

Step 3

Housing: What are the Options?



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Three-part Housing Workshop Series 2022

- **Housing: How do we start?**
Monday, March 14, 6:30 p.m.- 9:00 p.m.
- **Housing: How is it paid for?**
Monday, March 28, 6:30 p.m. - 9:00 p.m.
- **Housing: What are the options?**
Monday, April 11, 6:30 p.m. - 9:00 p.m.



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PACER's Housing Publications



PACER's Housing Guidebook, Website, Tip Sheets, Navigation Chart

<https://www.pacer.org/housing>

This workshop will address:

- Why is housing and services evolving?
 - Minnesota's Olmstead Plan
 - Home and Community-Based Services Rule
- What is Person-Centered Thinking and Planning?
- How can the Person-Centered Thinking & Planning process provide information and direction for independent living options?
- What are the housing options?



PACER's Housing & Services Process Guide

NAVIGATING THE HOUSING AND SERVICES PROCESS



This guide offers an overview of the main considerations and important steps parents and their young adult with a disability may want to consider when navigating the housing and services process. The acronyms and their definitions can be found on the back panel. For more information on this topic, refer to PACER's publication "Housing: Where Will Our Children Live When They Grow Up?" For a free copy, call PACER at (952) 838-9000 or order online at PACER.org.



How will your young adult pay for housing and services?

- You will need to consider:**
- Supports/staff
 - Personal needs
 - Number of roommates
 - Mortgage or rent
 - Food
 - Current income supplements

What is your young adult's vision for community living?

Create a person-centered plan, a process that:

- Is "person-centered": focused on outcomes, dreams, and visions of the person, not a "system-centered" process driven by programs, stereotypes, and segregated programs like traditional models
- Uses a set of tools that address what is important to a person and for a person to have quality of life, essential to give people more choice and control over the way that they are supported
- Uses a set of tools to capture information, and improve understanding, communication, and relationships
- Gathers information from the people who are important to the person and know them the best: family, friends, neighbors, support workers, and other professionals



Make a request for a Certified Assessor

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PACER's Housing & Services Process Guide

Does the budget allow my young adult to live in this housing option?

- Review budget and level of care
- Budget is determined
- Identify, interview roommates and service providers

Disagree with decision? Use appeal process

Finalize Your Support Plan

- Coordinated Service & Support Plan (CSSP)
- Individual Abuse Prevention Plan (IAPP)
- Personal Care Assistance (PCA) Service Plan
- Individual Community Support Plan (ICSP)
- Individual Treatment Plan (ITP)
- Sign release, forms, rental agreement



CELEBRATE AND MOVE IN!

- Review budget and level of care
- Budget is determined
- Identify roommates, service providers, landlords, realty/leasing companies, if setting license is needed

Disagree with decision? Use appeal process

Finalize Your Support Plan

- Coordinated Service & Support Plan (CSSP)
- Individual Abuse Prevention Plan (IAPP)
- Personal Care Assistance (PCA) Service Plan
- Individual Community Support Plan (ICSP)
- Individual Treatment Plan (ITP)
- Sign releases, forms, rental agreement, or mortgage





4/11/22

My Own Home

Jerry Mellum, Senior Planning Analyst
Hennepin County Health & Human Services
PACER Presentation
April 2022

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In a person's "own home" the person's housing is separate from their supports and services.

➡ people with disabilities will live in the most integrated setting in the community of their choice, with whom, and in what type of housing.

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CMS Characteristics of a Community Living Setting

- Person has a lease or owns their home
 - Person has their own living, sleeping, bathing, eating areas
 - Person has privacy in their living or sleeping area
 - Person chooses if they want a roommate and who
 - Unit has lockable access and egress
 - Person can decorate and furnish unit to their choosing
 - Person controls their own schedule and activities
- Person has access to their own food and kitchen
 - Person can have visitors at any time
 - Person is free to choose their service provider without being at risk of losing housing, and to choose not to receive services
 - Unit is not in a building that also provides inpatient treatment, or is adjacent to or on the grounds of a building that does.

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Person-centered change

SYSTEM-CENTERED



PERSON-CENTERED

- Plan a lifetime of programs
 - Offer a limited number of usually segregated program options
 - Base options on stereotypes about persons with disabilities
 - Find same or similar possibilities for all
 - Focus on filling slots, beds, placements, closures
 - Organize to respond to funders, regulators, policies, and rules
- Craft a desirable lifestyle
 - Design an unlimited number of desirable life experiences
 - Design an unlimited number of desirable options
 - Find new possibilities for each person
 - Focus on quality of life
 - Emphasize dreams, desires, and meaningful experience
 - Organize to respond to people

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The Array of Housing Options

Licensed
Housing

Other Provider
Controlled
Housing

Participant
Controlled
Housing


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Where do you
want to live?

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- Potential unlimited possibilities within resources
- Mother in Law Apartment
- Duplex
- Four plex with scattered apartments
- Modify a garage as a one bedroom apartment seven feet from your brother
- Rent an apartment
- Own a home or condo (first time home buyer \$, land trusts)
- Community residential setting

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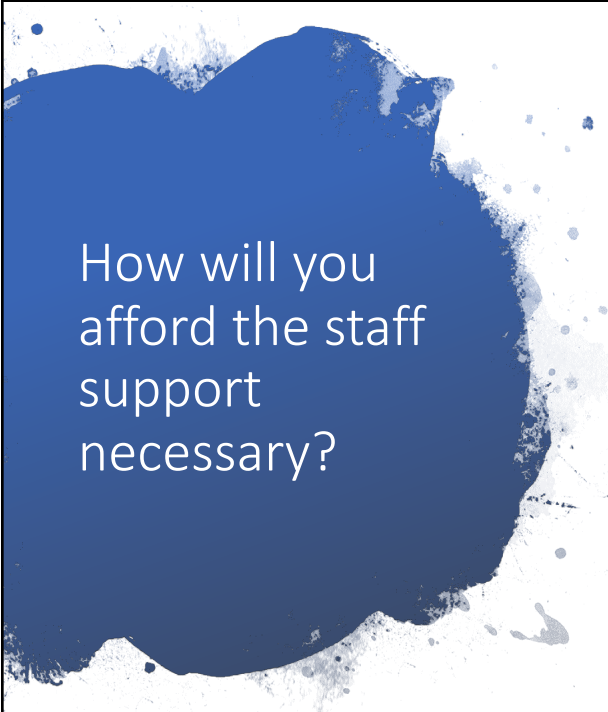


How will you afford rent and food?

