

DEVELOPMENTAL DISABILITIES HOUSING INITIATIVE

HOUSING MODELS REPORT

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INTRODUCTION

The **Developmental Disabilities Housing Initiative** (DDHI) is a grassroots, parent-led group in Vermont advocating for stable service supportive housing options for adults with intellectual/developmental disabilities (I/DD). The DDHI has researched innovative Housing Models across the country. Six housing models, all containing best practice elements of service supportive housing, are spotlighted in this report.

What is Service Supportive Housing?

Service supportive housing offers a safe, stable, and affordable home for adults with I/DD. It is coupled with supportive services which reflect individualized person-centered planning. Tenants are supported so that they may live and thrive not only in their chosen home, but also in their wider community. The development of relationships among people both with and without disabilities is promoted, along with a sense of belonging and well-being.

Many of the DDHI families became involved because their adult daughters and sons have higher support needs. This means that not only do they have an I/DD, but also other challenges such as limitations in communication, behavioral challenges, decreased mobility, or significant medical needs. Many require 24/7 support, often on a 1:1 basis. Long term housing stability, coupled with well trained, compassionate support people, is critical.

Our research was guided by the desire to pinpoint models that meet, at minimum, these goals:

- **INCLUSIVE:** Inclusive of all levels of support needs
- **COMPLIANCE:** In compliance with Centers for Medicare & Medicaid Services guidelines
- **SUSTAINABLE:** Financially self-sustaining, with supports primarily funded using the residents' HCBS Waivers, and ongoing housing costs funded primarily through residents' SSI and/or other public funding (i.e., Section 8 housing vouchers)
- **OUTCOME-ORIENTED:** To improve the supply and quality of person-centered residential options so that they may have meaningful choice in where and with whom they live
- **REPLICABLE:** Model housing options which can be expanded or replicated



Housing Options

All people deserve choice in where and with whom they live. There is clearly no “one size fits all”. Just as housing and support options for seniors have diversified and expanded over the past 50 years, individuals with I/DD also need to be able to access a variety of options to meet their broad spectrum of support needs and diverse lifestyles. The opportunity to “age in place” also should be possible.

The six unique models presented in this report were selected to highlight a range of permanent, service supportive housing options that serve a variety of preferences and support needs, including high 24/7 and 1:1 support and specific communication needs.



1. VISIONS FOR CREATIVE HOUSING

The mission of Visions for Creative Housing Solutions is to provide residential options, services and support designed to meet the needs of adults with developmental disabilities. In addition to providing a comfortable, safe, and affordable home, Visions provides 24/7 oversight of each individual in its care, together with a wide range of support services designed to meet the specific needs of each individual so they can create independent lives for themselves and be productive members of society.

Visions provides support with employment, transportation, health and medical oversight, life skills development, relationship building, and social and recreational opportunities. These wrap around services foster growth and independence by nurturing each individual's sense of well-being and self-worth.

The Visions model has a business plan that is financially self-sustaining and has proven itself to be successful year after year. Visions is recognized as a leader in New Hampshire in innovative housing solutions for adults with disabilities.

The New Hampshire Housing Finance Authority provided Visions with a grant to create a "Supported Housing Toolkit" for others to replicate the unique Visions model: <https://visionshousingtoolkit.weebly.com/the-toolkit.html>.

RESIDENTS & SERVICES

Target Market:

- Adults with I/DD of varying support needs

Resident Support Needs:

- Low to high (24/7, 1:1)

LTSS* Delivery Model:

- Visions is a subcontractor for DA, providing wrap around LTSS

Funding Options for LTSS:

- HCBS Waivers + Fundraising & Grants

Funding Options for R&B:

- SSI, Section 8 Housing Vouchers

Residential Unit Types:

- Apartments + Single Family Home

Development Type:

- Planned Community

*LTSS = Long Term Services & Supports

PHYSICAL AMENITIES

Common Area Spaces
Pedestrian Oriented
Security Features
Smart Technology
Transit Access
Accessible
Lift System (1 unit)

SUPPORTIVE AMENITIES

Community Life
Optional Communal Meals + Activities
Workplace & Vocational Support
Individualized supports
Choice in all activities



