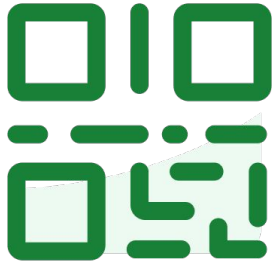


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Join at slido.com
#NIHS

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Agenda

- Affordable Neuro-Inclusive Housing Models
- The Grove at Cottonwood (Broomfield Housing Alliance)
- Inclusive Housing Coalition





Desiree Kameka Galloway
Lead Consultant

More Than Homes, Building Inclusive Communities



NEURO-INCLUSIVE
HOUSING SOLUTIONS

- Market Analysis for Data-Driven Community Development
- Development consultant
- Operational Consultations for Person-Centered Solutions & Medicaid Compliance
- Architectural Consultations for Cognitive Accessibility
- Vision & Planning Workshops for Emerging Solutions
- Subject Matter Expertise



Future Stability



Support Services



Employment



Housing



Volunteering



Meaningful Activities



Natural Supports



Person-Centered Futures

Evolution of Residential Options



State Schools

Only Institutional
Care



Scattered Site Housing

Intro of Medicaid
HCBS Waiver
Services



LTSS Innovation

Growth of Consumer-
Controlled Service
Delivery



Housing Innovation

Neuro-Inclusive
Housing Stock
Emerging





Social Determinant of Health



Create Access



Provide Stability



Recharge Identity



Offer Comfort & Refuge

Neuro-Inclusive Housing Framework

What is Neuro-Inclusive Housing?



Housing that IS:

Designed to be both physically and cognitively accessible to people who have an intellectual or developmental disability (I/DD) such as autism, Down syndrome, cerebral palsy, etc.

Housing that IS NOT:

A licensed facility or other institutional-like setting.
Typical PSH- Permanent Supportive Housing.
Only for people with I/DD, but neurodiverse!



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What are institutional characteristics?

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.



Foundational nomenclature for housing and service delivery models that will further define market segments, establish best practices and guiding principles, and help drive crucial partnerships that address pressing needs resulting from the current housing crisis.

SCAN HERE



Access the digital report and order more print copies.

Residents Nomenclature

Life goals

- Learn life skills
- Grow in independence
- Build relationships
- Get and maintain a job
- Participate as a member of the greater community
- Achieve stability
- Be safe at home
- Find a permanent home

Support needs

- No support needs
- Drop-in support
- Low support
- Moderate support
- 24/7 support
- Daily medical support
- Memory care
- High behavioral support
- One-on-one support

LTSS delivery model*

- Agency-based rotational staffing
- Host home
- Intermediate Care Facilities for Individuals with Intellectual Disability (ICF/ID)
- Natural supports
- Not applicable
- Paid neighbor
- Remote support
- Residential transition program
- Self-directed support
- Shared living

Funding options for LTSS*

- Medicaid Home and Community-Based Services (HCBS) waiver
- Medicaid Intermediate Care Facilities for Individuals with Intellectual Disability (ICF/ID)
- Medicare
- Not applicable
- Private pay

Funding options for housing

- Bequest
- Down payment assistance
- Home loan
- Homeownership Voucher Program
- Housing Choice Voucher (HCV) Program
- Mortgage
- Private pay
- Rental assistance
- Single Family Housing Programs

Properties Nomenclature

Target Market

- Adults with autism
- Adults with disabilities
- Adults with intellectual and developmental disabilities (I/DD)
- Adults with high support needs
- Families
- General market
- Intergenerational
- Low-income residents
- Multigenerational
- Neurodiverse adults
- Seniors
- Students

Property's Relationship to LTSS

- Consumer-controlled setting
- Provider-controlled setting
- Hybrid setting

Residential Unit Type

- Tiny home
- Accessory dwelling unit (ADU)
- Apartment
- Townhouse
- Condominium
- Manufactured home
- Single-family home
- Adaptable home
- Single room occupancy (SRO)
- Dormitory
- Facility-based setting

Development Type

- Scattered site
- Mixed-use development
- Cohousing community
- Group living
- Planned community
- Student housing
- Group home
- Other residential facility for people with I/DD
- Assisted living
- Nursing home

Lifestyle

- Active-living community
- Agricultural/ranching community
- Faith-based community
- Intentional community
- Live-Work-Play
- Personal preference
- Pet-friendly

Private vs. Shared Residence

- Private Residence
- Shared with housemate(s)

Physical Amenities

- Accessible design
- Adaptable design
- Cognitive accessibility features
- Common area space
- Easy-to-clean features
- Extra-durable features
- Recreational amenities
- Relaxation amenities
- Pedestrian-oriented
- Personal preference
- Security features
- Sensory-friendly design
- Smart-home features
- Transit access
- Universal design

