The State of the States in Intellectual Disabilities Project tracked data provided by State IDD agencies on technology since 2007 (the State of the States in Intellectual Disabilities Longitudinal Project of National Significance funded by the Administration on Disabilities, U.S. Department of Health and Human Services).

There is increased use of technologies by IDD Service Agencies, especially in 2016 and 2017 per the chart below:



The use of technology by agencies increased even further during the pandemic in 2020 and 2021.

Technology is becoming a greater part of supporting people with IDD. Considering these tools as options in housing developments may allow for greater independence for people with IDD without compromising safety and security and overcoming the workforce challenge.

3.2 Rent Subsidies

To minimize the rent obligations of the tenants, there are rental assistance programs available to assist with housing costs. The rental assistance is usually vouchers that are subsidized through a public program. In some cases, a service provider or non-profit organization owns the rental units and either provides or coordinates services. There are various public programs to reduce the amount of rent a household needs to pay for housing on the private market, typically down to 30% of their income. There are two general types of rental subsidies:

A. **Tenant Based Rental Assistance (TBRA):** This is a subsidy that goes to the individual and can be used for the housing unit of his or her choice so long as the housing complies with program guidelines related to the market rent of the unit, the condition of the unit and sometimes the location. Unlike Project Based Rental Assistance, an individual who has TBRA can keep that assistance if he or she moves.

B. **Project Based Rental Assistance (PBRA):** This is a subsidy that is connected to the housing unit itself. Generally, a household must meet the eligibility requirements for the housing unit in terms of income and other specific criteria, and then the rent is based on a percentage of the household's income, generally 30%.

3.3 Organizational Structure

Organizational structures each have various strengths and weaknesses. Some may facilitate better outcomes for residents, better connections with natural support networks, higher quality of life, and lower service expenditures. CS Consulting reviewed and assessed the following categories:

A. **LLC Owned:** A group, parents, persons with disabilities or family members, form a Limited Liability Company (LLC) for the purpose of acquiring a home that can then be leased by individuals. As the owner, the LLC is responsible for all bills and the upkeep of the property and tenants have the same rights and responsibilities as renters of any housing units.

B. **Non-profit Owned:** A non-profit organization acquires and, if necessary, renovates the housing and rents it to individuals. The non-profit organization must raise the funds for the down payment, renovations, professional fees and closing costs from grants, low-interest or deferred loans, donations (including from family members), and/or sweat equity.

C. **Mixed Use Housing:** A housing developer purchases or constructs a project with both commercial and residential spaces. The rent received from renting out the commercial space is utilized to offset the housing costs and keep the rent affordable for individuals living there. Mixed use housing can also consist of market rate units with subsidized units. The subsidized housing units can be split among several different groups, including people with disabilities, seniors and low-income families. Preferably, these units are centrally located and close to many services and amenities.

D. **Life Lease Units:** Community living organization leverages its assets to build life lease units. These are sold to persons with intellectual disabilities with covenant restrictions. Under the covenant, the individual's unit needs to be sold back to the project at the original price if the individual wants to move into another arrangement or passes away. Some units are sold at market rates to offset the housing costs for persons with intellectual disabilities.

E. **Agency and Tenant Partnership:** The person with an intellectual disability and the service agency enter a co-ownership agreement where both the agency and the person own a share of the housing unit and share housing costs.

F. **Housing Corporations:** As organizations continue their efforts to assist persons with IDD to live full lives in their communities, they are looking for alternatives to purchasing and maintaining housing such as the group home model used commonly in the past. Limited access to capital, as well as the need to closely manage financial risk during uncertain economic times, have led to the development of several types of partnerships between organizations providing support services and a variety of housing developers.

Two companies that purchase and renovate properties for persons with disabilities are CapGrow Partners (<https://capgrowpartners.com/>) and Scioto Properties (<http://www.scioto.com/>). Scioto Properties and CapGrow Partners retain ownership of the property and offer the provider agency a few different lease options based on varying degrees of operating and maintenance responsibility. Advantages for the support agency include not needing to commit financial resources to owning real estate and freeing up the provider's staff by using these agencies' team of housing professionals to ensure appropriate selection, negotiations, inspections and closing of the properties.

Other provider agencies are partnering with housing developers who focus specifically on the development of affordable housing units for low- and moderate-income households. These developers typically focus both on housing development and property management. One large national housing developer, Mercy Homes and its regional center serving the Southeast, including North Carolina, Mercy Homes Southeast (<https://www.mercyhousing.org/southeast>), have extensive experience with housing development for underserved and impoverished populations and have the ability to handle every aspect of affordable real estate development including project financing, community outreach and planning, construction management, property management and asset management.

