



## LHA Legislative / Policy Agenda

**2018-2019**

The Lanterman Housing Alliance (LHA) is a statewide industry association that serves as a catalyst for the creation of affordable, supportive housing for Californians with intellectual and developmental disabilities (I/DD). Our members collectively operate more than a thousand affordable housing units that are specifically reserved for this population. LHA's ability to bring together builders, regional centers, funders, policy makers, and other key stakeholders uniquely positions us to meet our objectives to increase housing opportunities that address the needs of individuals with I/DD.

LHA's legislative / policy agenda guides our alliance in advocating for statewide policy solutions, supporting legislation, collaborating with regional industry associations, engaging with financial institutions and working with the Department of Developmental Services and state housing agencies.

The Lanterman Housing Alliance advocates for the below legislative/policy solutions as a way to enhance statewide capacity to meet the housing needs of people with I/DDs.

### **Prioritize Housing Production for People with I/DD**

- Through a combination of various strategies, such as rental subsidies, capital funding, inclusionary housing policies, housing element targets, etc., California municipalities and housing authorities should set a goal to ensure a percentage of all future affordable housing development is created specifically for very-low and extremely low-income residents with I/DD.

### **Capital Funding**

- Dedicate funding to be provided for, but not limited to, acquisition, design, construction, rehabilitation, or preservation of affordable units specifically to meet the needs of people with I/DD.



- **[SUGGESTED PRIORITY]** Create a funding program similar to the one suggested in AB 192(Mathis) that established an Integrated Community Living Program that would form an interagency administrative body between DDS and a state housing authority (e.g., HCD, CalHFA, etc.).
- Create dedicated funding that is applicable to tax-credit, shared and small-scale community integrated housing models for people with I/DD.
- Provide acquisition and rehabilitation funds to re-purpose privately owned residential care facilities that currently serve people with I/DD into non-profit owned, permanently affordable shared housing or HCBS-compliant residential care.
  - Mobilize CDFIs to develop a loan product to quickly and efficiently secure and remodel at-risk properties.
- Create a funding program for shared housing/multi-family housing that is equivalent to the cost of creating and operating a licensed community care home.

### **Rental Subsidies**

- Create or allocate rental subsidies that will be specifically available to people with a preference for services needed by very-low- and extremely-low income residents with I/DD.
  - Consider the flexible rental subsidy pool model.
- Local housing authorities should dedicate a % of housing choice vouchers for people with preference for services needed by residents with I/DD.
- Meet with statewide housing authority association to inquire approaches to enhance access to vouchers.

### **Education**

- Educate lawmakers and affordable housing advocates on the need and lack of resources targeted to housing development for people with I/DD.
- Educate legislators and the housing and community development sector on the I/DD service system's legal entitlements, how supportive services follow the individual into housing, and the need for mainstream affordable housing to service people with I/DD.
- Educate affordable housers on eligibility criteria for prospective residents to ensure that the target population--individuals with I/DD-- are in fact the individuals receiving the vouchers.



## Improve Access to Current Affordable Housing Funding

- Make revisions to existing affordable housing program guidelines through their NOFAs and housing related measures in order to further incentivize developers utilizing best-practice strategies to house people with I/DD.
- Enhance access and use of AHSC funding to service people with I/DD.  
<http://sgc.ca.gov/programs/ahsc/>.
- Allocate funds for people with I/DD similar to MHSA/No Place Like Home for people with mental illness, or for veterans under the VHHP Program, or TAY under the MHP Homeless Youth (MHP-HY) Program.
- **[Suggested Priority]** Incentivize the development of deeply affordable homes for households with I/DD through modification of the density bonus:
  - propose to add an extra “reward” for I/DD targeting with Regional Center commitments to providing services to support housing access and retention
  - Propose a 20% density bonus for 3% ELI with DD with faster acceleration to max of 35%

This rewards inclusion in market rate housing- integrates well with new inclusionary ordinances being adopted under AB 1505.