- Social Security
- Retirement Survivors Disability Insurance
- Employment
- MN Supplemental Aide/ MSA Housing Assistance
- Housing Support Funds
- Fare for All www.fareforall.org
- Free phone www.qlinkwireless.org
- Energy assistance
<https://accel.minnesotaenergyresources.com/home/ieap.aspx>
- Waiver funded “home delivered meals”
- Waiver funded “caregiver live in expenses”
- Roommate
- Section 8, Section 811

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How will you afford the staff support necessary?

- Natural supports
- Personal Care attendant services
- Consumer Support Grant
- ARMHS—Rehabilitative Mental Health Services (MA funded)
- Waiver Services
 - Individual Housing Supports with & without Training
 - Night supervision
 - 24 Hour Emergency Assistance
 - Electronic Monitoring
 - Homemaker and more!!

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Multi County Individualized Housing Collaboration

- Meet every odd month on 3rd Thursday
- Discuss housing best practices
- Offer technical assistance and ideas to each other
- Developed a housing booklet on “My Own Home”
- Information from booklet was used for www.hb101.org website



Minnesota

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A screenshot of the Housing Benefits 101 website. The header includes the logo 'Housing Benefits 101 Your Home. Your Choice.' with a small orange map of Minnesota, social media icons for Facebook, Twitter, YouTube, and Email, and a search bar. The navigation menu contains links for HOME, SITUATIONS, PROGRAMS, PLACES, MY VAULT, GLOSSARY, and PARTNERS. The main content area features several articles: 'Plan for Your Home, with the Services You Need' with a 'BUILD YOUR PLAN IN THE VAULT' button; 'HB101 Places' with a photo of a modern apartment building; 'Homeless Services in Minnesota' with a map showing access points in Minneapolis, St. Paul, Mankato, and Rochester; 'Moving Out of a Facility, Group Home, or Foster Care'; 'Changing Your Home'; and 'Keeping Your Housing'. On the right side, there is a 'Tweets by @HB101_MN' section with two tweets from HB101 Minnesota, one about the HOME Line and another about the MHome101 app.

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The screenshot displays a website interface for Minnesota Housing. At the top, there are three featured articles: "Moving Out of a Facility, Group Home, or Foster Care", "Changing Your Home", and "Keeping Your Housing". To the right is a social media feed showing a tweet from @HS101_MN about the MNbenefits.mn.gov application. Below these are sections for "Programs and Services" categorized into "Types of Housing", "Paying for Housing", "Services", and "Other Programs". At the bottom, there is a "Get Help" section with three contact options: "Chat with a Hub expert", "Call the Hub", and "Email the Hub", each with a corresponding button and contact information.

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The screenshot shows a worksheet titled "Individualized Housing Options Worksheet: Your self-directed plan". It is divided into five numbered sections, each with a question and a form for answers. Section 1 asks "Where do I want to live?". Section 2 asks "What kind of housing do I want?". Section 3 asks "Do I want a roommate?". Section 4 asks "What is my monthly income?". Section 5 asks "How much money do I need to pay for housing each month?". The worksheet includes checkboxes for various housing types and income sources, and a table for calculating total monthly income.

Tools: Your Self-Directed Plan

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Housing Budget Estimator

1. Monthly Income (Anticipated or Current)

Net Take Home Salary from Employment:	gross \$	per month	\$ _____
Non-Taxable Income (such as Social Security, SSI, etc.):			\$ _____
Subsidy (such as food support, Housing Voucher, Shelter Newdy)			\$ _____
Other Income: (Pensions, Trusts, Child Support)			\$ _____
Total Monthly Income			\$ _____

2. Monthly Expenses

Rent/Mortgage	\$ _____	Clothing	\$ _____
Rental Insurance	\$ _____	Entertainment	\$ _____
Gas/Electric/heat	\$ _____	Health insurance	\$ _____
Cell Phone	\$ _____	Prescriptions	\$ _____
Telephone	\$ _____	Doctor/Dental Visits	\$ _____
Cable TV	\$ _____	Gifts	\$ _____
Internet	\$ _____	Laundry	\$ _____
Personal care (haircut, etc.)	\$ _____	Cleaning supplies	\$ _____
Water/Garbage	\$ _____	Savings	\$ _____
Bus Fare	\$ _____	Charitable Giving	\$ _____
MA/EPD Premium	\$ _____	Waiver Spendown	\$ _____
Child Support	\$ _____	HQA Dues	\$ _____
Groceries	\$ _____	Car expenses & Car Ins.	\$ _____
Other Expenses	\$ _____	Credit Card Payments	\$ _____
Total Monthly Expenses			\$ _____

3. Balance

Total Monthly Income minus **Total Monthly Expenses** = **\$ _____**

Tools: Housing Budget Estimator

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Roommate Profile

Please complete the information below so we can search for, or be paired with, roommates who match your lifestyle, interests, and personality.

Name: _____	
E-mail Address: _____	
Phone Number: _____	Gender: <input type="checkbox"/> Male <input type="checkbox"/> Female
Date of Birth: _____	Expected move date: _____
Where you live now: _____	
Where you want to live: _____	
Monthly working budget: _____	Do you need an accessible home/apartment? <input type="checkbox"/> yes <input type="checkbox"/> no
<input type="checkbox"/> Under \$3000 <input type="checkbox"/> Over \$3000	