- Visions for Creative Housing NH is a 501c3 nonprofit with three service supportive housing communities (Enfield, Lebanon, and Hanover, NH). The Enfield and Lebanon locations provide supportive housing to 11 residents in each location. The Hanover site is slated to open in 2023 and will serve an additional 11-12 individuals. All three sites are considered to be low-income housing.
- Visions welcomed their first resident from Vermont in 2021.
- At the Lebanon location there are two buildings:
 - 3 individuals with higher levels of support needs reside in the main building where 24/7 support is provided. There are common living, dining, and kitchen areas in this building, available for all residents in either building to access. The main level apartment contains a lift system. The 2nd floor of the building is made up of 2 private bedrooms w/shared bath, bedroom for overnight staff, and staff offices.
 - The second building houses 8 individuals in four 2-bedroom apartments, with one being handicap accessible. Each apartment contains a living room, full kitchen, 2 private bedrooms, shared bathroom, and washer/dryer.
- Visions charges a room and board fee, covered by the resident's SSI payment, and residents sign a lease. Each resident has their own key card access. Apartments are not furnished and can be decorated according to their tastes. Residents have a choice of paint colors when they move in. Several residents have pets for whom they are responsible.
- Visions provides the various levels of support that are needed throughout the day, including community, employment, residential, transportation, and support for medical appointments. The levels of support vary depending on each individual's needs. These supports are person centered and funded by the Medicaid waiver through the Designated Agency (DA). The higher budgets of the individuals receiving 24/7 support staff allow those living in the independent apartments to access the overnight staff in the main building as needed.
- This supportive housing model provides the residents with individual choices of what they do in the community and control over their daily activities.
 - Visions residents can opt for communal dining or prepare meals in their own kitchen.
 - There are choices of optional group activities, game nights, and other regularly scheduled activities that a resident always has the choice of whether to participate, but the options for community activities within the homes and in the wider community are readily available and easily accessible.
- The Lebanon & Hanover locations provide easy walking access to numerous activities in the wider community, as well as access to public transportation.

VISIONS FOR CREATIVE HOUSING

Location:

3 sites: Enfield, Lebanon, & Hanover, NH

Website:

<http://www.visionsnh.org/>



2. CAPE COD VILLAGE

Cape Cod Village offers a proactive environment designed to support the needs of 15 adults with severe autism. With a person-centered emphasis, a value that reflects the strength of individuals rather than their deficits, support plans are needs driven not service driven. This approach focuses on meeting each individual's needs in multiple domains such as family, daily living, vocational interests, health/safety, behavioral/emotional development and social/recreational growth.

Cape Cod Village believes individuals are best served in a setting that promotes a sense of belonging, purpose and connection to one's community. For adults with autism, a traditional group home does not always provide the least restrictive and most inclusive setting. In fact, these settings have proven to be isolating for some. In contrast, the core values (i.e. dignity, inclusion, health/safety and innovation) of Cape Cod Village reflect opportunities to integrate those with disabilities into the larger community for a satisfying and productive life.

The mission of Cape Cod Village (CCV) is to meet the ongoing residential and community living needs of adults on the autism spectrum. CCV is a 501C3 and utilized loans, grants, private donations and fundraising in its capital campaign in the development of Cape Cod Village.

In Massachusetts, the Department of Developmental Services (DDS) fully funds the LTSS services provided at Cape Cod Village, with the majority (95%) coming through individual residents' HCBS waiver. The DDS contracts directly with the service provider which is a separate partner. The Center for Developmental Disabilities is affiliated with the Cape Cod Village Resource Center, which is planned to be open to residents and non-residents from the community, utilizing mostly volunteers.

RESIDENTS & SERVICES

Target Market:

- Adults on the Autism Spectrum

Resident Support Needs:

- High Level Support (Severe Autism), 24/7

LTSS Delivery Model:

- DDS subcontracts with a separate partner for 24/7 supports

Funding Options for LTSS:

- Medicaid HCBS Waiver

Funding Options for R&B:

- SSI, Section 8 Housing Voucher is an option, but no resident currently has one

Residential Unit Types:

- 2 Duplexes each w/ 2 indep. units w/ 4 residents each

Development Type:

- Planned Community

PHYSICAL AMENITIES

- Green Environment
- Extra insulation for sound control
- Maximize natural lighting
- No Fluorescent lighting
- Sensory
- Common Area Spaces
- Private bedrooms, Shared bathroom (2)
- Community Space for Social/Recreational Events, not limited to residents

SUPPORTIVE AMENITIES

- Life Skills Training
- Community Life
- Social & Recreational Activities
- Pre-Vocational & Vocational Services
- Walking Trails
- Walking Distance to Town Center



Cape Cod Village Services

Each resident has an individualized service plan (ISP) that addresses specific needs, including residential services, Day Habilitation, pre-vocational and vocational services. In addition to round-the-clock services for residents, CCV offers recreational, social and support services for those with intellectual and developmental disabilities and their families. There are opportunities for art, cooking, music, physical activity and gardening onsite.

CAPE COD VILLAGE

Location:

Orleans, MA

Website:

<https://www.capecodvillage.org>

Community Resource Center

The Community Resource Center (CRC) serves both CCV residents and those in the larger Cape Cod community. The CRC offers social, recreational, and educational opportunities for residents and their families and provides space for support groups, workshops and speakers. In addition, there are recreational activities for the residents and the community at large. The CRC is also an information center for the autism and intellectual/developmental disabilities community and their families.