4. Innovative / Integrated Housing Projects

CS Consulting contacted the housing providers listed below and included this list of organization names, contact person and contact information for PTRDC's reference. Actual experience and work completed by each of these entities is explored in greater detail in this section.

| Contacts for Integrated Living | | | |
|---|-----------------------|------------------------------------|--------------|
| Organization Name | Contact Person | Email | Phone |
| Housing Organizations | | | |
| Main Street | Sharon Cichy | sharonc@mainstreetconnect.org | 301-810-3199 |
| The Kelsey | Fatimah Aure | fatimah@thekelsey.org | |
| Providers of Services / Housing Partnerships | | | |
| Hope House | Grey Persons | gpersons@hope-house.org | 757-434-7590 |
| Association for Individual Development | Lorie Baker | LBaker@AIDcares.org | 630-966-4001 |
| Fraser - Community Living | Elizabeth Hiatt | Elizabeth.Hiatt@fraser.org | 612-767-5180 |
| Hammer Residences | Brian Kelly | bkelly@hammer.org | 952-277-2449 |
| Provider of Services and Housing | | | |
| AbleLight, previously Bethesda | Kristine Giornalista | Kristine.Giornalista@bethesdal.org | 888-886-4458 |
| Bethphage Housing (Mosaic) | Dolores Bangert | doloresbhb@gmail.com | 402-990-0821 |
| Camphill Village | Felicity Jeans | felicity@camphillkimberton.org | 610-935-0300 |

Hope House, AbleLight, Camphill Village, Main Street, The Kelsey, Association for Individual Development, Bethphage Housing - Mosaic, Fraser and Hammer Residences have developed similar housing to the project proposed by PTRDC. CS Consulting met with a representative from eight of these nine organizations and asked the following:

- Describe your housing project. How many units are in the project? What is the size of the units, 1 or 2 bedrooms? Is this a mixed-use property? Are there set asides for certain populations, i.e., people with intellectual disabilities, seniors or the workforce? Is this an urban or rural setting?
- Were people with intellectual disabilities and their families involved in the planning for this project? Was there additional community involvement and if so, how was it obtained?
- Is assistive technology, remote monitoring or other types of features built into this housing to allow for the greatest level of independence? Are there amenities on site that support the occurrence of natural relationships or provide work opportunities, i.e., community garden, community center, retail, coffee shop, etc. Please describe any natural support or other paid staff support that is accessed or provided within this housing development.
- What barriers have you experienced as you were developing your projects?
- How was your project financed, public or private funding or a mix? What sources financed your project and approximately what was the percentage of each source's contribution? Were you able

to obtain vouchers to offset the rents for low-income tenants? How is support delivered and financed within your project?

- How is your project organizationally structured – Limited Liability Corporation (LLC), non-profit entity or Limited Equity Cooperative? Do individuals own their units or are all individuals living in these housing tenants?
- Do you have any data on personal outcomes for people with intellectual disabilities that live in this housing? Do you have any longitudinal data that measures pre and post outcomes for individuals living in this integrated setting?
- What are you most pleased with for this project? What would you change if you could?

We were unable to talk with AbleLight Villages but felt their information was important to include. The information we have on this entity is from their website or other information presented at conferences.

Hope House

<https://hope-house.org>

Hope House works with three apartment complexes to house individuals with IDD that they support. This housing is owned and operated by local housing entities and Hope House provides support to the individuals with IDD that live there. The apartments set aside for individuals with IDD have accessible features and amenities to best support their needs. As a result of a settlement agreement reached by the State of Virginia and the DOJ, dollars became available to serve people in these integrated communities. These three projects are listed below:

Seaside Harbor Apartments are located in the heart of the new ViBe Creative District of Virginia Beach, Virginia. This is a 75 unit building with 1-to-3-bedroom apartments. Hope House supports eight individuals that each have their own individual apartment in this complex. In a joint venture with Samaritan House, 25% of the apartments are specifically for families with disabilities. This community is just blocks away from the Oceanfront Resort area and conveniently central to countless points of interest – such as The Boardwalk, beach, Virginia Aquarium & Marine Science Center, First Landing State Park, The Adventure Park, Boating & Water tours, and the Virginia Museum of Contemporary Art (MOCA). For more information, the website for this project is <https://lawsoncompanies.com/apartments/seaside-harbor-apartments-virginia-beach-va/>