What are your habits and what are you looking for in a roommate?			
	Check what applies to you.	Check what applies to your ideal roommate.	
Smoking	<input type="checkbox"/> Don't smoke <input type="checkbox"/> Do smoke	<input type="checkbox"/> Non-smoker <input type="checkbox"/> Smoker	<input type="checkbox"/> No Preference
Drinking	<input type="checkbox"/> Don't drink <input type="checkbox"/> No drink	<input type="checkbox"/> Doesn't drink <input type="checkbox"/> Likes drink	<input type="checkbox"/> No Preference
Housekeeping	<input type="checkbox"/> Not Tidy <input type="checkbox"/> Tidy	<input type="checkbox"/> Not Tidy <input type="checkbox"/> Tidy	<input type="checkbox"/> No Preference
Cooking	<input type="checkbox"/> Cook occasionally <input type="checkbox"/> Cook often	<input type="checkbox"/> Cooks occasionally <input type="checkbox"/> Cooks often	<input type="checkbox"/> No Preference
Having People Over/Entertaining	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> No Preference
Dating	<input type="checkbox"/> Single <input type="checkbox"/> Attached	<input type="checkbox"/> Single <input type="checkbox"/> Attached	<input type="checkbox"/> No Preference
Fairly to Bed/ Stays up Late	<input type="checkbox"/> Early <input type="checkbox"/> Late	<input type="checkbox"/> Early <input type="checkbox"/> Late	<input type="checkbox"/> No Preference
Music Volume	<input type="checkbox"/> Soft <input type="checkbox"/> Loud	<input type="checkbox"/> Soft <input type="checkbox"/> Loud	<input type="checkbox"/> No Preference
Music Preference	<input type="checkbox"/> Country <input type="checkbox"/> Hip hop <input type="checkbox"/> Jazz/Blues <input type="checkbox"/> Faith-based	<input type="checkbox"/> Country <input type="checkbox"/> Hip hop <input type="checkbox"/> Jazz/Blues <input type="checkbox"/> Faith-based	<input type="checkbox"/> No Preference
Talks on Phone	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> No Preference
Going out for Fun	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> No Preference
Currently Employed	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No Preference
Internet Use	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> Occasionally <input type="checkbox"/> Often	<input type="checkbox"/> No Preference
Own a Pet	<input type="checkbox"/> Yes, what? _____ <input type="checkbox"/> No	<input type="checkbox"/> Yes, what? _____ <input type="checkbox"/> No	<input type="checkbox"/> No Preference
Allergies	<input type="checkbox"/> Yes, to what? _____ <input type="checkbox"/> No	<input type="checkbox"/> Yes, to what? _____ <input type="checkbox"/> No	<input type="checkbox"/> No Preference
Language	<input type="checkbox"/> English <input type="checkbox"/> Other: _____	<input type="checkbox"/> English <input type="checkbox"/> Other: _____	<input type="checkbox"/> No Preference

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Tools: Roommate Profile

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Tools:
RUMI

<https://meetmyrumi.com>
651-760-8730

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My Own Home – Facebook Page

Tools:
Social Media

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Examples that counties can use to find roommates

- MN Roommate Connect - Facebook page
- Bowling for Roommates
- Guys/Girls Night Out
- Munch and Move
- Meet and greets – multiple times
- Have person check with family and friends

Don't forget to ask the person if they know of someone that they want to live with.

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Contact Info:

Jerry Mellum, Senior Planning Analyst
Jerry.Mellum@Hennepin.us

612-596-7094

Free training on county services:

<https://www.hennepin.us/residents/human-services/seniors-disabilities-supports#information-sessions>

Thank you!

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Let's Get Started!



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Dustin & Karen Anderson

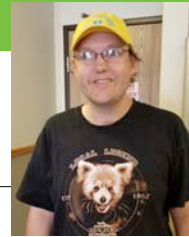


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CHAMPIONS FOR CHILDREN WITH DISABILITIES

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Dustin's One-Page Profile



Like & Admire About Me

- **Friendly**
- **Good self-advocate and for others**
- **Outgoing**
- **Loyal**
- **Helpful to others**
- **Traveling**

Important TO Me:

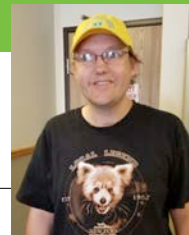
- **Family:** mom, dad, brothers and nephew
- **Church:** "being an active member of choir, teaching Sunday school, and being a part of bible study makes me feel closer to God and my community".
- **Job:** "makes me feel good to be a paid member of community that is how I contribute".
- **Apartment:** "having my own apartment makes me feel more independent in community".
- Going to different places and meeting people; traveling

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Dustin's One-Page Profile



Important FOR Me

- My circle of support: job coach, case manager, family, Mains'l staff, friends, etc.
- Having "me time"...I enjoy being around people (family, friends and even getting to know strangers) but also really enjoy being alone and having time to myself.
- Transportation to go places being that I do not drive.
- Being around people and have a circle of support that know how my diagnosis affects my life and can support me and help me be accountable in staying on task and being a good self advocate and for others.

How to Best Support Me

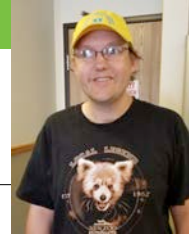
- **Help with Volunteering:** to process the logistics of events, meetings, fundraisers and prioritize if transportation is a problem. Tri-cap is not always available during these events (weekends/evenings)
- Connect with others attending the events or research alternatives to public transport and bring information to the manager.
- Research new volunteer events (purpose, when, where, time, transportation)
- Work with Dustin to find affordable trips to save up for that he would enjoy and how to save money for them. NEXT>

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CHAMPIONS FOR CHILDREN WITH DISABILITIES

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Dustin's One-Page Profile



How to Best Support Me (cont'd)

- Encourage Dustin to call ahead of time to other people that are attending an event for transportation. Staff work with Dustin to research alternative public transportation and bring forth information to manager.
- Work with Dustin to research a new volunteer opportunity he is interested in (purpose, when, where, time and how to get there).
- Assist Dustin when he is struggling with expressing concerns, needs, or sharing a story to his family.
- Dustin gets very nervous before speaking in front of others, words of praise and comfort as well as processing ideas for his talk, support Dustin and help calm his nerves before speaking.
- Dustin works well with visual tools. Use the "PC Donut Tool" when Dustin is struggling with aligning with work rules.

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Dustin Home, Work, Play!