Supportive Amenities

- Benefits counseling
- Community life
- Community navigator
- Health and fitness activities
- Housekeeping service
- Life-skills training
- Meal service
- Personal preference
- Resident assistant
- Workplace and vocational support

Payment Model

- Rental/lease
- Affordable rental/lease
- Tuition-based
- Cooperative ownership
- Subsidized homeownership
- Group ownership
- Individual ownership

Availability

- Planning stages
- Pre-development
- Pre-sales/leasing
- Available
- Waitlist

Property Development Nomenclature

Developer Type

- Joint venture
- Nonprofit developer
- Private developer

Financial Stack

- Affordable Multifamily Housing Bonds
- Capital campaign
- Charitable campaign
- Community Development Block Grant (CDBG) Programs
- Community Development Financial Institutions (CDFI) Fund
- Grants
- Home Investment Partnerships Program (HOME) Program
- Housing Finance Agencies
- Housing Trust Fund (HTF)
- Impact investment
- Low-Income Housing Tax Credit (LIHTC)
- Multi-Family Housing Programs
- New Markets Tax Credit (NMTC) Program
- Philanthropic gifts
- Private capital
- Private sector loan
- Rural Rental Housing Loans (Section 515)
- Section 811 Supportive Housing for Persons with Disabilities Program
- Capital Advance
- Project Rental Assistance

Land Source & Incentives

- Bequest
- Community Land Trust
- Donation
- Land Lease
- Place-based tax incentives
- Publicly owned property
- Purchase

For Sale or Rent

- Rental/lease
- Affordable rental/lease
- Homeownership
- Affordable homeownership
- Mixed model



... scaling Neuro-Inclusive Housing partnerships!



Housing

Housing Developers



Long-Term Support Services

Medicaid-approved service providers



Supportive Amenities

Community-Based Organizations



How Can People with I/DD Access LTSS?

LTSS Delivery Models

- Shared Living
- Host Home (Provider Controlled)
- Remote Support
- Agency-Based Rotational Staffing
- Self-Directed Support
- Paid Neighbor

Physical Amenities for Neuro-Inclusive Properties



Accessible design (ADA basic)
Adaptable design
Universal design

Cognitive accessibility features
Easy-to-clean features
Extra-durable features
Security features
Sensory-friendly design
Smart-home features

Pedestrian-oriented
Recreational amenities
Relaxation amenities
Common area space
Transit access

Supportive Amenities

Benefits counseling

Community life

Community navigator

Health & fitness activities

Housekeeping service

Life-skills training

Meal service

Personal preference

Resident assistant

Workplace and vocational support



Neuro-Inclusive Housing Framework



Individual Residential Services:
HCBS,
private-pay

Housing:
Cognitive
Accessibility

Supportive Amenities:
"safety net" or
"secret sauce"



Noah's Nest (FL)

- **Scattered-site**, land donated by church, built by Habitat for Humanity and local college trade program, donations by local businesses (completely debt free!)
- **3 single-family home** and **ADU**
- **Consumer-controlled, rotational staffing**
- **Supportive amenities:** resident assistant, college Best Buddies program provides planned activities
- **Physical amenities:** adaptable design, pedestrian-oriented, garden, half sports court



Noah's Nest -> Noah's Landing (FL)

- **Planned Community**, government land donated
- Partnered with Not-for-Profit Developer
- **Consumer-controlled**
- Affordable rental due to Low Income Housing Tax Credits and other FL sources (80% PWD)
- **Physical Amenities:**
 - Pedestrian-Oriented, Universal Design
 - Transit-oriented (bus route changed)
 - Pool, Game room, Dining area
 - Bike/walking path
- **Supportive Amenities** provided by Noah's Nest (501c3):
 - Planned activities, Life skill classes, Resident Assistant
 - Emergency phones across campus
 - Transportation for a monthly fee
- Enough support for some without a waiver!



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Mainstreet

- **Neuro-inclusive, mixed-use apartment**
- Affordable rental property, 25% set aside for people with disabilities
- **Consumer-controlled**, plus “Mainstreet Connect Membership”
- Community gathering spaces, teaching kitchen, Soulfull cafe, gym and meeting rooms
- Supportive amenities: community coaches, in-person front desk, group fitness classes, planned social activities, workplace & vocational support
- Physical amenities: Almost all outlined in the A Place in the World Housing Guide!



Northstreet Neighborhood (NC)

- **Cohousing**, each home is **owned by a family or organization** who was part of creating the neighborhood together, various **single-family homes** with **ADU's**
- Families from a local ministry partnered with an affordable PSH housing developer to renovate dilapidated structures in existing neighborhood, privately-subsidized housing
- **Consumer-controlled**: shared living, rotational staffing, self-direction, 2 friendship houses, only natural supports
- **Community members decide** upon common meals, organize activities, manage property and create the community spaces they want to share (garden, guestroom, half court, etc.)



29 Palms (AZ)

Planned community by the Foundation for Senior Living that provides affordable housing for seniors and included individuals on the autism spectrum when approached by the First Place Transition Academy.