Market Heights is a brand-new 100% affordable apartment community offering one-, two-, and three-bedroom apartments with upscale amenities in eco-friendly Earthcraft Certified buildings in Norfolk, Virginia. This is a 160-unit apartment complex with 12 units utilized by individuals supported through Hope House. Less than a mile from the Downtown Norfolk business district, Market Heights puts residents in close proximity to Downtown, Waterside District, MacArthur Center, Norfolk State University, Tidewater Community College, Harbor Park, Nauticus, Norfolk Scope, Harrison Opera House, Chrysler Hall, and so much more. On-site parking, a bus stop on the property, and easy access to shopping, dining, employment, and entertainment are all accessible. For more information, the website for this project is <https://lawsoncompanies.com/apartments/market-heights-apartments-norfolk-va/>

Riverside Station is an affordable apartment home in the heart of Norfolk, Virginia. It is a large complex with 240 apartments with 10 units utilized by individuals supported through Hope House. It offers one, two, and three-bedroom apartments just minutes away from all of Norfolk's shopping, dining, and entertainment. The convenient location makes commuting to work or school easy. Riverside Station is gated with sufficient lighting throughout the exterior. For more information, the website for this project is <https://riversidestationva.com/>

These three residential projects were built by local developers and funded primarily through the Low-Income Housing Tax Credit Program (LIHTC). Hope House did not have extensive knowledge about all sources of financing, since they were not involved in the development phase. Since integration of these projects came about as a result of the DOJ settlement, people with IDD and families did contribute to the planning on a macro level but were not a part of a formalized planning team.

Originally, Hope House had a Community Support Coordinator on-site to support their tenants living in the complex. Now a team of 4 to 5 staff support all residents from their corporate offices. Part of the responsibility of these positions is to intentionally create opportunities for individuals to interact with their neighbors and encourage natural support to the person's liking. At the Market Heights project, Hope House has partnered with the YMCA to conduct fitness and nutrition classes available to all residents. They have also set up telehealth that can be accessed by all tenants in the complex.

All services provided by Hope House are paid for through the Medicaid Waiver. The State of Virginia has set aside Housing Choice Vouchers for the IDD population as a part of the DOJ settlement. These can be accessed through the State Rental Assistance Program and the individuals with IDD living in these projects all have housing vouchers to subsidize their rents.

Hope House stressed throughout this interview that a positive relationship with the developer is key to making this partnership work. They need to understand services and how the support agency operates. This means a time commitment for the agency to ensure things run smoothly. Some of the barriers experienced by Hope House were mostly due to logistics and timing. Construction delays made it difficult to ensure staffing is available when the contractors received their Certificate of Occupancy and needed tenants to ensure profitability. Since apartments could only be used as living space, Hope House had to work with each developer to ensure that office space was built into the plans for on-site staff. Hope House service model doesn't provide staffing within a person's home.

Hope House is most pleased that this housing is a place where people are extremely happy to live. Previously, Hope House relied on Section 8 housing for the people they supported as market rate rents were unaffordable for people whose sole source of income is SSI. The housing where they now reside is accessible, has nice amenities like a pool and fitness center and is close to shopping and transportation. It has given people an aesthetically pleasing place to live. If there is one thing, they would change it would be the size of the complexes. In the smaller projects there is a greater sense of community and vibrancy.

AbleLight Villages

<https://ablelightvillage.org>

AbleLight developed multiple inclusive, mixed-income communities.

- Victoria, MN for seniors (over 55) and a 20% set aside for any age adults with IDD (52 units - 37 apartments and 15 villas)
- Wauwatosa, WI with set asides for people with disabilities and
- Oakdale, MN with set asides for people with disabilities.

AbleLight is in the process of developing other inclusive, mixed-income communities in Milwaukee, WI and Elk Grove, CA.

The concept behind each of the developments is similar so we are sharing here more specifics on one of the projects, Cornerstone Village in Oakdale, MN:

Cornerstone Village will eventually have 71 one-, two- and three-bedroom apartment homes, a large community “living room” with a demonstration kitchen, wellness center, laundry lounges and accessible playground. Interspersed affordable and market rate living is achieved through a condo structure that splits ownership and financing. It will feature Resident Life activities and events that aim to nurture a sense of community within the Cornerstone Village and with the broader community. Other details about Cornerstone Village:

Types of Units:

- 71 total units
- 18 one-bedroom
- 40 two-bedroom
- 13 three-bedroom

Affordability:

Affordable (50 units)

- IDD Set-Aside (17 units): 30% & 50% AMI; 10 with MN Housing Support (rental assistance)
- Homeless Set-Aside (4): 30% AMI
- Workforce (18): 50% AMI
- Workforce (11): 60% AMI

Market (21 units)

- No income or rent restrictions.
- Rents set at about 80% AMI levels.