3. L'ARCHE BOSTON NORTH

L'Arche Boston North (LBN) is an intentional community where people with developmental disabilities and those who assist them live together as family. It is one community among over 150 other L'Arche International communities. Each community within this worldwide network embodies the L'Arche vision (**), but also reflects their local community and culture. LBN (a 501c3) owns five homes located in residential neighborhoods in the Haverhill area.

Community life in L'Arche for a person with an intellectual disability may be a place to live independently, or in a household with others, as well as a place of work: day programs, a part-time job, crafts, services...or a place of home-based activity. At all times, it is a place of support and guidance that adapts to the needs and preferences of each individual. It also is a place of commitment, to share daily life with the support of assistants and other community members. Residents (called "core members") and their support people (called "assistants") engage regularly with their neighbors and participate in community-based activities, of their own choosing.

Daily life is centered around its five communal homes and the 20 "core members", who call LBN their home. Dignity and privacy are respected; and core members can choose to have their own private bedroom. In addition, there is a Shared Living program option, in which a core member lives with a Home Provider, in the home provider's home. The L'Arche team works closely with the core member and/or family as well as the home providers to identify potential matches and provide ongoing support with the management of the core member's needs. Shared Living Home Providers work transparently to provide consistent and holistic care with the help of L'Arche, Dept. of Developmental Services (DDS), Core member day programs, and medical professionals. Community engagement is encouraged as well as full inclusion in L'Arche activities. Home providers enjoy a support network of other Shared Living Home Providers living in L'Arche. Also, they learn to embody the L'Arche value of "doing with, and not for".

Becoming a member of the L'Arche community is a process of discernment during which a prospective core member and existing members come to know one another. The ultimate decision reflects mutual choice.

RESIDENTS & SERVICES

Target Market:

- Adults with I/DD of varying support needs, and neurotypical adults

Resident Support Needs:

- Low to high (24/7, 1:1)

LTSS Delivery Model:

- LBN is contracted with their regional DDS to supply LTSS. The DDS provides: oversight, home inspections, and conducts ISP (person-centered planning) meetings, along with L'Arche

Funding Options for LTSS:

- HCBS Waivers

Funding Options for R&B:

- SSI; separate contract with DDS to supplement some housing costs

Residential Unit Types:

- Family-style homes in residential neighborhoods, located within adjacent towns

Development Type:

- Scattered Site Intentional Community



L'Arche Boston North endeavors to provide a "home for life" for their core members. They recently acquired a fifth home which is being adapted to accommodate the diverse needs of their aging core members.

L'ARCHE BOSTON NORTH

Location:
Haverhill, MA

Website:
www.larchebostonnorth.org

**The Vision of L'Arche is rooted in relationship and belonging:

- Mutual care, respect, and compassion between people with and without intellectual disabilities
- Sharing ordinary, daily life with all its joys and sorrows
- Living, working, learning, and celebrating together in communities of belonging
- Transforming our lives as we embrace our gifts and imperfections
- Recognizing that we need each other and are better together
- A model of inclusion, a way of peace, and a sign of hope for our world.
- The L'Arche relational model breaks down barriers between those who give and those who receive supports. It replaces society's emphasis on independence that leaves so many people lonely, with interdependence where each person flourishes as they contribute their gifts for the good of others.

PHYSICAL AMENITIES

Adaptable design
Cognitive accessibility features
Common area spaces
Personal preference

SUPPORTIVE AMENITIES

Community Life
Health & fitness activities
Life skills training
Hummus Project (some core members & assistants make hummus, which they sell to the community, including at local farmers market)



4. HOPE HOUSE

Hope House Foundation provides supported living services to adults with intellectual or developmental disabilities exclusively in their own homes or apartments—regardless of how complex their disabilities may be. Many of the people they support also have physical conditions, often requiring the use of wheelchairs, adaptive equipment, and assistive technology. In addition, many have emotional issues. And as people with disabilities get older, they're subject to the same age-related difficulties that plague the rest of the population. Once they start supporting someone, they will continue to do so. While some of the people they support just need occasional help with shopping or budgeting, others may require support around the clock, others are somewhere in the middle. Hope House adapts their services to the individual – not the other way around.

Hope House Foundation in Virginia converted all of their group homes and relocated everyone into apartments of their own. In some instances, individuals purchased condominiums or small homes of their own. Most tenants live in larger apartment complexes. The essential ingredient of this organization involves “community connectors” or unpaid folks socializing with individuals who have disabilities. The agency assists the individual they are supporting to establish these relationships.

Hope House Foundation established Hope House Residential Corporation to develop housing and manage the properties. This corporation raises funds to purchase apartment complexes. They rent some of the apartments to tenants with disabilities, but most of the people living there do not have disabilities. This ensures that everyone with supported services lives integrated lives within typical communities. The rental incomes received exceed the property owner's expenses. These profits subsidize the living expenses of residents who need such assistance. Because the property owner and service provider are separate entities, the tenants can select a different service provider without having to move from their apartment. Conversely, they have the option to move to a different location and keep their supportive service provider.