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Dustin – Affordable Housing, USDA Rural Development

Dustin's Financial Situation

- **Rent:** \$504.00*
- **Utilities:** heat, water, gas, sewer, trash (included in the rent?) **Electric:** \$35-40.00 mo. **Phone:** \$45.00
Internet/Cable: \$216.61= **\$805.61**
Food: \$200
- **Income - SSDI:** \$954
- **Job:** 3.5 hrs 4xwk = 13 hrs (\$12.50 hr) = \$651 mo.
- **Food Support/SNAP, MSA, MSA Housing Assistance:** Does not receive
- **Personal Needs:** \$80.00

Waiver Service

- DD Waiver – IHS w/training, w/o training, Customized Employment
 - **Natural Supports:** family/ friends
- Total Income: \$1,685.00**
Total Expenses: \$1,005.61
Left: \$599.39

** This is a subsidized elderly and disabled development. (need to know funding sources).*

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Team Dustin!



Dustin's "Hope-Dream Realities" August 2019

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Dustin's Person-Centered Plan > PATH



Dustin's "Hope-Dream Realities" August 2019

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Dustin & Karen "Words of Wisdom:



- **Dustin:** "Don't be afraid to speak up and be assertive."
- "People with disabilities need to be included, not excluded."
- **Karen:** "Do not settle for 'no'. You need to fight for what you believe is right."
- "Dustin deserves to have a chance in life. He would not have had all the experiences he has had, had he stayed in the family home."
- "It is better to have tired and failed than not tried at all."

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Building
Community with
Friends -
Supportive Living
Apartment

Lisa & Amanda Vala
Pat & Jay Hannon



April 2022

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Lisa Vala – parent, grass-roots organizer



- Home – Plymouth, MN
- Kids – 2 amazing, resilient daughters – Katherine (31), Amanda (28)
- Married - 34 years – yes, all to the same guy
- Retired – General Mills food product development
- Hobbies: Pickleball pro (aspirational), cooking, traveling, learning, disability advocacy, politics, friends
- 1996 graduate of Partners in Policymaking – where it all started!



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Pat Hannon– parent advocate



- Home – Plymouth, MN
- Son Jay (29)
- Married - 40 years – also all to the same guy (Marvin)
- Still working Best Buy Controllershship Sr. Acct. Analyst
- Full-time advocate for all things to make Jays life fulfilled
- Hobbies: Traveling, spectator at sporting events, weekends at the cabin

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Amanda Vala – My Life

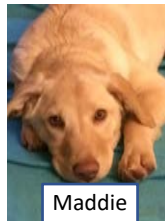


What people Like About Amanda:

- Friendly
- Great smile
- Amazing memory
- Not an evil bone in her body
- Pretty independent in daily routine



My family:
Mom, Dad, sister Katherine



Maddie

Supports Amanda Needs to Stay Healthy, Happy & Safe:

- Plan for having regular social contact with friends vs watching TV alone
- Help managing food intake
- Plan for regular physical activity
- Oversight for medical needs
- Help understanding safety/stranger danger
- Cleaning my living space
- Solving novel problems
- Reminders to communicate:
 - Let others know your whereabouts
- Help with low vision needs
- Help take photos for my scrapbook hobby

What's Important TO Amanda:

- Looking for a new job
- Special Olympics
- Sing in church choir
- Her dog, Maddie
- Scrapbooking
- Playing cards (Uno, SkipBo...)
- Survivor, Big Brother, Amazing Race TV
- Watching sports on TV

What's Important FOR Amanda:

- Planned, meaningful activities every day
- Healthy, portioned meals & snacks
- Regular exercise
- Social opportunities with friends

Dislikes:

- Unexpected change of plans/routine
- When people move my things
- When I have technology issues
- When the power goes out
- When things break

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Jay Hannon – Life on My Own

What people like and admire about me

- Kind to everyone
- Thoughtful
- A good friend
- Passionate about many things. Making him an interesting person to talk to relating everything back to something he is passionate about
- Hard working, never gives up and sets a good example for others
- Happy attitude and always gives his best effort
- Welcomes and acknowledges everyone



What's important to me

- Work
- Special Olympics
- Athletics
 - Running Club/SKs
 - Lifetime Fitness Activities/Swimming/Yoga/Zumba
 - General Health and Fitness
- U of M and other local College Sports
 - MIAC Sports events
 - U of M Sports events (All Sports-TV and Going to the events; especially women's volleyball and men's basketball)
 - Timberwolves
 - Twins
- Travel/Trips/Vacations – Frequent flier miles card
- TV shows (Survivor, Ninja Warriors, Amazing Race)
- Watching all kinds of sports on TV
- Like getting out of the house but need to be nudged to actually get going

How best to support me

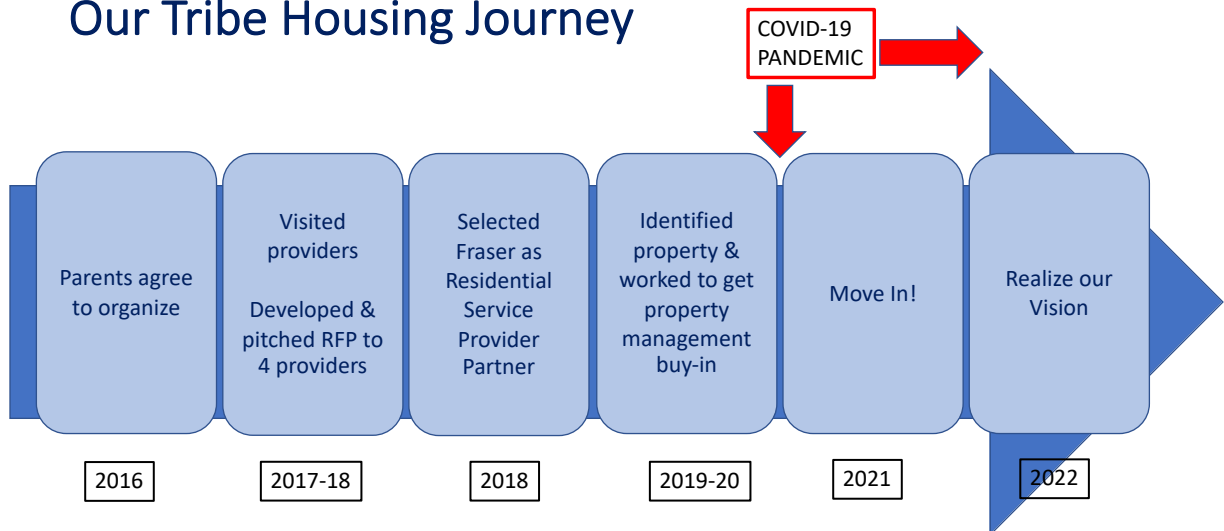
- Written daily schedule required
- Warn me of changes I need to process
- I have anxiety watch for this and help me get to level 1
- I need physical activity to relieve stress
- Make sure I have plans for regular social contact with friends and not just sitting in my place alone
- I need to get to the gym several times a week. It helps with my anxiety
- Help me with my meals planning and preparing
- Help me problem solve issues
- Teach and remind me about safety/stranger danger issues
- Remind me to do my laundry and clean my space. (Daily Schedule)
- Ensure I get to my athletic events/activities and sporting events
- Remind me to communicate – leave phone on and respond and always check in/out when I am going somewhere

How best to support me (Cont.)