Accessibility & Amenities:

- 100% visitable & adaptable units (ANSI Type B)
- Universal design features
- Smart home tech (door locks, video intercom, thermostat, light switches) to support independence.
- Multi-purpose community hub
- Fitness Center
- Security camera system and electronic access to the building
- Elevator
- Outdoor patio and green space
- On-site management office

Inclusivity:

- 25% set-aside of deeply affordable units for adults with intellectual and developmental disabilities
- Broad range of incomes
- Resident life coordinator to foster social connections.

- Full-time on-site service coordinator through third-party non-profit funded through combination of project operations and new Medicaid Housing Stabilization waiver.
- Individual support and services will be contracted directly by resident/family with providers.

Building Financing:

- Affordable unit allocation includes city, county, regional, state, and federal sources.
- Market rate includes sponsor equity and traditional 1st mortgage.
- Philanthropic resources targeted for smart home tech and life programming.

AbleLight noted some key learnings and challenges from the creation of these mixed-income properties. First is the importance of engaging the local parent group for site selection, design, and local support.

At the same time engaging the parent group is also challenging because one model does not fit all, and advocates' needs change over the course of the project. Second, State affordable housing regulations make doing a project that is a mix of seniors and people with disabilities difficult to finance.

Generally, their model of building an intentional community for people with IDD has been successful and they continue to develop additional projects across the country.

Camphill Village

camphillkimberton.org

Camphill Village, a non-profit 501(c)(3), was started over 80 years ago. It was built as an intentional community. Their mission is to create and maintain a land-based community together with adults with special needs where all members of the community support one another to contribute to the wider society through biodynamic agriculture, social, cultural, and educational endeavors.

They have multiple sites but at the location in Kimberton, PA, there are about 120 people that live there with 43 being people with IDD. There are approximately 30 long-term volunteers and their children and 30 younger short-term volunteers that live in the community and with people with IDD. Everyone is involved in sharing daily life, in ways that are intentionally therapeutic and intentionally social. The long-term co-workers volunteer to live, learn and grow with others that live in the community. Short-term volunteers come to help in the community from a few months to two years.

They are a community dedicated to sharing the values of service, spiritual nourishment, and recognition of each individual's contributions. In Kimberton, there are 14 houses of varying sizes. Each residence may include 1 volunteer family with 1 - 2 individuals with disabilities living together or it may have a volunteer family and a few short-term volunteers living with 3 - 4 people with disabilities. In a few cases, individuals live alone, by choice. Camphill stresses "mutual exchange," through which everyone in the community shares responsibility for its upkeep. Many of the communities maintain gardens and orchards and raise farm animals for food. Staff members and their families live alongside individuals with disabilities, and while medical, therapeutic, educational and employment coaching services are available, the program's website claims that communities don't view themselves as "service providers with clients."

They noted the importance of building a good relationship with the local community / area and making sure that neighbors and the local community know what you are trying to accomplish. Like organizations with paid staff, one of their on-going challenges is to recruit a sufficient number of volunteers (especially younger volunteers). They currently have several German connections to assist with recruiting volunteers as well as recruiting through WWOOF (working weekends on organic farms).

Individuals with disabilities use their social security benefits to pay for room and board, families of the individuals with disabilities living there help with fundraising, and the organization raises funds to operate the homes (providing room and board for all the “workers”). Kimberton, PA village does not accept waiver funds, so they are self-regulated. Other Camphill Villages do accept waiver funds but then the related regulations may change what can be done and the related costs.

They have an extensive garden where they grow many vegetables, and they have neighbors pay up front for a share of the harvest (i.e., buying 1 day / week when they can come get their share of whatever was harvested). This Camphill Village in Pennsylvania also has a dairy farm which helps provide resources for supporting all that live in this community.

Main Street

<https://mainstreetconnect.org>

Main Street Connect, Inc. (Main Street), a non-profit 501(c)(3) organization, has developed an innovative, multi-purpose model. This model for inclusive housing comprises 70 accessible units and is just steps from a subway stop and adjacent to the town center in Rockville, Maryland. The building opened in August 2020. Twenty-five percent of the units are set aside for adults with disabilities. The units are made up of 1,2 & 3-bedroom apartments and currently 17 of the units’ house people with disabilities. This project is mixed-use and mixed-income, having retail and services on site as well as housing. Main Street is a member-based community which supports people of all abilities.