RESIDENTS & SERVICES

Target Market:

- Adults with I/DD of varying support needs

Resident Support Needs:

- Low to high (24/7, 1:1)

LTSS Delivery Model:

- Wrap around LTSS delivered by Hope House Foundation

Funding Options for LTSS:

- HCBS Waivers + Fundraising & Grants

Funding Options for R&B:

- SSI, Section 8 Housing Vouchers, Food Stamps

Residential Unit Types:

- Apartments / Condos

Development Type:

- Integrated Supported Living



Serving people in their own homes is considerably less expensive than in group homes. Part of the reason they're able to do what they do is that every person they support has his or her own name on the lease, which entitles them to benefits (such as Section 8 housing vouchers, fuel subsidies, and food stamps) that are not available to those living in group homes. Currently, they are able provide support through the Family & Individual Supports Waiver and the Community Living Waiver.

HOPE HOUSE

Location:
Norfolk, VA

Website:
www.hope-house.org/

Hope House staff teams are comprised of a Team Leader, Services Coordinator, Community Support Coordinator, several full-time Support Assistants, and a number of part-time Support Staff. All teams have an overnight staff member (in some cases, two) who remains awake throughout the night to provide specialized support to those who need it, and general support to others when necessary. There is a Behavioral Support Specialist available to staff and the people they support for consultation on an as-needed basis.

Because monthly disability benefits are so low, and expenses are so high, Hope House must raise additional funds and solicit donations of goods and services in order to make up the difference. Their fundraising meets needs such as dental care, clothing, furnishings, and recreation, none of which are covered by Medicaid. In addition, they operate a popular thrift shop that helps to fund services and subsidies. They are also a United Way recipient organization. Finally, Hope House regularly applies for state, federal, foundation, and corporate grants to supplement their programs and capital needs.

According to their most recent (2019) annual report, 92% of their income comes from contract revenue, 4% from Contributions & Grants, 2% other income, 1% fundraising and 1% from their thrift store. Earlier annual reports share that less than 10% of their operating budget is for administrative fees.

COMMUNITY SUPPORT SERVICES

There's a big difference between living in the community, and truly participating in that community. That's why Hope House created their Community Support Program. It's designed to increase opportunities for the people they support to take an active role within their communities. The Community Support Program provides individual support and financial assistance to facilitate meaningful connections and activities within the community. From joining the gym or taking a pottery class, to asking a church friend to lunch or volunteering at an animal shelter, the program empowers people with developmental disabilities to achieve a sense of true citizenship and belonging.



5. THE VERMONT INITIATIVE FOR DEAF ADULT LIVING

The Vermont Initiative for Deaf Adult Living (VIDAL) was a joint initiative between parents, the Vermont Center for the Deaf & Hard of Hearing (VCDHH), the Vermont Department of Disabilities Aging and Independent Living (DAIL), Cathedral Square Corporation (CSC), Vocational Rehabilitation (HireAbility Vermont), and the Howard Center for Community Services.

This initiative began with a conversation with parents and then DAIL Deputy Commissioner Theresa Wood. From the start, it was apparent that the consolidated services afforded by the shared facility would yield efficiencies of scale for a sustainable, service supportive housing solution. A development grant enabled CSC to investigate the suitability of various federal housing programs, finalize a facility management participation agreement between VCDHH and the Howard Center, create a development timeline, and work with architects to develop a workable floor plan to facilitate supportive living within an existing or future low-income housing facility. Budgets were drafted to account for a range of care levels, including a highest needs scenario for someone requiring the most substantial 1:1 assistance.

Unfortunately, this initiative was halted due to the 2008 recession. DDHI is proposing to use the existing research and groundwork for VIDAL to move forward as a proposed housing pilot program.

- **Medicaid Waiver Funding** will be used to provide ongoing services, supports and staffing for the individuals living in the home.
- **SSI** will be used for Room & Board at the established rate.
- **Architectural Plans** were created for an affordable housing unit. The second floor of the proposed three floor building would be designated for six residents of VIDAL to reside. It would contain six apartments with private bedrooms. Between the six apartments there would be one shared kitchen and common spaces.
- **Target markets** are deaf and hard of hearing adults with I/DD and other I/DD adults interested in living within a signing community. It also could be developed for any I/DD community (with or without a focus on specific communication needs).

