June 2022

Neuro-Inclusive Housing Leaders Workshop



Hosted By:

LARADON

DENVER HUMAN SERVICES

INCLUSIVE HOUSING COALITION
INCREASING HOUSING OPTIONS FOR ADULTS WITH I/DD

Workshop Facilitated and Report Authored by: NEURO-INCLUSIVE HOUSING SOLUTIONS

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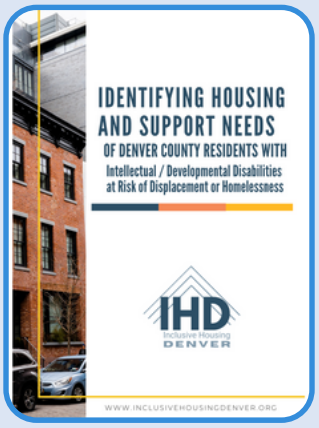
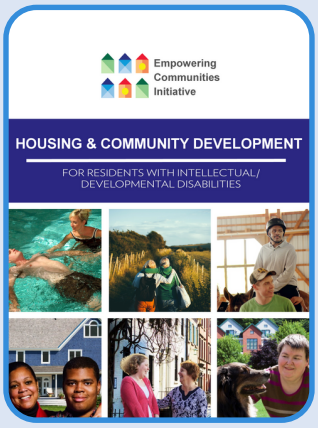
Background

Responding to the concern that individuals with Intellectual/Developmental Disabilities (I/DD) would experience homelessness or be displaced from their community once they can no longer live with ageing caregivers, advocates across Colorado have begun to identify the needs and preferences of adults with I/DD and have developed resources and collaborations as follows:

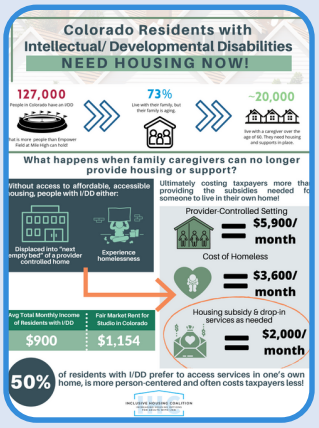
Report of market analysis targeting Denver County, presentation recordings and resources

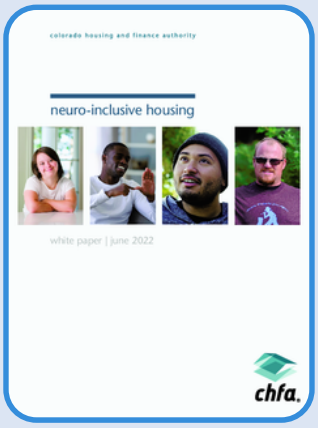




Report of market analysis targeting Douglas County, Arapahoe County and Aurora, infographic and person-centered planning materials

Inclusive Housing Coalition offers grassroots advocacy network, 1-page Infographic on the need and a Neuro-Inclusive Community Checklist





Colorado Housing and Finance Authority recently created a Neuro-Inclusive Innovation team and has published a Neuro-Inclusive Housing White Paper

An emerging not-for-profit is being established, Inclusive Housing Coalition, with the mission to bridge the gap between organizations and individuals to provide better housing solutions for this community in Colorado. As one of drivers of the first neuro-inclusive property developed in Colorado, Laradon, hosted a gathering funded by Denver Human Services to bring together local leaders to respond to the barriers that have been identified in prior market analysis in order to develop an advocacy roadmap.

The following report summarizes the event that was held on June 2, 2022 after a tour of Laradon's Elizabetta and Stella neuro-inclusive properties.



Neuro-Inclusive Housing Local Leaders Slidedeck









Welcome & Introductions

Purpose of Workshop

Review the barriers & opportunities identified by local market analysis targeting residents with I/DD

Brainstorm together how the public, private, not-for-profit, and philanthropic communities can work together to prevent the displacement or homelessness of our residents with autism, cerebral palsy, Down syndrome, or other intellectual/developmental disabilities

Document a roadmap for advocates to consider implementing

Speaker Quotes



"When I asked, 'What are we doing about this community that is in such need?' The answers I kept getting back were not satisfactory."

Renee Ferguson Saia
Chair of Board of Directors, *Inclusive Housing Coalition*

"We must change the playing field so people with I/DD are not in the back of the line [for access to affordable housing]."