Consumer-controlled

Physical Amenities:

- Age-in-place, accessible, multi-purpose rooms, pool, outdoor patio

Supportive Amenities provided by First Place AZ:

- Designated paid neighbors to sign people in/out, act as a point person for challenges, or just someone safe to vent.
- Transition program graduates stayed in community once they graduated with only drop-in supports.





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Why would you or someone you know want to live in an intentional community?

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Home is Possible...

Inspiring a Future Where Everyone Finds their Place in the World



Find



Create

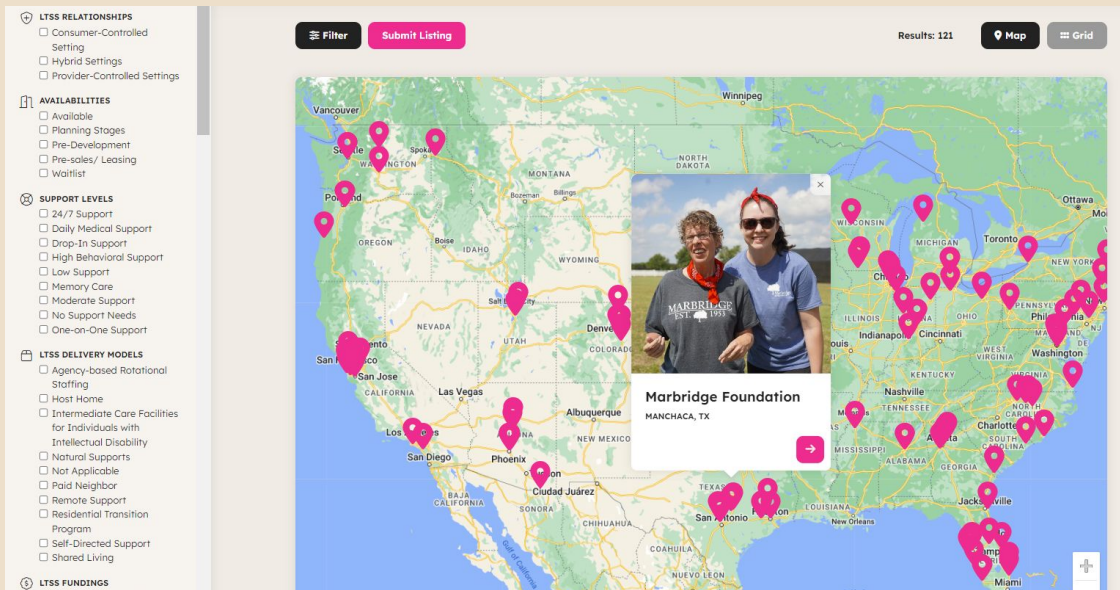


Learn

AHN Housing Directory

100+ listings:

- All listings segmented using the *A Place in the World* nomenclature
- Filters allow searches based on the segmentation
- Can help provide future analysis of sub-populations, property types, level of support needs, etc.



AHN Housing Directory

Submit Listing

Individual Listing Data:

- Description
- Videos and photos
- Link to website and email of property
- Specific segmentation selected by property
- Free for existing and emerging properties to submit!



HOUSING DIRECTORY

29 Acres



Email Property

Visit Website

LTSS RELATIONSHIPS

Consumer-Controlled Setting

AVAILABILITIES

Available, Waitlist

SUPPORT LEVELS

24/7 Support, Drop-In Support,
High Behavioral Support, Low Support,
Moderate Support, No Support Needs,
One-on-One Support

LTSS DELIVERY MODELS

Agency-based Rotational Staffing, Host Home,
Natural Supports, Paid Neighbor,
Remote Support, Residential Transition Program

LTSS FUNDINGS

Medicaid Home and Community-Based Services

Our community-based support services are inclusive of the full spectrum, offer a high staff:client ratio determined by need. We help our clients create customized goals based on their desired adult life. We currently have 4 different support services: 1. Transition Academy - A 2 year residential program for high functioning young adults with ASD or similar neurodiversities that are motivated to live independently and gain employment. Clients are taught skills in the classroom and applied in the home. 2. Enrich - Support services inclusive of a broader range of ASD. Takes place in the college town of Denton with partnerships at UNT and TWU. Our Enrichment support services are designed to model a typical adult life. One that occurs in the community and is supported by strong & meaningful social connections and relationships. 3. Employment services: we work with TWC as a vendor to offer job placement/job coaching/ supported employment/work readiness and vocational adjustment training. 4. Club 29: a Dallas and Denton monthly social gathering on Thursday and Friday nights for DFW community members with neurodiversity. Our supportive living community includes a community center/pool, an outdoor grill/eating space, game room, fitness center, walking/biking path, 1 acre garden, and an abundance of green space. Residents will rent a private room and bathroom and share communal space (Kitchen, Living Room, Dining Room, Laundry Room). Rent will be inclusive of all utilities. Residents will also pay a community fee which will include optional, scheduled social/educational and recreational opportunities, scheduled transportation, concierge service, use of

Over 20,000 adults with I/DD
live with senior caregivers in Colorado...
Where will they find their homes?