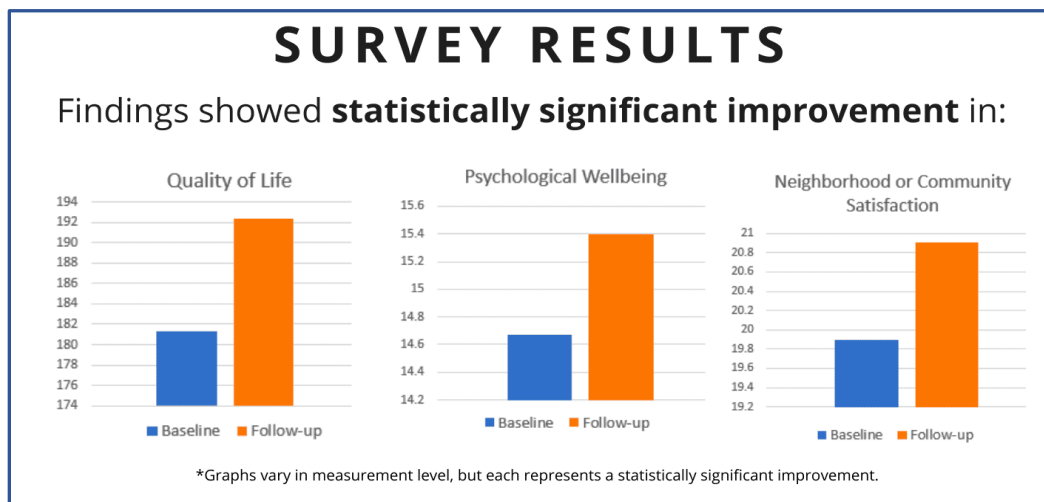
Prior to beginning this housing, Main Street met with approximately 70 to 80 families to ask what they were looking for in housing. Most of these were families who had a member with a disability. This information was gathered and included in the design of this housing. Main Street also engaged in initial tests to gain the support of the local community.

Main Street is not a service provider. By breaking the link between housing and services, Main Street residents have choice regarding their service providers and are not required to move if they wish to change service providers. Main Street residents have the option to hire a **Main Street Community Coach**, a life coaches who provide limited types of assistance. Their approach is based on a philosophy of inclusion that they call “**Bring Your Own Independence**” or **BYOI**. Residents and members are encouraged to bring with them whatever and whomever they need to help them fully access and enjoy the benefits of living at Main Street and/or being a member of the community center.

Smart Technology is used in the various apartments to promote independence. There are auto shut offs on the stove, Nest controlled systems, and a moveable island to allow access. Other design features include locks on the windows, roll-in showers in 7 apartments and fob on the doors. Residents can utilize vouchers to subsidize their rents, but these must be obtained by them.

Residents and non-residents may become members and participate in programs in the 10,000 sq. ft. accessible community center. This center has a fitness room, teaching kitchen, multimedia room and a classroom. **Soulfull Cafe** is a coffee shop in the front of this space that is a partnership with Main Street Connection and is open to the public. This coffee shop provides opportunities for employment to people with and without disabilities. Artists of all abilities are invited to display their works in the **Main Street Art Gallery**. Annually, Main Street features four to six artists' works in their lobby. A state-of-the-art commercial kitchen supports local culinary entrepreneurs. It is through membership that Main Street hopes to build an engaged community and provide tenants with opportunities to participate in activities based upon their individual preference.

Main Street has partnered with the University of Maryland to measure the impact on the life of Main Street members with and without disabilities. Their survey results below show a significant improvement in quality of life, psychological wellbeing and neighborhood or community satisfaction.



This housing was built through a public and private partnership. Donors, community stakeholders, the Housing Authority, other government entities and politicians were all involved in the development and financing for this project. The total cost of the project was \$30,273,492. Below is a breakdown of sources and amounts:

| | |
|-------------------------------|--------------|
| Permanent Mortgage | \$ 6,200,000 |
| Montgomery County (HIF) | \$ 2,500,000 |
| Maryland Department of Health | \$ 2,335,472 |
| Low-Income Tax Credits | \$14,963,560 |
| Deferred Developer Fee | \$ 1,574,020 |
| Main Street Connection Equity | \$ 2,700,437 |

The first day Main Street opened for applications; they received 11,000 calls. They knew the need existed but were clearly unable to meet that need. One of their biggest challenges beyond meeting the need was changing mindsets. Many of the families and individuals with disabilities continue to perceive services as they knew them, and it was difficult for them to understand this unique new way of delivering housing and services.

Ninety-seven percent of the tenants at Main Street said they felt a sense of belonging. Bringing people together and letting them create a life that suits their choices is one of the sources of pride for Main Street. A gentleman living in Main Street had 26 hours of support when he moved in, today he is receiving 5 hours.