RESIDENTS & SERVICES

Target Market:

- Deaf and Hard of Hearing Adults with I/DD

Resident Support Needs:

- Low to high (24/7, 1:1)

LTSS Delivery Model:

- Wrap around LTSS delivered in partnership with DA

Funding Options for LTSS:

- Separate State Budget Line Item AND / OR
- HCBS Waivers

Funding Options for R&B:

- SSI, Section 8 Housing Vouchers

Residential Unit Types:

- 6 connected apartments with private bedrooms, common kitchen & living areas

Development Type:

- Planned community within a larger apartment complex



6. “COHOUSING VERMONT”

Based on the results of the Needs Assessment survey, the DDHI presents a theoretical cohousing model, which draws from several different cohousing models that were researched. Cohousing refers to an intentional community of private homes and shared spaces where neighbors come together to know, care about, and support each other. Each attached or single-family home has traditional amenities, including a private kitchen. Often the homes are designed to look out to community and to have private spaces out of view. Connecting with community is easy and natural, but privacy matters, too. Shared spaces typically feature a common house, which may include a large kitchen and dining area and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Cohousing communities can take many forms, but they all come together based on shared and stated values and principles, collaborate on managing community business and activities, and usually share some common meals.

The core of cohousing is living in relationship. The design principle of cohousing can create a sense of belonging and inclusion. Site layout, size, and architectural features promote frequent interaction and close relationships. Most communities find 20-40 units is about the right size to know each other well. Collectively each community decides on the ratio of neurotypical adults to those with I/DD.

Historically, people with I/DD have experienced discrimination and stigma. Even today, they can still be negatively affected and have limited choices about many aspects of their lives. In Vermont, the current living arrangements for adults with I/DD who wish or need to live outside of their families’ homes may not adequately provide for safety, social connections, full belonging in the community, affordable housing, ability to move about their neighborhood freely, continuity, and lifelong stability. We can easily find people that even though they live in their communities physically, gaps may persist between people with I/DD and non-disabled community members. Cohousing communities are more likely to involve people with I/DD in active planning and provide skill training, are safer, offer greater engagement in activities and a higher rate of contact with all their neighbors. There is a greater chance of feeling a sense of belonging and experiencing meaningful relationships with non-disabled community members. Their caregivers and other neighbors without disability can feel a sense of fulfillment by supporting people with I/DD and from the process of collaboration, and thus also feel a sense of belonging.

RESIDENTS & SERVICES

Target Market:

- Adults with and without I/DD

Resident Support Needs:

- Low to high (24/7, 1:1)

Property’s Relationship to LTSS:

- “Cohousing Vermont” is the (physical) home community for people with I/DD — some or all of their LTSS are provided within this setting

LTSS Delivery Model:

- LTSS are provided by their local DA or SSA according to individual’s person-centered plan- OR- a nonprofit entity subcontracts with local DA or SSA; natural supports

Funding Options for LTSS:

- Medicaid HBCS Waiver

Funding Options for R&B:

- SSI, Section 8 or other subsidized funding assistance, private pay

Residential Unit Types:

- Homes, townhomes, and/or apartments

Development Type:

- Cohousing / planned community



PHYSICAL AMENITIES

- Accessible/Universal Design
- Cognitive Accessibility Features
- Common Area Spaces
- Pedestrian-Oriented
- Sensory Friendly
- Recreational & Relaxation Amenities
- Personal Preference
- Security Features