Desiree@NeuroInclusiveHousingSolutions.com

**None of us
can do this
alone...**

**Working
together,
solutions are
possible!**



NEURO-INCLUSIVE
HOUSING SOLUTIONS

The Grove at Cottonwood in Broomfield



**Neuro-diverse
independent-living
community offering
opportunities for
self-determined
participation and
involvement.**



Broomfield Housing Alliance

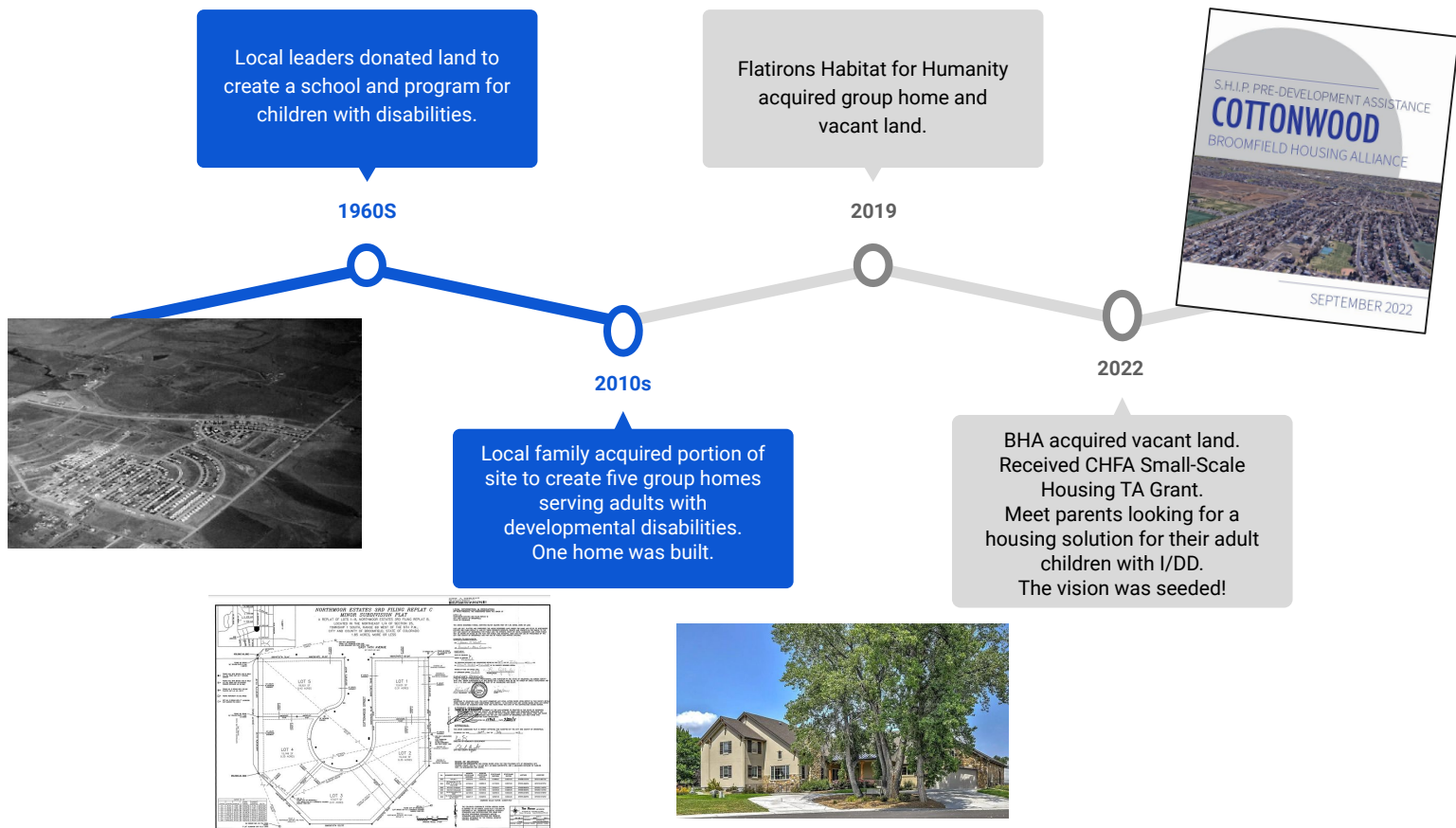
Kristin Hyser, Executive Director
khyser@broomfieldhousingalliance.org

How did the Grove at Cottonwood get started?