Doug McNeill
Chief Executive Officer, *Laradon*

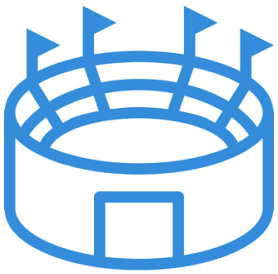


Participant List

- *A Better Life, LLC*
- *ACL Boulder*
- *AdvocacyDenver*
- *Alliance*
- *Atlantis Community, Inc.*
- *Blue Spruce Community*
- *Boulder County Housing and Human Services*
- *Broomfield Housing Authority*
- *City and County of Denver*
  - *Department of Housing Stability (HOST)*
  - *Department of Human Services (DHS)*
    - *DHS IDDEAS Council*
  - *Division of Disability Rights*
- *Colorado Cross Disability Council*
- *Colorado Fund for People with Disabilites (CFPD)*
- *Colorado Housing and Finance Authority (CHFA)*
- *Cottonwood Communities Alternatives, Inc.*
- *Denver City Councilwoman Candi CdeBaca*
- *Denver City Council Senior Aide from Councilwoman Robin Kneich Office*
- *Douglas County Housing Partnership*
- *Financial Health Institute (Education for Independence Program)*
- *FRIENDS of Broomfield, Inc.*
- *Gorman & Company*
- *Housing Colorado*
- *Inclusive Housing Coalition (IHC)*
- *Interfaith Alliance of Colorado*
- *Laradon*
- *Maiker Housing Partners*
- *Metro West Housing Solutions*
- *Mosaic - Denver*
- *Neuro-Inclusive Housing Solutions, LLC*
- *Rocky Mountain Down Syndrome Association*
- *Rocky Mountain Human Services*
- *Saint Joseph Hospital*
- *Shopworks Architecture*
- *State of Colorado*
  - *Department of Health Care Policy and Financing*
  - *Department of Human Services*
  - *Department of Local Affairs/Division of Housing (DOLA)*
- *Tall Tales Ranch*
- *The Arc Arapahoe & Douglas Counties*
- *Trailhead Community*
- *U.S. Department of Housing and Urban Development (HUD)*

Overview of Crisis Faced by Adults with Intellectual/Developmental Disabilities

Desiree Kameka Galloway of Neuro-Inclusive Housing Solutions, LLC facilitated the Workshop and provided a background of the evolution of residential options and statistics demonstrating the need for targeted solutions to meet the urgent demand of adults with I/DD.



At least

127,000

People in Colorado live with I/DD

(That's more people than Empower Field can hold)

73%

Live with their family, but their family is aging



Nearly

20,000

Live with a caregiver over the age of 60

They need housing supports in place

> "We need the housing industry to recognize this population as a target market and community leaders to include adults with I/DD in DEI [Diversity, Equity and Inclusion] initiatives."
>
> **- Desiree Kameka Galloway**
>
> Director, *Neuro-Inclusive Housing Solutions*

Updates from the Field

Anne Watts

Community Access Manager, DOLA Division of Housing

- Manages over 8,000 vouchers across the state of Colorado for people with disabilities (not I/DD specifically)
- Coordinates project-based vouchers as well for housing targeting people with disabilities (not I/DD specifically)
- Partners with the Colorado Health Care Policy & Finance (HCPF) Authority to provide vouchers to people exiting institutions or experiencing homelessness through the federal Money Follows the Person program. Recent changes now prioritize getting vouchers to individuals on the SLS waiver who are at risk of being displaced in a Host Home or group home due to not being able to afford housing.
- Starting a new program to inspect Host Home providers in Colorado as they also inspect the homes of voucher recipients to ensure landlords are in compliance with Colorado regulatory standards.
- The last legislative session approved an additional 800 vouchers targeting people with disabilities (not I/DD specifically)

Brian Rossbert

Executive Director, Housing Colorado

- Outlined the recommendations offered by the Affordable Housing Transformational Housing Taskforce for the use of $400 million in unallocated funding from the "American Rescue Plan Act of 2021" (ARPA)

FUNDING RECOMMENDATION SUMMARY	FUNDING RANGE
Revolving Loan Fund: New and Existing Capacity	$150M (37.5%)
Nonprofit and Local Government Grants	$150M (37.5%)
Resident Owned Commuities, Mobile Home Parks, and Land-Banking	$35M (8.75%)
Innovative Housing Incentive Program	$40M (10%)
CHFA Middle Income Access Program	$25M (6.25%)
Totals	$400M (100%)

Tim Dolan

Neuro-Inclusive Innovation Team, Colorado Housing and Finance Authority

- Provided an introduction to the new CHFA Neuro-Inclusive Innovation Team and highlighted their recently published Neuro-Inclusive White Paper, their new Technical Assistance program to help developers understand and explore small-scale housing solutions, as well as underscored CHFA's commitment to develop additional resources to help meet the need.