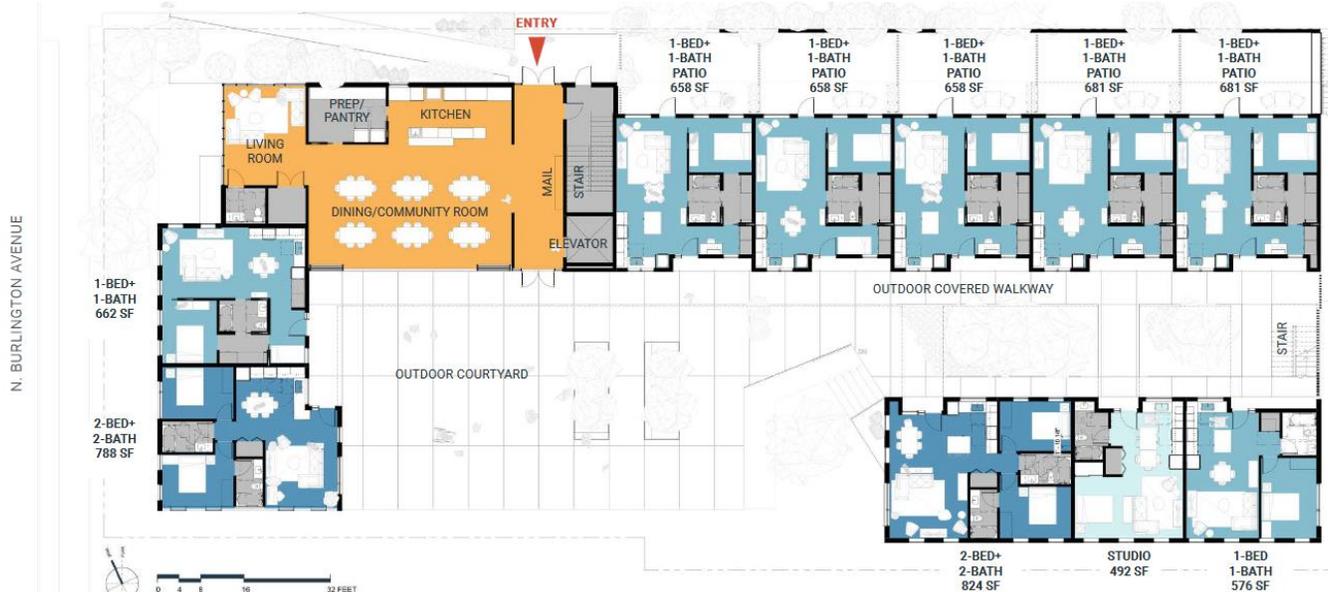
SUPPORTIVE AMENITIES

- Community Life
- Health & Fitness Activities
- Life Skills Training
- Planned Communal Meals
- Vocational Support

Learn More:

- **Our Home Cathedral Park** (<https://www.ourhomecathedralpark.com>) – An inclusive & Diverse Cohousing Community
- **Carehaus** (<https://www.carehaus.net/>) - Intergenerational care-based co-housing where disabled and older adults, caregivers and their families will live in independent living units clustered around shared spaces
- **Treehouse** (<https://www.treehousebc.com>) - Community of apartments and homes for persons 55+ & families caring for and/or adopting children from the foster care system
- **Cohousing** (<https://www.cohousing.org>)

Our Home Cathedral Park



FLOOR PLAN LEVEL 02

This is the main level of Our Home – Cathedral Park and it contains shared amenities, including a mail area and community spaces such as a living room, kitchen and a multi-use dining space. (Please note that the community space layouts are not finalized and we look forward to design input from early community members.) There are ten units on this level and five of these units have private patios.





MODELS COMPARISON CHART

MODELS	Visions for Creative Housing	Cape Cod Village	L'Arche Boston North	Hope House	VT Initiative for Deaf Adult Living	"Cohousing Vermont"
Target Market	Adults w/ I/DD of varying support needs	Adults on the Autism Spectrum	Adults with I/DD of varying support needs	Adults with I/DD of varying support needs	Deaf and hard of hearing adults with I/DD	Adults with and without I/DD
Residential Support Needs	Low to high (24/7, 1:1)	High support, 24/7 (severe autism)	Low to high (24/7, 1:1)	Low to high (24/7, 1:1)	Low to high (24/7, 1:1)	Low to high (24/7, 1:1)
LTSS Delivery Model	Subcontractor for DA providing wrap around LTSS	DDS subcontracts with a separate partner for 24/7 supports	L'Arche is contracted with their regional DDS to supply LTSS	Wrap around LTSS delivered by Hope House Foundation	Wrap around LTSS delivered in partnership with DA	"Cohousing Vermont" is the (physical) home community — some or all of their LTSS are provided within this setting
Funding Option for LTSS	HCBS Waivers, fundraising & grants	HCBS Waivers	HCBS Waivers	HCBS Waivers, fundraising & grants	HCBS Waivers and/or separate state budget line item	HBCS Waivers
Funding Options for Room & Board	SSI, Section 8 Housing Vouchers	SSI, Section 8 Housing Vouchers	SSI, separate contract with DDS to supplement some housing costs	SSI, Section 8 Housing Vouchers, Food Stamps	SSI, Section 8 Housing Vouchers	SSI, Section 8 or other subsidized funding assistance, private pay
Residential Unit Types	4 2-bedroom apartment units + single family home with 3 bedrooms & communal spaces	2 duplexes each with 2 independent units with 4 residents each	Family style homes in residential neighborhoods, located within adjacent towns	Apartments / Condos; some condos & small homes are owned by adult with I/DD	6 connected apartments w/private bedrooms and common kitchen & living areas	Homes, townhomes, and/or apartments
Development Type	Planned Community	Planned Community	Scattered Site Intentional Community	Integrated Supported Living	Planned community within a larger apartment complex	Cohousing / planned community
Organization Type	501c3	501c3	501c3	501c3 (LTSS) Corp. (Housing)	Recommended 501c3	Recommended 501c3



CONCLUSION

Any of these models could serve as an inspiration for pilot housing projects in Vermont. Characteristics from the housing model examples can be combined to create a housing solution to best meet the needs of a specific community.

There are currently two successful housing models operating in Vermont that should also be considered for ideas and replication possibilities: *Heartbeet Lifesharing* & *The Yellow House Community*. (*See [Appendix](#) for more details.)