Opportunity
Land
Leadership
Vision
Demand
Need
Partners

BHA

Broomfield Housing Alliance



Grove at Cottonwood Partners

Team is
committed
to the
Vision

- Broomfield Housing Alliance (Co-Owner, Co-Developer)
- Blueline Development (Co-Owner, Co-Developer)
- Caddis Collaborative (Architect)
- RCH Jones Consulting (Financial Consultant)
- Deneuve (General Contractor)
- JVA (Engineering)
- Group 14 (Environmental Engineer)
- Layer 10 (Tech Consultant)
- R Design (Landscape Architect)
- Neuro-Inclusive Housing Solutions (Consultant)
- Blue Spruce Community
- FRIENDS of Broomfield, Imagine, many families and future residents
- CHFA, DOLA DOH, Boulder HOME Consortium, City and County of Broomfield

Engagement in Creating an Inclusive Vision



2022

May
June
July

Onsite agency stakeholder engagement session
Two meetings with Bal Swan
Focus group with FRIENDS of Broomfield
Meeting with Flatirons Habitat for Humanity (FHFH)

August
September
October

Feasibility Study and Market Study released;
Asserts yield and demand exists to support 40 units
Cont. conversation with FRIENDS and families

November
December

Meetings cont. with Bal Swan regarding easement
and water detention
Meeting with Bal Swan, BHA and CM to discuss
adjacent sites
Cont. conversation with FRIENDS and families



2023/2024

January
February
March

Meetings cont. with Bal Swan and FHFH
Publicly posted to Broomfield Voice & website
Cont. conversation with FRIENDS and families

April
May
June

Meetings cont. with Bal Swan and FHFH
Focus group with FRIENDS of Broomfield
Neighborhood Meeting
City Council Concept Review Hearing

July
August
September

Meetings cont. with Bal Swan/reach agreements
Focus group with FRIENDS of Broomfield
BHA **Newsletter** includes Cottonwood info.
Concept Update Meeting with Neighbors
Cont. conversation with FRIENDS and families

October
November
December

Neighborhood Meeting
BHA **Newsletter** includes Cottonwood info.
Land Use Review Commission Hearing
Cont. conversation with FRIENDS and families

January
2024

City Council Hearing
Cont. conversation with FRIENDS and families

May and
beyond

Low Income Housing Tax Credits Approved
Visit similar properties with FRIENDS and families in CO, MN and OK

Vision for the Grove at Cottonwood



- Affordable neuro-inclusive, independent housing community
- 40 rental units offering 1 and 2 bedrooms
- Consumer-Directed Services Model
- Common House with Onsite Property Management & Resident Concierge
- Transportation connections including a community van



Vision for the Grove at Cottonwood

01	Safety	<ul style="list-style-type: none">• Buildings facing inward, common area• Secured access points• Fobbed doors and intercom system
02	Supports	<ul style="list-style-type: none">• Common House with Property Management and Resident Concierge• Agency Partners
03	Connection	<ul style="list-style-type: none">• Resident Concierge (events/activities)• Interior/Exterior Spaces to Congregate• Site circulation = casual interactions
04	Accessible	<ul style="list-style-type: none">• Elevator access• Accessible units and Common House
05	Comforts	<ul style="list-style-type: none">• Trauma-Informed design• Clear lines of sight• Varied environmental sensitivities