> "They deserve as much housing stability as anybody else in the community."
>
> **- Tim Dolan**
> Senior Commercial Loan Officer,
> *Colorado Housing and Finance Authority*

Cindy Opheim

Cottonwood Community Alternatives Inc. & Housing Taskforce Chair, Alliance

- Representing the service provider industry that supports people with I/DD. They are working on developing a legislative agenda that also targets housing needs, making the LTSS system more person-centered and cost-effective.

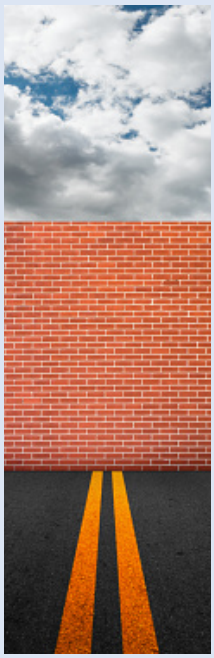


Barriers Identified

The following barriers have been identified in previous market analysis. Participants in the Local Leaders Workshop were asked to share additional barriers that should be considered when exploring solutions.

The majority of adults with I/DD are invisible as a housing need and there are no I/DD-specific tools to meet the demand

Current housing stock is often not physically or cognitively accessible



Disconnected systems and lack of housing/lifespan navigation resources result in limited family planning until crisis

Neurodiversse families can invest in housing, but are unsure how to acquire and sustain a homeownership option

Formerly homeless adults with I/DD report feeling unsafe in housing targeted for other at risk populations

Not enough waivers to meet demand, nor funding stream for supportive amenities (for those ineligible for a waiver)

Additional Barriers Discussed

- Property located in food deserts are inaccessible for people with I/DD who often do not drive and often need direct public transit routes without having to change buses or trains. Same is true for employment centers and healthcare facilities.
- Traditional system for people experiencing homelessness is not cognitively accessible and overwhelming for people with I/DD.
- When someone transitions to independent living, they need a temporary infusion of more support to transition.

> “If someone has never had independent housing, it's a whole new ball of wax for how someone feels about themselves."
>
> **- Arnie Swenson**
>
> Mission Supports Program Director, *CFPD*

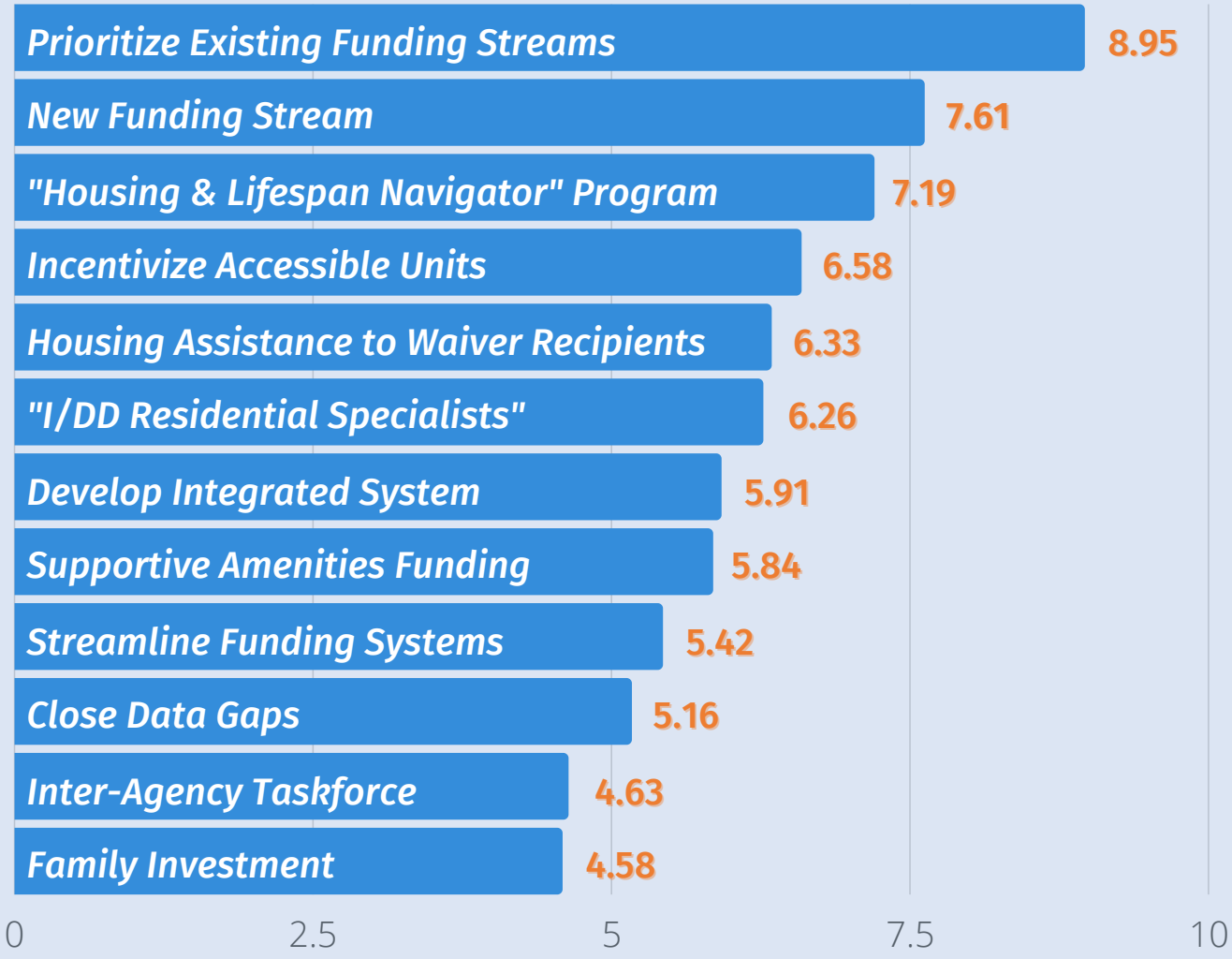
- There are adults with I/DD who are emancipated and do not have family to help.
- Documentation and information is not in plain-language and often inaccessible for someone with an I/DD.
- Unlike other populations, there is no point person or program for navigation of complex and disconnected systems, assistance to find accessible housing, nor support during transition into one's home for people with I/DD.
- Adults with I/DD exiting the school system are not always eligible and thus cannot access support services, thus "graduating into the couch".
- Individuals with learning disabilities are disproportionately incarcerated and have little assistance when they exit the corrections system.