The Kelsey
<https://thekelsey.org>

The Kelsey is currently working with market rate and affordable housing developers to build 240 units of mixed income, mixed abilities housing in residential communities. They are the co-owners and co-developers of each of these projects. The apartments will house people who are 20% to 80% of AMI and are being built specifically to be affordable to people on SSI. Buildings are designed with the service needs of future residents in mind and then supports are provided to develop connections. This organization

navigates all the resources available in the surrounding community to support the residents' housing, independent living, and community engagement goals. The design includes features like shared offices and lounges where residents can meet with their service providers.

Ayer Station, which just broke ground, will be a fully inclusive mixed-ability, mixed-income housing community located in a transit-oriented neighborhood blocks north of downtown San Jose. The 115 apartment homes include a mix of 2-bedrooms and studios for individuals with and without disabilities across various incomes. The project features community amenities and outdoor spaces. The **Inclusion Concierges™** connects residents, the community, and desired services and supports.

Civic Center, which will break ground this year, will be a vibrant urban co-living community offering 112 homes for people of all abilities, incomes, and backgrounds. This project addresses the global impacts of climate change alongside one of our time's defining local issues: the affordable housing crisis. Across from San Francisco City Hall and supported by live-in **Inclusion Concierges™**, it will serve as a beacon of sustainability and disability justice in the heart of the city.

Each Kelsey property will have on-site a Disability Cultural Center. They have recently sent out an RFP to non-profit entities that might be interested in operating such a center. The organization has also created a guide book to share with parents and others that talk about funding, site identification, and what accessible housing means. The architect for these projects has a disability and Kelsey has been consciously hiring individuals with disabilities to carry out all aspects of these projects.

The Kelsey is not a service provider but will identify leading service partners in the region. Once the housing is operational, they will support a "bring your own services" model, where residents will employ and bring the services, they need to be successful in this type of living environment. This gives control of in-home care services and housing support needs back to the people with disabilities. The Kelsey's on-site **Inclusion Concierge™** supports service coordination and navigation, community programs and events, neighbor connections, and cultivating informal support networks for our residents who desire.

Association for Individual Development

<https://www.aidcares.org>

The Association for Individual Development (AID) provides both behavioral health and IDD services. They have taken a unique approach to housing. They have worked with developers utilizing the Low-Income Housing Tax Credit program to create set asides for their clients. They have individuals housed in 32 different tax credit projects and 9 of those locations have staff on site. The Illinois Housing Development Authority (IHDA) has been a vital partner in ensuring that tax credit projects in Illinois provide set asides for individuals with behavioral challenges as well as people with IDD. Home Choice Vouchers authorized by IHDA, subsidizes the rents for people supported by AID.

IHDA, through their Permanent Supportive Housing program, has just finished construction for 24 people coming off the waiting list. There are 21 one-bedroom units and 3 two-bedroom units available. These units are all located right by transit stations, shopping, grocery stores and various amenities. i.e., fitness centers, community gardens, library, computer room and common areas for parties or bigger gatherings.

AID's Family Council advised the Executive Leadership as they moved to this model of housing. The agency participated in the state committees involving housing to ensure designs would meet the needs of the individuals that they serve. They worked to build trusting relationships that minimized concerns for families. Due to their relationships, AID received two \$3 million dollar awards to expand housing for the individuals they support.

AID does use assistive technology in these homes to minimize the need for direct support workers. Staff shortages are a serious problem for their agency. Some of the technology utilized is remote monitoring, alarm alerts which allow people to talk with staff if a problem occurs and wearable technology to detect falls or seizure activity.

NIMBYism, misinformation, and local restrictive zoning are some of the barriers experienced by AID, when housing the individuals, they support. The projects tend to lag and the cost to create seems exorbitant. AID does not keep personal outcomes on the individuals, so they have no longitudinal data to measure pre and post outcomes after a move to these integrated settings. The individuals that live in these types of integrated and inclusive settings are more stable and behavioral issues have declined accordingly.

Bethphage Housing - Mosaic

Mosaic operated a low-income tax credit property that had exceeded its 15-year affordability period. Once that 15-year affordability period is over, the LIHTC owners can seek and be granted regulatory relief from the program and convert their properties to market-rate units. Instead of converting the property to market-rate, Mosaic decided to make this an inclusive community where low-income families would reside as well as individuals with IDD. This was a very small project of twelve units, of which 3 continued to house individuals with IDD. The others were rented out to families with limited resources that were eligible for subsidized housing.

