



“INNOVATIVE HOUSING MODELS”



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BAHC, Bay Area Housing Corporation:

- ✦ We are over 10 years old as a 501(c)3 and focus on housing development, project management, property management and advocacy for people with developmental disabilities.
- ✦ We were asked by SARC to help create the housing plan for the closure of Agnews Developmental Center.
- ✦ We currently own 37 homes that serve people with developmental disabilities in Silicon Valley.
- ✦ We do our own property management and have developed an outstanding system for managing properties to keep homes beautiful for the residents.
- ✦ Our property assets are over 55 million.

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What is the need?

- ✦ Housing that works for the individual makes a difference in the quality of their life.
- ✦ Families want to take care of their family members and are confused in housing options.
- ✦ There is a critical lack of affordable housing.
- ✦ Tremendous rise in autism
- ✦ High cost of living in SARC's geographic area.
 - ✦ Median price in SCC is 760,000.
 - ✦ Median rental rate in SCC is \$2,750.

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Housing Options:


- ✦ 85% of people with developmental disabilities live with parents/family.
 - ✦ Problem: aging parents
- ✦ Licensed Group homes, private/non-profit provider.
- ✦ Supported living
 - ✦ Rental or home ownership.
- ✦ Models that were developed for the closure of Developmental Centers. BAHC was involved in the creation of these models.
 - ✦ 962 homes, medically fragile
 - ✦ Behavior homes
 - ✦ Family Teaching Model



Families need to take responsibility...

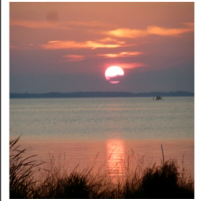
Families need to get involved in planning for their child's future.

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- ✦ BAHC has focused primarily on housing primarily for people that have left the developmental centers working closely with SARC.
- ✦ We have been primarily funded out of State CPP Funds.
- ✦ We are now ready to help families that are in the community to assist in housing development and property management.

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GUIDING PRINCIPLES for developing communities and homes for our loved ones:

- ✦ Separation of ownership of housing from provision of services
- ✦ Individuals have their own bedroom
- ✦ Be in good and safe neighborhoods
- ✦ Near public transportation
- ✦ Looks like a home and integrated within a loving community
- ✦ No over-concentration of people with developmental disabilities, integration among others is preferred.


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Other thoughts:



- ❖ Think globally, act locally... take action today for benefit of your loved one with the mindset that you are paving the path to help others do the same in the near future
- ❖ Everyone is impacted by the growing number of people with developmental disabilities, and there is a benefit that we need to communicate to the world around us: there is an economic benefit of saving public funds when people with DD are properly housed, and supported
- ❖ Focus on legislation to create state tax incentives for families to invest in trusts
- ❖ Access more private funds such as the local Community Foundations that pool funds from private donors
- ❖ Benefit the neighborhood, bring stability, be a good neighbor, keep the home looking nice and be a source of support in time of emergency
- ❖ Be part of any of BAHC's pilots.

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Pilot Housing Options Being Offered by BAHC

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Thumbnail sketch of the Pilot for Family Partnerships/New Housing Options

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BAHC will be launching a fund development campaign to fund these programs.


We will work closely with SARC/DDS in a private/public campaign to benefit permanent housing for people with developmental disabilities.

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New Housing Options for People with Developmental Disabilities...

we are transitioning....

we are taking what we have learned for the past 10 years and helping families with loved ones with developmental disabilities live in a home that works for them.



we are just beginning on this new journey, if you have an interest in working with us, please contact BAHC.

Thank you,
Kris, Tracey and Carol

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