In conclusion, the DDHI Models Committee recommends the following characteristics for successful supportive housing models:

- Stable and affordable
- Ability to serve a wide range of support needs, including high 24/7 and 1:1 support & specific communication needs
- Person-Centered, Accessible, and Flexible Support Services
- Compliance with the CMS Settings Rule
- Provide residents with tenant leases
- Ensure full engagement with the community to the maximum level possible for each individual, based on their individual abilities, preferences and needs
- Choice in all activities
- Quality assurance annual review

Funding Sources:

- The individual's HCBS Medicaid waiver to support their Long-Term Services & Supports (LTSS)
- Room & Board is paid from the resident's monthly Supplemental Security Income (SSI)
- Section 8 Housing Vouchers for each individual resident are desirable to reduce reliance on continuously seeking grants and fundraising to finance operations
- Any funding gaps could be covered by a combination of grants, contributions, & fundraising

Design Considerations:

- Private bedrooms, if desired
- Communal Space(s) for optional shared activities
- Sleeping accommodations for support staff when 24/7 care is provided on site
- Workspace for support staff
- Universal design
- Sensory friendly
- Easy access to outdoor spaces
- Security Features
- Smart Technology options to allow for increased independence
- Allows for aging in place

Questions to Consider:

- Is the size or location of the home potentially isolating?
- Do residents feel safe and a sense of belonging?
- Is there a choice in house/roommates?
- Is the service provider also the property owner?
- What happens if they are not happy with a staff member? Who hires/fires staff?
- Do the staff feel a sense of belonging? Do they function as a team?
- Can residents personalize their space?
- Do ample opportunities exist to engage with people who do not have disabilities?

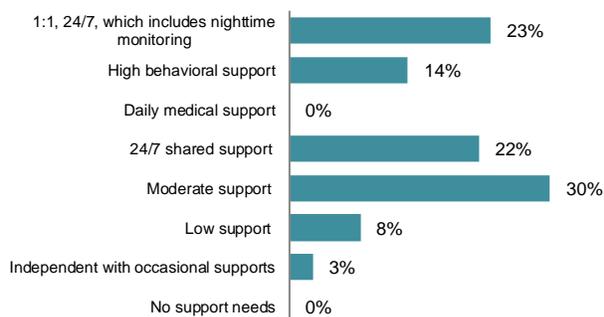


APPENDIX

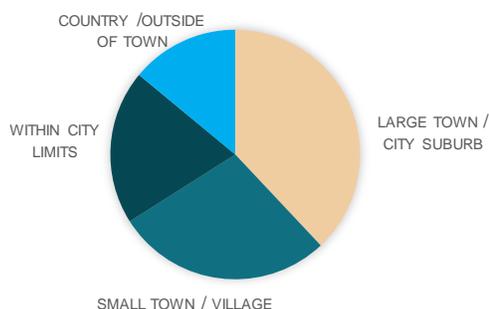
Needs Assessment Survey Summary

- Summary Data based on 73 Survey Respondents as of 4/3/22 (full report available upon request)
- Male/Female Ratio: 67%/33%

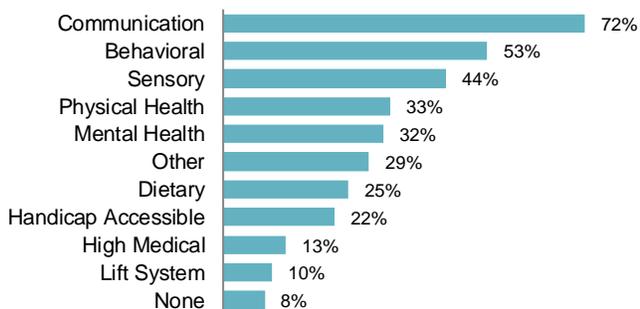
Level of Support Needs



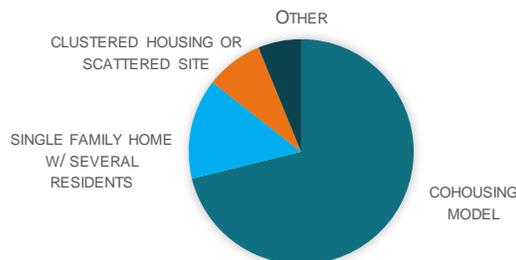
Housing Location Preference



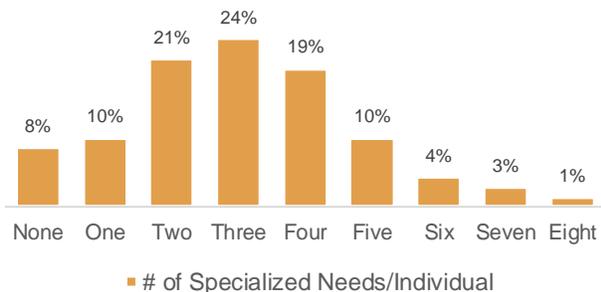
Specialized Needs



Multiple-Resident Housing Model Preference



Complexity Level of Specialized Needs



Top 3 Life Goals

Build and maintain social relationships	90%
Be happy in a permanent home / residence	82%
Enhance inclusion opportunities within the greater community	74%

