



ALLIANCE COLORADO SUMMIT

August 31, 2023

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.

Background



"Just as housing and support options for seniors have diversified and expanded over the past 50 years, individuals with autism and other I/DD should also be able to access a variety of choices to meet their broad spectrum of support needs and diverse lifestyle preferences".

- A Place in the World Report

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

What We Do



A Collective Voice for Neuro-Inclusive and Affordable Housing

Information



Convening Opportunities



Training



Bridging the Knowledge Gaps

What We Do...we help by providing



| ...helps | do | by providing |
|---|--|--|
| Affordable Housing/ Development Community (Private and Public Developers and their Consultants and Architects) | Identify projects and potential project sponsors, resident needs, available resources | <ul style="list-style-type: none"> ● Information including examples of completed projects and best practices ● Connection with potential partners including TA providers and Architects w/ NI design experience ● Networking Opportunity through scheduled events |
| Housing Financing Entities (CHFA, DOH, CDFIs, LIHTC investors, etc) | Find projects to finance. Innovate existing programs or develop new programs | <ul style="list-style-type: none"> ● Information about financing needs of potential projects ● Agency NOFA information ● Networking Opportunity through scheduled events |
| Service Providers (CCBs, PASAs, HCPF, CDPHE, ARC of CO, CCDC) | Find available affordable NI housing for clients or ways to sponsor the development of NI housing Develop best practices and determine barriers | <ul style="list-style-type: none"> ● Information about specifics of how AH gets developed and finance ● Housing Navigator Platform ● Connection with AH developers and Financiers ● Networking Opportunity |
| Individuals, Tenants, Caregivers (the most important group) | Locate an inclusive affordable place to live and thrive A place to advocate. | <ul style="list-style-type: none"> ● Housing Navigator Platform ● Constantly Updated Resource Guide ● Connection with others |
| Advocates (Alliance, NI Chamber of Commerce, Municipalities, Housing Authorities, Policy Makers, etc.) | Inform and serve their constituency Make decisions and advocate for policies to further NI housing | <ul style="list-style-type: none"> ● High Level Information on IHC supporters ● Networking Opportunity ● Data and statistics, examples of what works ● Individual stories ● Bill tracking an analysis |

What Can IHC Do for I/DD Service Providers?



Who

Service Providers including Program Approved Service Agencies and Community Center Boards

The Need

Information on available housing or direction on the acquisition or construction of housing for tenants with I/DD

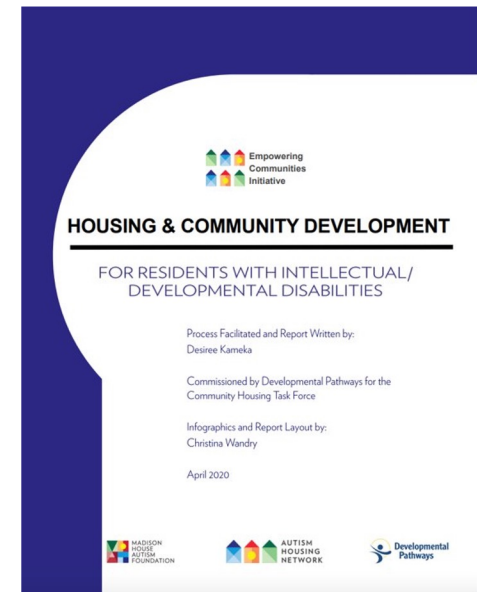
We Provide

- Information including examples of completed projects and best practices
- Connection with potential partners including TA providers and Architects w/ NI design experience
- Networking Opportunity through scheduled events
- Platform to share information

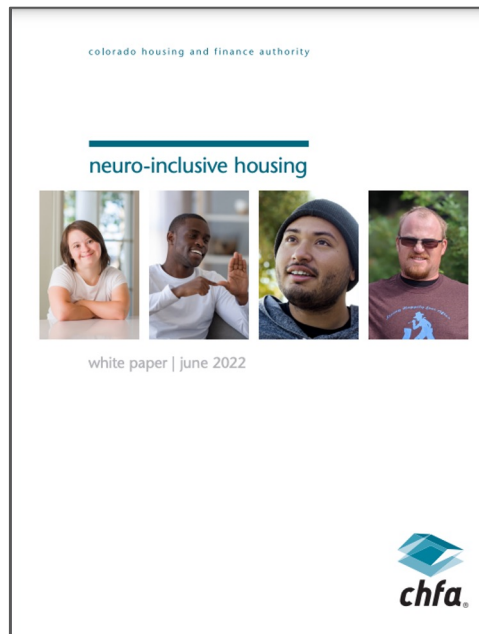


Community Work To Date

- Developmental Pathways Sponsored Community Event
- CHFA Innovation Project
- Autism Housing Network and Neuro-inclusive Housing Solutions
- Denver Local Leader Workshop – Recommendations
- Parents and Caregiver Efforts



Publications



CHFA White Paper
[Read Online](#)



A Place in the World
[Read Online](#)

What is Neuro-Inclusive Housing?



Housing designed to be both physically and cognitively accessible to people who have an intellectual or developmental disability (I/DD) such as autism.



NOT a licensed facility or other institutional-like setting
NOT necessarily PSH- Permanent Supportive Housing
NOT just for people with I/DD, but integrated



What Does Neuro-Inclusive Housing Look Like?



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 Does Neuro-Inclusive Housing Look Like?



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

Neuro-Inclusive Housing Framework



| Income Source | Total Monthly Income (includes deduction of SSI due to earned income) | Percent of income needed to afford a market-rate one-bedroom rental: \$1,154/mo | Cost of rent needed to be "affordable"* |
|---|---|--|--|
| 2022 Maximum SSI benefit | \$841 | 137% | \$252 |
| Avg. SSDI adult child survivor benefit | \$921.03 | 125% | \$276 |
| 8 hrs a week at 2022 minimum wage (\$12.56/hr), plus SSI | $\$401.92 + \$682.54 =$ $\$1,084.46$ | 106% | \$325 |
| 16 hrs a week at minimum wage, plus SSI | $\$803.84 + \$481.58 =$ $\$1,285.42$ | 90% | \$386 |
| 24 hrs a week at minimum wage, plus SSI | $\$1,205.76 + \$280.62 =$ $\$1,486.38$ | 78% | \$446 |
| 40 hrs a week at minimum wage (SSI no longer available due to earned income) | \$2,009.60 | 57% | \$603 |

*affordable is generally considered to be no more than 30% of gross income
Credit: Neuro-Inclusive Housing Solutions, LLC

Need for Affordability

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



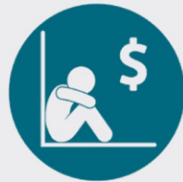
Get displaced
into a provider
controlled home not
of their choosing

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
miminum



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

Examples of Neuro-Inclusive Projects in the Works



Trailhead Community



Tall Tales Ranch

Other Neuro-Inclusive Projects



30PRL – Boulder Housing Partners



Wellspring/DCHP



Cottonwood/Broomfield Housing Alliance

What We Ask...

- Your Feedback
- Visit our website, ihccolorado.org
- Subscribe to Newsletter
- Become a Financial Sponsor
- Attend Events
- Board or Committee Service



THANK YOU!



Tim Dolan

tdolan@ihccolorado.onmicrosoft.com

Tel: 720-284-8542