Grove at Cottonwood



Grove at Cottonwood



BHA

Broomfield Housing Alliance

Grove at Cottonwood



Grove at Cottonwood

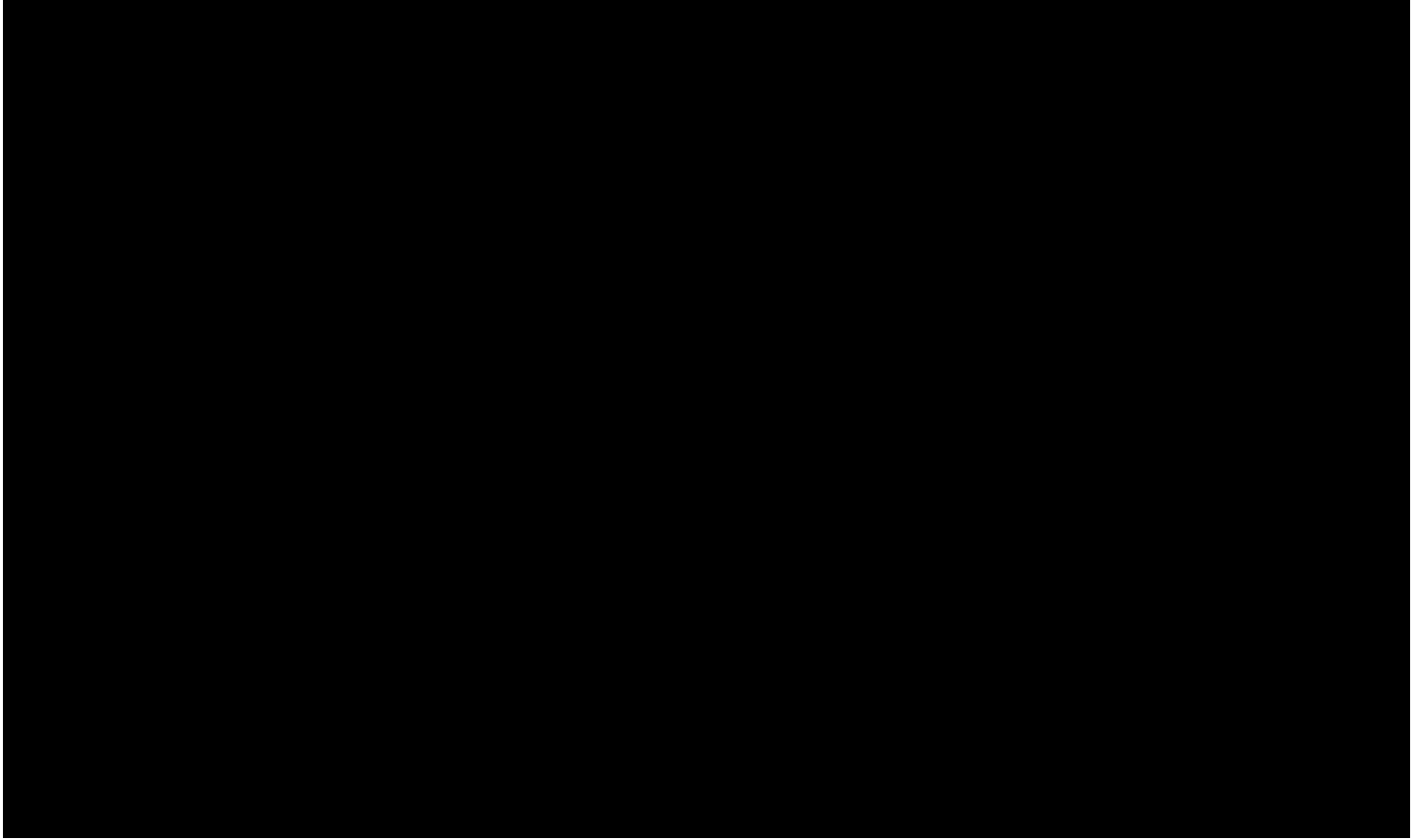


BHA

Broomfield Housing Alliance

3D Fly-through

1:32



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What supportive amenities would be helpful to you?

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ALLIANCE COLORADO SUMMIT

August 22, 2024

Tim Dolan, Board Member and Contractor

About Us



IHC is a Colorado 501(c)3 Non-profit Organization Incorporated in 2022.

Our Vision

Colorado residents with I/DD have affordable residential opportunities that enable them to be an integral part of their neighborhood and greater community.

Our Mission

Address the unique affordable housing crisis experienced by people with I/DD by generating awareness and influencing partnerships towards building diverse opportunities in Colorado.



We Believe...



- Colorado residents with I/DD should have affordable residential opportunities that enable them to be an integral part of their neighborhood and greater community.
- Affordable housing assistance is necessary for people with I/DD and prevents unnecessary homelessness, displacement, or forced placement into more restrictive or costly settings.
- Every person with I/DD should have lifetime access to the long-term support services in the service delivery model of their choice in order to reach their full potential.
- Local planning departments and local housing authorities should proactively address the unique housing crisis of people with I/DD.
- Individuals with I/DD and their families need better support to understand and secure residential options.

The Need in Colorado



At least

127,000

people with I/DD have requested services in Colorado, but many more are uncounted. That is more than Empower Field at Mile High can hold.



73%

live with aging family caregivers.



At least

20,000

live with a caregiver over the age of 60 and are at risk of involuntary displacement or homelessness.

Credit: Neuro-Inclusive Housing Solutions, LLC

Need for Affordability

Without access to affordable, accessible housing, people with I/DD either



Get displaced

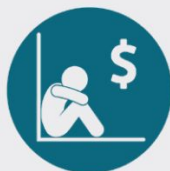
into a provider
controlled home not
of their choosing

or



Experience
homelessness

which ultimately **costs taxpayers more money**
than providing the subsidies ultimately needed for someone to live in their own home.



Cost of Homelessness =
~\$6,083/mo



Level 1 Group home =
\$3,719/mo
mimum



Level 1 SLS and
housing subsidy =
\$2,296/mo



Supportive amenities
and housing subsidy =
\$1,009/mo[†]

[†]Exact costs vary based on the specific supportive amenities included

Credit: Neuro-Inclusive Housing Solutions, LLC

What Kind of Housing?

Housing Type

The continuum of affordable housing...

- Multifamily
- Group Home
- Host Home
- Single-family

Consumer Control vs. Provider Control

The benefits of consumer-controlled housing include:



(Oliver, 2020)

What are the Needs?