Top 3 Features

Stable and well-trained home support person(s) / staffing	90%
Being able to "age in place" (i.e., longevity of placement)	85%
Stable housing	71%



Existing Vermont Housing Models

Heartbeat Lifesharing

Hardwick, Vermont | <https://heartbeat.org/>

Heartbeat is a vibrant lifesharing community nestled in the Northeast Kingdom of Vermont. It began about twenty years ago and became established as a Camphill intentional community. The Camphill movement is international in scope and consists of more than 100 communities in 22 countries. Community members, with and without I/DD, share life together in family-style homes within an agricultural setting. In addition, there are volunteers who come for a year, or more, to learn, play, and work together.

Members are supported in discovering and developing his or her unique gifts and potential. All care for and grow with one another, celebrating the joys and challenges of life. Members routinely spend time in the wider community, interacting with their neighbors, enjoying cultural activities and the invigorating beauty of the outdoors. Heartbeat itself is a cultural center for other Vermonters, offering classes and recreational events.

Currently, Heartbeat serves adults with low to moderate support needs. It is licensed, by the State of Vermont, as a therapeutic community residence.

The Yellow House Community

Middlebury, Vermont | <https://yellowhousecommunity.com>

The Yellow House Community is an intentional residential community for adults with I/DD, located in Middlebury. It was founded in 2019 by two families with special needs young adults. They wished to create a safe, nurturing environment that would celebrate the concept of interdependence: that we are all responsible for taking care of one another, our home, and community.

There are two adjacent dwellings, the first houses 4 residents, and the second also will house 4 residents. The houses have been renovated specifically for them, in a residential neighborhood within easy walking distance to downtown Middlebury.

Currently, Yellow House serves adults with low to moderate support needs. It is licensed, by the State of Vermont, as a therapeutic community residence.

RESIDENTS & SERVICES

Target Market:

- Adults with I/DD

Resident Support Needs:

- Low to moderate

LTSS Delivery Model:

- Subcontractor with DA

Funding Options for LTSS:

- HCBS Waivers

Funding Options for R&B:

- SSI

Residential Unit Types:

- Multiple family style homes in agricultural setting

Development Type:

- Planned Community

RESIDENTS & SERVICES

Target Market:

- Adults with I/DD

Resident Support Needs:

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LTSS Delivery Model:

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Funding Options for R&B:

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Residential Unit Types:

- Two family style homes

Development Type:

- Planned Community



Resources

1. A Place in the World: Fueling Housing and Community Options for Adults with Neurodiversities (APITW)

A Place in the World provides foundational nomenclature for housing and service delivery models with the goal to further define market segments, establish best practices and guiding principles, and helps drive crucial partnerships that address pressing needs.

The study serves as a definitive resource for the housing industry, scholars, direct service providers, policymakers, researchers and other stakeholders.

<https://www.autismhousingnetwork.org/apitw-report/>



2. VISIONS for Creative Housing: The Toolkit

The State of New Hampshire has recognized that the Visions' model is one that should be embraced. Visions hopes that this toolkit, funded through a grant from the New Hampshire Housing Finance Authority, enables others to establish opportunities for adults with disabilities to live as full a life as possible.

<https://visionshousingtoolkit.weebly.com/the-toolkit.html>

3. Sweetwater Spectrum: Housing Toolkit

The successful development and launch of their campus in Sonoma has led to a broad set of insights on best practices for housing for people with autism and related disabilities. As part of its mission, Sweetwater Spectrum aims to share these insights with others working to address the housing needs for this population. They do this by offering tours and symposia, through consulting services to teams seeking to develop new housing, and by providing free resources found on their website.

Sweetwater Spectrum Housing Toolkit includes: *Replication Starter Kit*, *Lessons Learned: FAQ on Developing Housing for adults with ASD / I/DD*, *Replication Symposium Videos & Slides*, *Documenting a Supported Living Model White Paper*, & *Community with Purpose Case Study*

<https://sweetwaterspectrum.org/creating-housing>



Glossary

DA: Designated Agency

DAIL: Department of Aging and Independent Living

DDHI: Developmental Disabilities Housing Initiative

DDS: Dept. of Developmental Disabilities Services

HCBS: Home and Community Based Services

I/DD: Intellectual and Developmental Disabilities

ISP: Individualized Service Plan

LTSS: Long-Term Services & Supports

SSI: Supplemental Security Income

Contact Information

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Models Report

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Needs Assessment

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Note: DDHI made every effort to accurately describe the models presented in this report. DDHI did not vet the quality of service delivery of the models described.