- Reminders to converse about normal topics not just the things I am passionate about
- When talking remind me to explain how I relate things back to my passions (Airplanes flight no. types and arrival times, NCAA runners names and running time)
- **No babies in my immediate area**

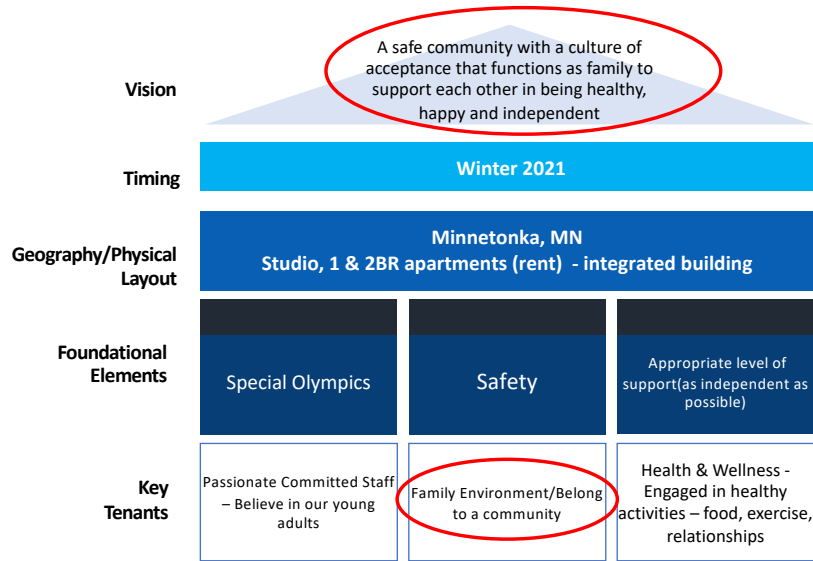
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Our Tribe Housing Journey



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Moving Out Framework – Our Tribe



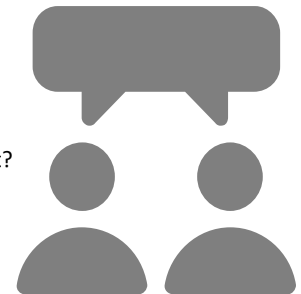
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Fraser Community Living - Housing Considerations

Consider the individual's current support needs, skills, and preferences for housing:

- What is important to and for the individual?
- Where do they want to live?
- Do they prefer to live alone or with others?
- What independent living skills do they currently use in their living environment?
- What is important to them to have in their living environment?
- How long can the individual be home alone?
- Is there a need for overnight supervision or assistance?
- How much assistance is needed for daily living tasks?
- Can services be intermittent or do staff need to be on-site at all times?



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Fraser Housing Options

Supervised Living

- Similar to a traditional group home environment.
- 24-hour staffing tailored to the support needs of those who live in the home.
- 4 individuals living together.
- More hands-on supports with ADLs and IADLs.

Supportive Living

- Individuals rent their own apartment.
- 1-BR or 2-BR apartment options.
- On-site staffing to assist with independent living skills development.
- Shared staffing model.

Independent Living

- Individuals rent a Fraser apartment.
- 1-BR apartment option for adults with a developmental disability or related condition.
- HUD-subsidized rent.
- 1 on-site staff member for emergencies only.

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Supportive Living

- **We offer services in 5 metro locations!**
 - Apple Valley
 - Hopkins
 - Minnetonka
 - Plymouth
 - St. Paul (Highland Park area)
- **Services include 24-hour Emergency Assistance and Individualized Home Support with training.**
- **~12 individuals are served at each location.**
- **Supportive Living services are funded through the DD waiver, CADI waiver, or private pay.**
- **Individuals rent their own apartment unit through the property management, not through Fraser.**

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Supportive Living “Staffing Pattern”

- Staff apartment/office.
- 3-4 staff are on-site during staffed hours to assist individuals with their goals and tasks.
- There is 1 asleep staff overnight for emergencies or irregular matters.
- Staff host a weekly dinner for those interested in participating in the staff apartment/office.
- Non-staffed hours are Monday-Friday from 9AM to 2PM.
 - During this time staff are available via staff cell phone for urgent matters.
 - Most individuals receive Day Support, work or volunteer, or are able to be safely alone in their apartment during these times.

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Key Differences between Our Individualized Housing Option & Fraser Supported Living

1. Staff support for evening and weekend **transportation** to a multitude of activities for residents.
(*Mantra: Metro Mobility max of once a day*)
2. Build sense of community with facilitated group dinners – 3-4x/week. Rotate cost/location between apartments. Residents opt-in.

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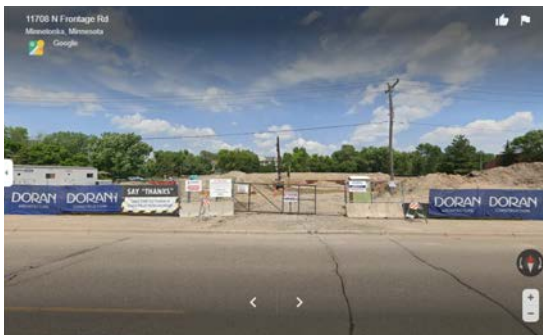
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Services Offered through Fraser Supportive Living:

- Budgeting and bill paying
- Medication assistance
- Meal planning
- Grocery shopping
- Cooking instruction / skill development
- Assistance with creating and maintaining a cleaning plan
- Monitoring technology
- Assistance with community integration
- Medical appointment support
- Communication with property management
- Assistance with transportation scheduling
- Roommate matching (if desired)

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Property ID



Construction

SUBURBAN DEVELOPMENT

Doran Cos. plans project in Minnetonka

Doran Cos. plans to break ground this month on a luxury apartment community in Minnetonka at Wayzata Boulevard and Fairfield Road near Hopkins Crossroads and Interstate 394.