The project was able to obtain [Project-Based Vouchers](#) through the Omaha Housing Authority. Since tenants were not identified prior to the project's conception, they were not involved in the planning of the project. When all tenants moved in, they were actively involved in how the community operated and the activities. A community garden was on-site as well as a community center for the tenants to gather and build neighborly connections. Both individuals with IDD and the other tenants and their children actively worked in the garden and used the produce for their meals. Potlucks, barbeques, holiday parties and game night were a few of the activities in which the tenants engaged. This project was selected along with fifty other projects from across the country to participate in the "[Achieving Excellence Program](#)", a collaboration between Harvard University Kennedy School of Government and NeighborWorks, where it was highlighted by the program for its' innovation and original approach.

Since this was a low-income tax credit project in the community already for 15 years, there was no neighborhood opposition to the housing. Mosaic did work in partnership with some of the local churches to promote integration beyond this small neighborhood. Members of the churches did assist us with the community garden and were invited to activities sponsored by the project. Many of the tenants also invited family members and friends to these activities.

Mosaic does not have personal outcome data on the people living in this project, but the personal observations gauging success were the joy the children brought to the neighborhood, neighbors meeting for dinner or going out to enjoy their evening, and the waves and smiles when people encountered each other. Since leaving their family homes, many of the individuals had little contact with children, these relationships were precious and reinforced in this inclusive setting. Everyone knew each other and felt safe and secure. It was not just life affirming for individuals with IDD that lived there, but one of the mothers there got involved in her children's schools, got a job at that school and started working out at the YMCA. She contributed some of her success to living in an environment where she and her children felt safe and belonged.

Fraser and Hammer Residences

Fraser (<https://www.fraser.org/services/community-living>)

Hammer Residences (<https://hammer.org>)

Fraser and Hammer Residences (Hammer) currently have individuals that they support living in fully integrated apartment locations around the Minneapolis/St. Paul metro area. They continue working with other housing developers to expand the number of options of integrated housing as well. Most are large apartment complexes, each having over 100 units. Fraser and Hammer generally supports 12 to 15 people in each of the complexes. They also pay market rate at these sites to rent an office for on-site staff to respond to the needs of the individuals living there as well as to host activities and private meetings, as needed. There are no formal set-asides at these apartments for individuals with disabilities, but there are verbal agreements with these owners that these providers have the first right of refusal on any apartment vacated by a person they support.

Most of the apartments utilized by Fraser were built under the Low-Income Housing Tax Credit program, so they are rent restricted. Hammer works with various developers whose projects may not necessarily have been created as affordable housing. Both providers do not subsidize the rents, individuals are able to pay through their SSI, wages, family assistance and Minnesota Supplemental Aid (MSA) housing assistance. No person living there is currently using a voucher to assist with their rent payment. Services are paid for through the Medicaid Waiver.

Supportive living is typically provided by three or more staff members available on-site at all hours, except for 9am through 2pm - Monday through Friday, when no more than 1 staff would be available. During that time, staff are available via phone for urgent matters while most individuals are either at a day program, school, work, or can safely remain at home alone. They are available for any irregular and urgent matters. Overnight, there is one staff member on site and asleep in the staff apartment.

The catalyst for this supportive housing originated from families who wanted a different type of service and housing for their family members. They worked with both Fraser and Hammer to design the model in conjunction with owners and investors to house individuals with IDD in their units. Fraser also received support from local officials spearheaded by a father whose child had a disability. Both entities started with a pilot project that grew due to its success.

Assistance technology is utilized in the home based upon an individual's need. Each apartment has a door alarm and texting is used to contact staff. Electronic medication dispensation is utilized as well as Smart TV, so a nurse employed by Healthy Med can visit weekly where appropriate and monitor the vitals for the resident. All individuals are encouraged to participate in the events sponsored by the complex and utilize facilities on-site, i.e., fitness center, swimming pool, game room, etc.

When looking for projects to partner with, Fraser and Hammer identified public transportation close to the project as a necessity. It is important not only for the people living there, but also their staff. The right property manager and location make all the difference in how people are accepted and integrated. The barriers to this type of living have more to do with systemic concerns than the acceptance by other tenants in this type of community. Funding is not always supportive of this type of setting. Minnesota has recently gone to a daily rate that doesn't always reimburse how these individuals are supported. These settings tend to be profitable, despite the mechanism involved in payment.

Fraser and Hammer were not involved in the development of the complexes, so they neither understood how they were financed or organized. The most positive aspect of supporting people in this manner is that there is another choice in where and how to live. It has given people an opportunity to be more independent. People can receive consistent and on-site support without infringing upon their privacy and personal space. Natural relationships have also grown for people living in these communities among individuals with IDD and their non-disabled peers.

Other Projects:

There were other projects that we learned about that were considered “innovative”, but we excluded them from this study because the housing was congregate or segregated housing, though integrated into the community.