> "We are asking people to navigate a system that isn't designed for them."
>
> **- Crystal Porter**
> IDDEAS Program Manager, *DHS*

- Transportation is a major barrier for employment, accessing healthcare, developing friendships, getting food and personal errands done, etc. Access-a-ride does not go to all locations.
- Landlords and property managers do not understand this population and when there is a conflict it can result in a negative experience.
- Landlords will not always provide "corporate leases" to service providers who can help bridge the gap when people with I/DD cannot sign or obtain a lease.
- The application process and waitlist is elusive as there is not a confirmation or update of where you are in the process or on the waitlist.

Ranked Solutions

After discussing barriers, participants were asked to suggest solutions. These solutions were then clarified and participants were able to rank what they believed were the highest priorities. The following is the ranked solutions recommended for moving forward.



1. Prioritize existing funding streams for the development of neuro-inclusive housing (E.g. programs such as Project-based vouchers, Housing Choice Vouchers, Housing Trust Funds, Low Income Housing Tax Credits, etc.) [8.95]
2. Create a new funding stream for the development of neuro-inclusive housing. (Legislative ask needed) [7.61]

3. Develop "Housing & Lifespan Navigator" program for adults with I/DD and their families [7.19]
4. Incentivize development of cognitively and physically accessible units [6.58]
5. Give Community Centered Boards/Advocacy organizations the ability to provide housing assistance to waiver recipients with I/DD living in senior caregiver home or at risk of losing their existing home [6.33]
6. Develop "I/DD Residential Specialists" to help keep people housed and provide more intensive transitional support when moving into their new home [6.26]
7. Develop an integrated system for currently disconnected programs, increase capacity and transparency for 'case managers/advocates' to streamline eligibility requirements and make applications cognitively accessible [5.91]
8. Develop a funding mechanism for supportive amenities [5.84]
9. Bringing together Mill Levy and other funding systems to understand how to best utilize their funding sources [5.42]
10. Identify and close data gaps that make people with I/DD invisible as an affordable housing need [5.16]
11. Request an inter-agency IDD housing taskforce to identify systemic barriers and propose solutions to policymakers [4.63]
12. Create incentives for neurodiverse families to invest in housing solutions [4.58]



Next Steps

Participants of the Neuro-Inclusive Housing Leaders Workshop will be invited to volunteer and join workgroups related to the solutions above to develop the plan of action for advocacy. If you were unable to attend the Neuro-Inclusive Housing Leaders Workshop, but would like to participate in one of the following workgroups, please contact: President@IHCColorado.org

INCLUSIVE HOUSING COALITION
INCREASING HOUSING OPTIONS
FOR ADULTS WITH I/DD



Image Credit: Madison House Autism Foundation