The multifamily complex, designed and built by Doran, will be the first led by Doran RE Partners, an independent venture that pursues joint development deals relying on capital independent of founder Kelly Doran.

The 175-unit apartment community will be constructed on the site of what are now three office buildings.

"We are excited to bring this project to life, marrying the tranquility of the natural environment within this Minnetonka neighborhood with the modern conveniences and amenity-rich lifestyles residents of Doran properties ... expect," said Anne Behrendt, Doran chief operating officer.

The multifamily apartment community will boast 20,000 square feet of amenity space, including a fitness center.

The complex will include 35 income-restricted apartments for those who make up to 50% of the Twin Cities area median income.

The city of Minnetonka will contribute \$4.8 million in tax increment financing for the project.

Doran Partners paid \$3.65 million for the two parcels of land, but declined to quote a development-and-construction cost for the project.

Over the past decade, Doran Cos. has developed, designed or built more than 30 luxury multifamily projects.

NEAL ST. ANTHONY

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A Day In the Life – Amanda’s Supports

Sunday

- Sing in church choir & lunch with family
- Parents drive her back to apartment
- 1 – 3 pm – In-home supports without training (exercise in community & Caribou tea)
- 3 – 5 pm – Fraser staff (In-home supports with training) – grocery shopping and food prep
- Dinner – Mom’s Meals or reheat leftovers
- TV



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A Day In the Life – Jay’s Supports

Monday

- Work 8 pm - 1 pm and back to apartment
- Work out at the apartment complex workout facility
- 3 – 4 pm – Fraser staff (In-home supports with training) – grocery shopping
- 4 pm – groceries unpacked independently
- Light meal prep, laundry and light cleaning independently
- TV



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April Activity Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 BYO dinner in the lobby 6p/Grocery shopping!	2
3	4	5	5:30 Community Room 6	7	8	9
Movie Night	Basketball Practice. 4p Bingo Zoom		Community dinner: Spaghetti and Meat balls with a salad		BYO dinner in the lobby 6p/Grocery shopping!	
10	11	12	5:30 Community Room 13	14	15	16
UNO Attack	Basketball Practice. 4p Bingo Zoom	Hot Tub 7:30pm	Community dinner: Breakfast for dinner	Game Night 7p Community Room	BYO dinner in the lobby 6p/Grocery shopping!	
17	18	19	5:30 Community Room 20	21	22	23
Happy Easter	Basketball Practice. 4p Bingo Zoom	Hot Tub 7:30pm	Community dinner: Easter dinner!		BYO dinner in the lobby 6p/Grocery shopping!	Bowling 12:00pm Movie Night 7:00 Stephanie's apt
24	25	26	5:30 Community Room 27	28	29	30
Caribou Walk 10:00am Smoothie Time	Basketball Practice. 4p Bingo Zoom	Hot Tub 7:30pm	Community dinner: Orange Chicken and fried rice.		BYO dinner in the lobby 6p/Grocery shopping!	

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Financials – 2BR Affordable Apartment - Amanda's half

Income	Expenses
SSI/SSDI \$841	Rent \$650
MSA + MSA Housing \$81 + \$397 = \$478	Utilities (incl cable/internet) \$95.00 + \$105 = \$200
SNAP \$230	Lifeline Cell Phone Service: Free
Employment (intermittent) - \$15	Food \$250
	Scrapbooking supplies \$75
Energy Assistance – will apply soon	Entertainment \$100
	Transportation \$50
TOTAL = \$1,564	TOTAL = \$1325.00 Total LEFT \$239

Waivered Services: Traditional Developmental Disabilities Waiver (In-Home Supports with training, 24 HR Emergency Assistance, Home-delivered meals, Employment, In-Home Supports without training) - \$66,000/yr allocation.
*** Qualification Resident makes under 40% of AMI. This developer received 4.8 mill. "TIF funding" City of Minnetonka.**

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Financials – 2BR Affordable Apartment – Jay’s Half

Income	Expenses
SSDI \$883	Rent \$650
Wages \$900	Utilities (incl cable/internet) \$95.00 + \$105 = \$200
SNAP \$30	Cell phone \$50
	Food \$250
	Entertainment/other \$150
	Transportation \$50
TOTAL = \$1,813	TOTAL = \$1350 Total LEFT \$463

Waivered Services: Traditional Developmental Disabilities Waiver (In-Home Supports with training, 24 HR Emergency Assistance, Employment, In-Home Supports without training) - \$60,000/yr. allocation.
** Qualification Resident makes under 40% of AMI. This developer received 4.8 mill. "TIF funding" City of Minnetonka.*

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Path to Create Supportive Housing with Friends

- ✓ Start Early
- ✓ Have a Learning Mindset
- ✓ Network
- ✓ Organize - Form a Family Coalition & select a leader(s)
- ✓ Visit providers – they are not scary 😊
- ✓ Develop your “Request for Proposal” (RFP) “Your ASK”.
- ✓ Shop your RFP around to providers that are a match. Ask for their proposals
- ✓ Pick your residential service provider partner
- ✓ Realize your Vision!

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Remember – Drive the Bus, don't be a passenger!



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Thanks to Family Partners!

- The Hannons
- The Hirschs
- The Steinhagen/Petersons
- The Kraffts
- The Dahlins
- The Andersons
- The Elmores
- The Blegens
- The Dischinger/Beautants

- And Jerry Mellum – Rock Star Consultant!