Accessible Design

Sensory Friendly
Color Recognition
Picture Signage
Ample Community Space

Supportive Services

Variety of Needs
24/7 to "check-in"
Benefits Counseling
Community Navigator or Concierge

Amenities

Transportation
Recreation and Relaxation
Retail Access and Security
Employment Opportunities

Socialization

Intentional and Inclusive

What We Do

A Collective Voice for Neuro-Inclusive and Affordable Housing

Information



Convening Opportunities



Training

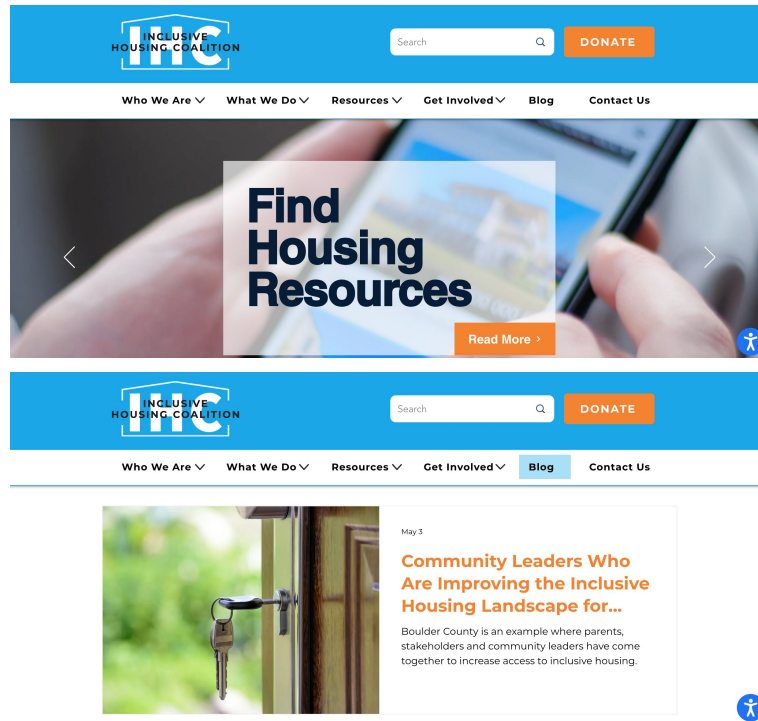
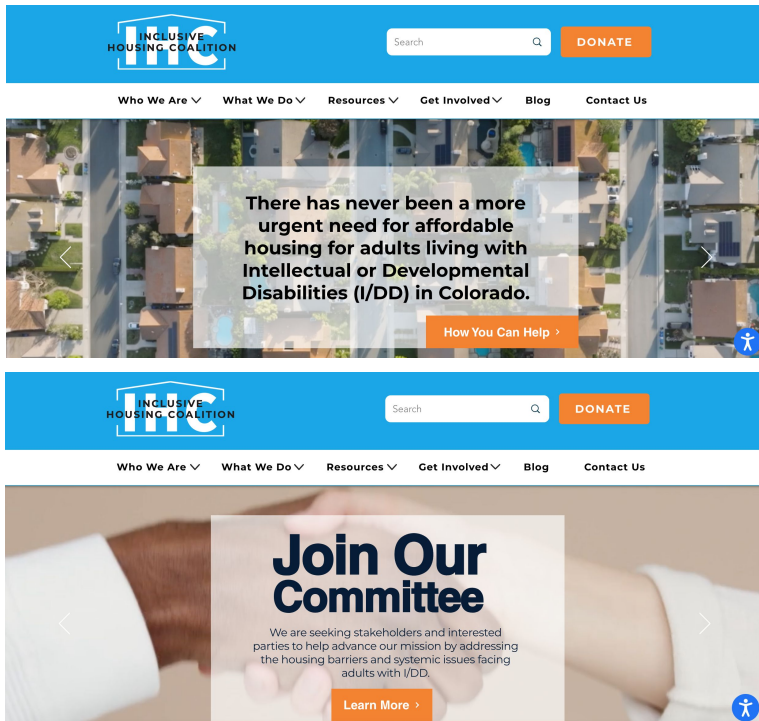