- Seek to amend the AHP program to add I/DD to the Special Needs definition.
- Look at ways to add or strengthen I/DD set-asides and/or add preferences/points in other funding sources as well.
- Establish specific set-asides for people with I/DD within existing funding programs (e.g., SB 912).
- Continue to explore and remove barriers to housing this population by allowing for developments with smaller units (e.g., NOAH, small lot subdivision, duplexes, triplexes, etc.) not currently leveraging LIHTC to further qualify for existing affordable housing programs and funding streams.

## Accessory Dwelling Units



- **[SUGGESTED PRIORITY]** Further streamline local approval of ADUs, including pre-empting local owner-occupancy requirements which would prevent ownership by a trust of which a beneficiary is an occupant with disabilities. Consider support of current AB 68.
- Generate specific allowances and incentives to encourage the construction of Accessory Dwelling Units by families to meet the needs of relatives with I/DD.
- Amend WIC Section 4869A(a)(1) to allow SLS to be provided to people with I/DD living in legally permitted Accessory Dwelling Units.
- Streamline Regional Centers' authorization of supported living services in ADUs.

#### **DDS' Community Placement Plan (CPP) / Community Resource Development Plan (CRDP)**

- Align DDS' CPP/CRDP program guidelines with mainstream capital finance programs.
- Expand the use of DDS' limited Community Placement Plan and Community Resource Development Plan funding to create supportive housing.

#### **HCD's Multifamily Housing Program (MHP)**

- Craft an MHP subset called MHP-I/DD similar to the MHP Homeless Youth (MHP-HY) Program.
- **[SUGGESTED PRIORITY]** Re-include I/DD in MHP Supportive Housing Program.

#### **Source of Funding**

- Research feasibility of floating a future bond initiative or legislated fee focusing on I/DD similar to Proposition 63's "millionaires tax" for people with mental illness, Prop 1C (multiple programs including housing for the homeless), Prop 41 (veterans), or SB3 (multiple programs including housing for the homeless).
- **[SUGGESTED PRIORITY]** Reinstate California Redevelopment Agencies (RDAs) to fund affordable housing that includes specific allocations for people with Extremely Low Income (ELI) and I/DD.



- Redirect state cost savings from the closure of developmental centers to create and operate supportive housing for IDD (e.g., AB 192- Mathis).
- The CA Tax Credit Allocation Committee should reserve a % of its low income housing tax credit resources to create housing specifically for people with I/DD.

### **Legacy HOMES**

- Create solution for courts to have the option to leave a home that is subject to Medicare recovery to a nonprofit in perpetuity for persons with I/DD (e.g., Adding an amendment to SB 833 to allow another exception).

### **MISC**

- Reduce or eliminate parking requirements for expanding housing for people with I/DD.
- Cities and Counties shall actively evaluate all existing unutilized or underutilized public properties with the intent to make all suitable properties for housing people with I/DD available through an RFP process.
- Access Parks money by developing at lower densities leaving portion of land as open green space.
- Strengthen housing element enforcement to leverage SB 812.
- Identify housing bills for inclusion of I/DD in preference (see SB 827 Weiner, Housing-Transit Bill).

### **NOTES**

- Demonstrate savings to our services system similar to the healthcare system.
- Add examples of local incentives across the state
- SCANPH suggests LHA speak with Brian Augusta, Rural Legal Assistance
- Language from Sen Weiner "Intent Bill"

It is the intent of the Legislature to enact legislation, the "Housing for Californians with Intellectual and Developmental Disabilities" that would create a public funding source to support the development of inclusive, community based housing for the 700,000+



Californians with Intellectual and Developmental Disabilities (I/DD). This public funding source will:

- Provide funds to developers and individuals seeking to develop housing for individuals with disabilities across the state.
- Support mechanisms for housing for people with I/DD to be developed alongside other supportive, affordable, market rate, and special populations housing.
- Create housing that can successfully leverage the existing supportive service infrastructure and funding available to individuals with I/DD
- Share draft Legislative/Policy Agenda with Housing CA, SCANPH, NPH, SDHF, and ARCA for review.
- Research AB 2162 By Right Zoning for Supportive Housing
- Outreach to builders using unconventional methods (containers, prefab)
- Use Housing CA RUN model for an LHA speakers bureau; utilize SCDD Regional offices