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PACER Housing Workshop

April 11, 2022



Chris Dettling, Senior Director Real Estate Development



Julie Hughes, Community Life Coordinator



AbleLight



Bethesda

Bethesda is now AbleLight

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AbleLight



About AbleLight

- Christian-based, non-profit
- Founded 1904
- Mission to serve people with intellectual and developmental disabilities (I/DD)
- Group Homes, Host Homes
- Provide education, financial, and supportive services
- 13 states

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Our Inclusive Approach to Housing



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Whole Person Approach



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Cornerstone Village



Community – A Fundamental Human Need

- Loneliness is an epidemic in our community
 - Feeling lonely on a regular basis
 - >50% of adults 18-49
 - >40% of adults 55+
 - Social isolation doesn't have to be the trade-off for independence
- Nationally, 75% of adults with I/DD still live at home
 - Concern of aging parents
 - "What happens when I am no longer able to care for my adult child?"

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The Solution



What is Cornerstone Village?

- Inclusive Housing for People with All Abilities
- We do this in collaboration with I/DD parent groups across the US
- Multifamily residential communities where everyone can thrive
- Set-aside 20% of units for households with I/DD; 80% neuro-typical



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Cornerstone Village Victoria, MN



Cornerstone Village Victoria Momentum Video (4min)



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Independence



Support Independence for individuals with I/DD through:

- **Long-Term Affordability**
 - 30% AMI (1 person) = \$22,050 (max rent = \$590)
 - 50% AMI (1 person) = \$36,750 (max rent = \$984)
- **Consumer Choice for Services**
- **Smart Site Selection**
 - Close to shopping, work, transportation
 - Close to family and existing social networks
- **Activities (curated by an on-site Resident Life Director)**
 - Game nights
 - Community meals
 - Classes (cooking, fitness, etc)
 - Special interest clubs (faith, gardening, walking, etc)
- **Physical Design**
 - Smart home technology
 - Universal + accessible design



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Activities






April 2022


SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Color Codes for Activities: Green – everyone Red – 55+ Men and Women Dark Blue – 55+ Men Pink – 55+ Women Blue – Young Adults		APRIL BIRTHDAYS Milton Seifert 4/3, Nancy Gilbert 4/11, Gail Terry 4/21, Deanna Williams 4/25, Jeremy VanArsdale 4/27, Ryan VanArsdale 4/27, Jerry Karnopp 4/28, Emma Selmer 4/30, Shelley Hansen 4/30			1	2
3 Parables 10:15a	4 Walking Club 6:30p	5 Men's Coffee 8:30a Exercise 10a Dinner & Games 6p	6 Happy Hour 4p Parables 5p	7 Bible Study Pastor Mark 10:30a Exercise 1p	8 Waffle Breakfast 9a-10a Scavenger Hunt 6p	9 Walk to Ruby's Roost 9:30a
10 Parables 10:15a	11 Walking Club 6:30p	12 Men's Coffee 8:30a Exercise 10a Dinner & Games 6p	13 National Scrabble Day 2p Parables 5p	14 Bible Study Pastor Mark 10:30a Exercise 1p	15 Movie Night 6p	16 Walk to Ruby's Roost 9:30a
17 Sunrise Easter Service 7a Parables 10:15a	18 Walking Club 6:30p	19 Men's Coffee 8:30a Exercise 10a April 8-days Dinner & Games 6p	20 Garden Club 10a Parables 5p	21 Bible Study Pastor Mark 10:30a Exercise 1p	22 Earth Day Recycling Class 2p Bingo & Beyond 6p	23 Walk to Ruby's Roost 9:30a
24 Parables 10:15a Mini Golf 1:30p at The Burrow	25 Women's Brunch 10a Walking Club 6:30p	26 Men's Coffee 8:30a Exercise 10a Dinner & Games 6p	27 Happy Hour 4p Parables 5p	28 Bible Study Pastor Mark 10:30a Exercise 1p Fire Drill/ Meeting 6p	29 Movie Night 6p	30 Walk to Ruby's Roost 9:30a Starry Night Prom 6:30p

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Assistive (Environmental) & Smart Home Tech

- **Safety & Security:** video doorbell, smart garage door opener, smart lock, CO/smoke detector
 - **Sensors:** motion, door/window, presence, leak detection, temperature/humidity
 - **Alerts:** smart bulbs (multi-color), siren/strobe
- **Lighting** (accessibility): smart plugs, bulbs, switches
- **Energy Efficiency** (accessibility): smart thermostat
- **Accessibility | Independence:** smart vacuum, microwave, washer/dryer





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AbleLight Capital Funding



Sample Sources & Uses (100 Unit Development)			
Capital Uses			100
Acquisition Cost	\$ 1,500,000	\$ 15,000	5%
Construction Cost	\$18,000,000	\$ 180,000	60%
Soft Costs	\$10,500,000	\$ 105,000	35%
Reserves	\$ 500,000	\$ 5,000	2%
Total Development Cost	\$30,000,000	\$ 300,000	100%
Capital Sources			
1st Mortgage	\$ 3,000,000	\$ 30,000	10%
Owner Equity	\$ -	\$ -	0%
LIHTC Equity	\$21,000,000	\$ 210,000	70%
MN Housing	\$ 2,000,000	\$ 20,000	7%
County	\$ 1,500,000	\$ 15,000	5%
City (TIF, etc)	\$ 1,500,000	\$ 15,000	5%
Philanthropic	\$ 550,000	\$ 5,500	2%
Rebates	\$ 450,000	\$ 4,500	2%
Total Development Source:	\$30,000,000	\$ 300,000	100%



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AFFORDABLE PRICING RUNDOWN					
	Villas		Apartments		
	Minnetonka	Nokomis	Hiawatha	Isles**	Harriet
Sq. Ft.	1216	1017	1100	1024	734
Type	2BR 2BA + Den	2BR 2BA	2BR 2BA	2BR 2BA	1BR 1BA
Rent	\$2,500	\$2,300	\$2,200	\$2,175	\$1,535
Subsidy	(\$682)	(\$682)	(\$682)	(\$682)	(\$682)
Community Fee	\$140	\$140	\$140	\$140	\$140
Est. Utilities	\$205	\$168	\$155	\$155	\$117
TOTAL COST	\$2,163	\$1,926	\$1,813	\$1,788	\$1,110