Bridging the Knowledge Gaps

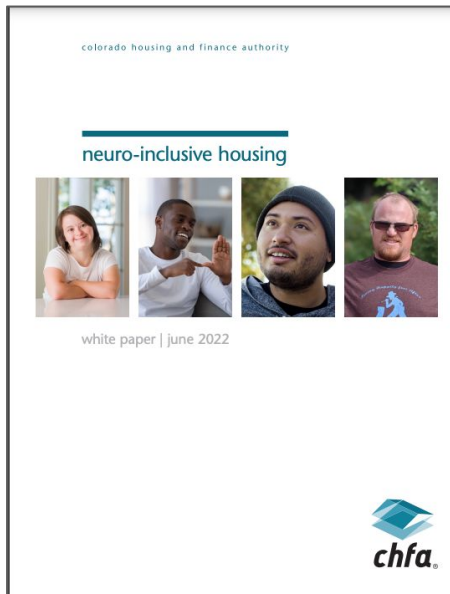
Some of the Coalition

- CHFA
- Developmental Pathways
- Rocky Mountain Down Syndrome Assc.
- Boulder County Human Services
- City of Denver Human Services
- Broomfield Housing Alliance
- Association of Community Living
- ARC of Larimer County
- Alliance Colorado
- CU Anschutz
- Cottonwood Alternatives
- L'Arche Colorado
- Atlantis Community
- Palace Construction
- Anderies Consulting
- Imagine!
- Hibernia Holdings
- Douglas County Housing Partnership
- Wellspring
- Boulder County Housing Authority
- Shopworks Architecture
- Laradon School
- ***Parents and Other Individuals!***

Website: ihccolorado.org

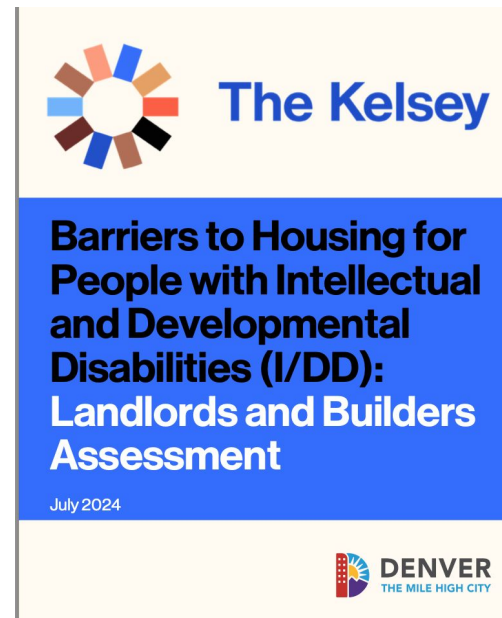


Publications



CHFA White Paper

[Read Online](#)



Denver Human Services IDDEAS

[Read Online](#)

IHC Priorities

- Shortage of Affordable Housing that is Cognitively Accessible
- Aging Parent Caregivers
- Waitlists for Medicaid Waivers
- Reimbursement Rates for Service Providers
- Disappearing Housing and Services for Persons with Higher Needs
- Availability and Flexibility of Housing Vouchers



Committees

- **Existing IDD Housing and Government Related Issues**
 - Housing that currently exists for I/DD adults, such as HUD-supported group homes, are experiencing financial issues and the possibility of closing. Notably, there is not enough neuro-inclusive affordable housing for adults with I/DD.
 - Adults with I/DD, caregivers, service providers and housing developers all have a stake in disabilities-related government programs and regulations, including housing voucher allocation, housing development funding, Medicaid reimbursement and more.

Committees

- **Elderly Alignment, Design and Supports**
 - The elderly population faces many of the same issues as adults with I/DD, including isolation, need of supports and lack of affordable housing options. How may the two populations learn from and support each other for the benefit of affordable housing.
 - Housing supports and amenities are an important part of housing design. This includes physical design as well as programming. Adults with I/DD could benefit from expanded inclusive employment opportunities, which would impact their ability to afford housing.

Committees

- **I/DD Risk Factors and Empowerment**
 - Identify and address systemic issues and insufficiencies that contribute to the vulnerability of adults with I/DD that may have a negative impact on housing access.

Upcoming Event

SAVE THE DATE

2024 Inaugural Neuro-Inclusive Housing Summit



DATE:

OCT. 28, 2024



TIME:

7:00AM - 5:00PM



LOCATION:

2480 KITTREDGE LOOP
DR, BOULDER, CO 80310

**FREE REGISTRATION
INCLUDES BREAKFAST
AND LUNCH.**

*Limited to 200 guests.
Details coming soon!*

Join us for an upcoming event dedicated to advancing neuro-inclusive housing. Learn from experts, connect with advocates, and explore innovative solutions that create welcoming communities for individuals with intellectual and developmental disabilities.



What We Ask...



- Your Feedback
- Visit our website, ihccolorado.org
- Follow us on LinkedIn
- Become a Financial Sponsor
- Attend Events
- Board or Committee Service

THANK YOU!

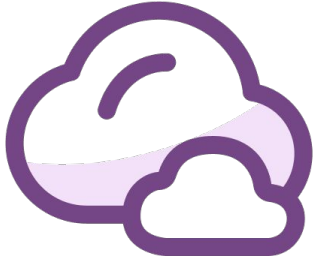


Tim Dolan

tdolan@ihccolorado.org

Tel: 720-284-8542

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How do you feel after this session?

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

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Audience Q&A

① Click **Present with Slido** or install our [Chrome extension](#) to show live Q&A while presenting.