- First Place Arizona – all-inclusive apartment complex with rents / pricing that included service support.
- The Mission Project in Mission, KS – people with IDD living together in smaller homes with support provided via a parent support group.
- Sweetwater Spectrum in Sonoma, CA – residential community in the middle of Sonoma, CA with 4 individuals living with 1 staff support in each unit within the Sweetwater Spectrum community.
- Sheltering Tree, Inc. in Omaha, NE - people with IDD living in one-bedroom apartments in small residential communities of 12 to 44 units with several apartments set aside for staff.

References, Other Resources and Credits

References:

1. Tanis, E.S., et al. (2022). The State of the States in Intellectual and Developmental Disabilities, Kansas University Center on Developmental Disabilities, The University of Kansas. <http://www.StateoftheStates.org>
2. Consolidated Housing and Community Development Plan 2019-2023 Five-Year Plan (Includes 2018-2019 Annual Plan), Winston-Salem/Forsyth County Housing Consortium June 27, 2018
3. North Carolina Olmstead Plan, NC Department of Health and Human Services, December 20, 2021
4. North Carolina Council on Developmental Disabilities five-year state plan (2022-2026) (nccdd.org/the-council/five-year-plan.html)
5. Special Needs Alliance – Tough Choices: People with Disabilities Face Housing Crisis by Mary O’Byrne, Esq., and Stephen W. Dale, Esq.
6. Special Needs Alliance: Missing the Mark – Government Housing Programs for People With Special Needs – by Mary O’Byrne, Esq., and Stephen W. Dale, Esq.
7. Pricing Out in 2012, a joint study by CCD (Consortium for Citizens with Disabilities) and the Technical Assistance Collaborative (TAC)
8. The ARC, Joint Statement with American Association on Intellectual and Developmental Disabilities (AAIDD) in 2017.
9. The Influence of Residence Type on Personal Outcomes”, research study undertaken by CQL (Council on Quality and Leadership), Carli Friedman in 2019
10. 2016 HSRI Remote Technology for IDD White Paper – by Brittany Taylor and John Agosta
11. NASDDS Report – Technology for People with Intellectual / Developmental Disabilities and Their Families
12. State of the States in Intellectual Disabilities Longitudinal Project of National Significance funded by the Administration on Disabilities, U.S. Department of Health and Human Services, 2017
13. ANCOR Technology Report in 2021 “Advancing Technology Access for People with Intellectual and Developmental Disabilities” by Shea Tanis, PH. D

Other Resources:

Following are three technology vendors that focus on people with IDD:

Rest Assured

<https://restassured.com>

An interactive, web-based system that includes the use of electronic sensors, speakers and microphones, tele-cameras (in common areas of the home), smoke detectors, temperature detectors, personal emergency response systems, and much more. These devices link each individual’s home to remote caregivers who provide remote supported-living services. The system provides real-time interactive in-home support services.

Sengistix

<https://sengistix.com>

A full range of customized options from a simple call pendant to a full set of sensors (bed, refrigerator, doors, toilet, medication, biometrics/tele-health, etc.) working 24/7, a complete response/support center that actively supports you and is focused solely on Sengistix services, with an option to add two-way audio/video and active monitoring (SENS Vision) just for times it's needed.

Night Owl Support Systems

<http://nosslc.com>

Wireless, web-based technology that includes a variety of sensor options including smoke detector, personal pager, contact sensor for doors, windows, and gates, motion sensors, dose flip med dispenser, call button – strike plate, heat sensor (near stoves), bed / movement sensor, pillow shaker (vibrates under pillow when another sensor activated (i.e. smoke alarm)), and tilt sensor (garage door sensor).

Credits

Interviews:

1. Sharon Cichy – Main Street
2. Grey Persons – Hope House
3. Lore Baker – Association for Individual Development
4. Felicity Jeans - Camphill Village
5. Elizabeth Hiatt - Fraser
6. Brian Kelly – Hammer Residences
7. Fatimah Aure – The Kelsey
8. Mary Kay Rizzolo - The Council on Quality and Leadership
9. Lynda Lahti Anderson - Research & Training Center of Community Living - University of Minnesota
10. Sheryl Laron - Institute for Community Integration – University of Minnesota

Website Visits:

- A. Illinois Housing Development Authority – Illinois
- B. Independent Living Services – California
- C. Ray Graham Association - Illinois
- D. AbleLight Village – Minnesota
- E. Foundation for Intentional Communities (www.ic.org)
 - o *2 reference books from their website:*
 1. Building Belonging: Your Guide to Starting A Residential Intentional Community by Yana Ludwig, June 1, 2023
 2. Cooperative Culture Handbook by Yana Ludwig and Karen Gimnig