** The Isles have a price range of \$2,160-2,175 depending on location

	Villa	Apartments			
	Nokomis (Shared)	Hiawatha (Shared)	Isles (Shared)	Harriet (Individual)	Harriet Shared
Annual Income	<\$41,400	<\$41,400	<\$41,400	<\$36,200	<\$36,200
Type	2BR 2BA -1 Car Garage	2BR 2BA	2BR 2BA	1BR 1BA	1BR 1BA
Rent	\$2,300	\$2,200	\$2,165	\$1,535	\$1,535
Subsidy	(\$682)	(\$682)	(\$682)	(\$682)	(\$682)
Community Fee	\$140	\$140	\$140	\$140	\$140
Est. Utilities	\$168	\$155	\$155	\$117	\$117
TOTAL COST	\$1,926	\$1,813	\$1,778	\$1,110	\$1,110
Cost for Roommate 1	\$963.00	\$906.50	\$889.00		\$555.00
Cost for Roommate 2	\$963.00	\$906.50	\$889.00		\$555.00

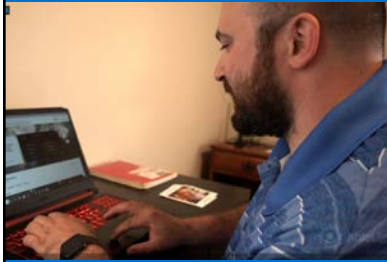


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Advocacy



Support Independence through self-advocacy:

- MN State Legislature Housing Committee
- Residents Ryan and Jeremy testified about how living at Cornerstone Village Victoria supports their independence and why additional funding is needed.



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Bethesda

Bethesda is now AbleLight

Questions?

Chris Dettling

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612.432.5820

Julie Hughes

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920.261.3050

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In Closing....



- Educate yourself! Start networking!
- Time is an advantage due to limited funding, availability of supports & services, and affordable housing.
- It is beneficial to start the application process for social services in your high school years.
- Plan time to start your person-centered plan with your son daughter and about housing services and options.
- **Call PACER Center's Housing Project with additional questions.**

PACER's Housing & Services Process Guide ...coming in the next workshop



Resources

PACER's Housing Project:

www.PACER.org/housing

Contact Person: Susan Shimota
Phone: 952-838-9000
Email: susan.shimota@PACER.org

Hennepin County Social Services

Jerry Mellum, Senior Planning Analyst

Hennepin County Human Services and Public Health Department
Phone: 612-596-7094

Jerry.Mellum@hennepin.us

PACER's National Parent Center on Transition & Employment:

www.PACER.org/transition

Disability Hub MN

disabilityhubmn.org 1.866.333.2466

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Resources

Person Centered Planning:

Helen Sanderson and Associates www.helensandersonassociates.co.uk

The Learning Community for Person Centered Practices
<https://tlcpcp.com>

MN Department of Human Services > Person Centered Practices
<https://mn.gov/dhs/partners-and-providers/program-overviews/long-term-services-and-supports/person-centered-practices>

ARC Minnesota: Planning & Coaching
<https://arcminnesota.org/ways-we-can-help/planning-your-future>
Phone: 952-920-0855, ARC Statewide: 833-450-1494
Email: <https://arcminnesota.org/ways-we-can-help/ask-an-advocate>

MN Governor's Council on Developmental Disabilities
"Its My Choice":
<http://mn.gov/mnddc/extra/publications/Its-My-Choice.pdf>

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Resources

Minnesota's Olmstead Plan

www.pacer.org/housing/gettingstarted >Minnesota's Olmstead Plan
<https://www.pacer.org/housing/pdf/olmstead-plan-march-2020.pdf>

The ARC of MN - Housing Resources

<https://arcminnesota.org> <https://arcminnesota.org/learn-connect/learning-center/housing>

Phone: 952-920-0855, ARC Statewide: 833-450-1494

Metropolitan Center for Independent Living, Inc.

www.mcil-mn.org 651.646.8342



Resources

MN Department of Human Services Main Page

<http://mn.gov/dhs>

- People with Disabilities>Services>Home and Community Services
<https://mn.gov/dhs/people-we-serve/people-with-disabilities>
- Healthcare>Child & Adult Mental Health:
<http://mn.gov/dhs/people-we-serve/people-with-disabilities/health-care>
- Housing
<http://mn.gov/dhs/people-we-serve/adults/economic-assistance/housing>
- Housing Benefits101 <https://mn.hb101.org>
- HB101 Places <https://mn.hb101.org/places.htm>
- Disability Benefits 101 <https://mn.db101.org>



Resources



MN Department of Human Services – Housing Stabilization Services

<https://mn.gov/dhs/partners-and-providers/policies-procedures/housing-and-homelessness/housing-stabilization-services/housing-stabilization-services.jspf>

MN Department of Human Services (DHS) Community-Based Services Manual

<https://tinyurl.com/sn9pmt6>

“Find Choose & Keep Great DSPs (Direct Support Professionals) Toolkit”

https://ici.umn.edu/index.php?products/view_part/375

“Questions to ask Providers When Making Decisions about Residential Supports for Family Members with Disabilities” <http://rtc.umn.edu/questions/index.html>

Metro Crisis Coordination Program (MCCP) Residential Openings List <https://mnopenings.org>

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Resources



Housing Link

Housing Rental Listings, Public Housing, Section 8, Waitlists & Newsletter

www.housinglink.org

Housing Link “Streams” Database: <https://www.housinglink.org/Streams/>

TAC- Technical Assistance Collaborative

www.tacinc.org/knowledge-resources/publications/e-books/section-8-made-simple

Voucher Database for MN: <http://www.tacinc.org/knowledge-resources/vouchers-database/?state=MN>

HUD - Information for Disabled Persons

http://portal.hud.gov/hudportal/HUD?src=/topics/information_for_disabled_persons

HUD Resource Locator <https://resources.hud.gov>

“20 Revealing Questions that Every Renter Should Ask”

<https://www.apartments.com/rental-manager/resources/article/20-revealing-questions-that-every-renter-should-ask>

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Resources

- MN Housing Finance Agency
 - www.mnhousing.gov
- MN Home Ownership Center
 - <https://www.hocmn.org>
- Homes for All
 - <http://homesforallmn.org/>
 - <https://www.hocmn.org/homeownershipopportunityalliance>

Social Security Administration

<https://www.ssa.gov/benefits/disability> <https://www.ssa.gov/ssi/links-to-spotlights>

