

# HOUSING



**S|D|R|C**

San Diego Regional Center

# MISSION

## Serving San Diego and Imperial Counties



SDRC's Mission: To serve and empower persons with developmental disabilities and their families to achieve their goals with community partners.

The mission of the Community Services Department: To provide high quality and meaningful services that are reflective of the diversity of the community of people served by San Diego Regional Center in collaboration with families, agency staff, and community partners. The Community Services Department develops community partnerships through outreach and education about issues and services affecting individuals with developmental disabilities.

# Why focus on Housing?

Community input:

- There is a shortage of affordable housing in communities where people want to live.
- Housing that is available, is not always accessible.
- The need to support clients and families to plan for long-term future housing needs.



# THE MATH

*"Housing is considered affordable when a person or family spends about 30% of their monthly income on housing costs"*

A. Monthly Social Security (SSI/SSP) Income: \$1,206.20

B. Affordability (30%): x 0.30

A. Affordable Rent Amount:

\$362

\*The above formula ( $A \times B = C$ ) can be used for any monthly income amount or source, or for families.

There is no community within California where rent for a studio or 1-bedroom apartment is considered affordable to persons with developmental disabilities receiving social security benefits as their sole income sources. Average 1-bedroom rents are shown below:

Community	Average 1-bedroom monthly rent amount
Los Angeles	\$2,544
Santa Barbara	\$2,842
Sacramento	\$1,800

# OVERCOMING THE MATH

*"In order to overcome the math, you need to know your rent gap"*

**Finding your rent gap:** Your rent gap is the difference between rent in your community and 30% of your monthly income.

## Monthly and annual rent gap example:

Rental assistance or subsidies can cover and help pay for your rent gap.

	Item	Los Angeles	Santa Barbara	Sacramento
A	Average Monthly Rent	\$2,544	\$2,842	\$2,842
B	Less: Affordable (30%)	(\$362)	(\$362)	(\$362)
C	Your Monthly Rent Gap	\$2,182/month	\$2,480/month	\$1,438/month
D	Your Annual Rent Gap (Monthly Gap x 12)	\$26,184/year	\$29,760/year	\$17,256/year

## ***Homelessness and Housing Needs for***

# ***Adults Served by the Department of Developmental Services and the Regional Center System in California – An Overview of the February 2024 Report Findings***

Approximately 24,000 adults (22 years +), served by the Regional Center system in Independent or Supported Living, are rent burdened (paying 30% or more of their income for housing) or severely rent burdened (paying 50% or more of their income for housing)



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# SDRC Strategic Goals and Housing

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- Southern CA Housing Collaborative (SCHC)
- Life Planning Series (workshop)
- 089 Housing Access Services
- Partnerships



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- In 2007, the Foundation for Developmental Disabilities surveyed the adult individuals served by the San Diego Regional Center to gather information on what they struggled with the most. The answers were very consistently affordable housing, employment, and transportation.
- In 2008, the Southern CA Housing Collaborative (SCHC) was incorporated.
- SCHC 's specific purpose is to address the housing needs of persons with developmental disabilities by identifying, enhancing, preserving, developing, funding, and administering decent housing that is affordable to individuals with developmental disabilities with low incomes.

# SCHC

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SCHC created partnerships with appropriate agencies in order to apply for federal, state, and municipal funds to create rental developments with a percentage of affordable units set aside for persons with developmental disabilities residing in San Diego and Imperial Counties.



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# SDRC meets with developers

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- Readiness, proposed development timeline
- Location, proximity to amenities/transportation, DDS unit composition, etc.
- Finance structure
- Experience, capacity, and roles of development team/partners



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# Benefits

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- ❖ Independent/Supportive Living
- ❖ Elevate individuals/families with greatest needs
  - ❖ Integrated Supportive Services
  - ❖ Community Integration
    - ❖ Affordability
    - ❖ Accessibility
  - ❖ Leveraging of Housing Resources



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# Southern CA Housing Collaborative (SCHC) Projects

- Affordable Housing Projects with SDRC :
  - Independence Point- 25 units for SDRC
  - Villa Primavera – 17 units for SDRC (Imperial County)
  - Ouchi Courtyards- 7 units for SDRC
  - Pacifica at Playa del Sol – 12 units for SDRC
  - Serenita- 15 Units for SDRC (Imperial County)
  - Girasol (Countryside II)- 10 units for SDRC (Imperial County)



# Harrington Heights

## 1320 Broadway, San Diego, CA 92021



- ❖ **Developer: Chelsea Investment Corporation**
- ❖ **Total Units: 273**
- ❖ **Total SDRC set units: 40**
- ❖ **Total Development Costs: \$150,140,991 (\$549,967 per unit)**
- ❖ **Total CRDP Funding: \$4,250,000 (\$106,250 per unit)**



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# Harrington Heights

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Harrington Heights will be a 15-story building that will include 273-unit affordable rental apartments; all the units will be affordable

SDHC awarded 115 rental housing vouchers to help Harrington Heights residents pay their rent. Of those, 75 will assist people experiencing homelessness, including 10 set aside specifically for veterans experiencing homelessness.

According to the housing commission, the remaining 40 vouchers will be for households with lower income who are not experiencing homelessness, with annual income ranging from 25 to 40% of AMI. All the vouchers SDHC awarded are tied to the development, so when a resident moves on, the housing voucher remains to help the household that moves into a new unit at the property.



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# Harrington Heights

## Groundbreaking



# Southern CA Housing Collaborative (SCHC) Projects

- Mt. Etna- MODICA- 30 units for SDRC
- Mt. Etna-Taormina – 26 units for SDRC
- Miraluz – 10 units for SDRC
- SCHC is also working with Chelsea on their San Diego State deal in Mission Valley near Snapdragon Stadium in Mission Valley. It is a very desirable location because of the proximity to transportation and other important amenities. Units for SDRC are to be determined.
- SCHC is also working with Chelsea on what will be the largest ever affordable housing project in CA known as “Midway Rising”. The project will be built in stages, eventually delivering 2,000 affordable units to San Diego. This project will be located where the Sports Arena now sits. Units for SDRC are to be determined.

# Imperial Valley

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Villa Primavera – 17 units for SDRC (Imperial County)

Serenita – 15 units for SDRC (Imperial County)

Girasol (Countryside II) – 10 units for SDRC (Imperial County)



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# Development Plan and tips

SDRC has identified priorities for the development of resources under the Community Resource Development Plan (CRDP)

## Helpful tips:

Housing Navigator

Tracking referrals to affordable housing projects

City Council meetings

Data, Data, Data

Outreach and more outreach



# Life Planning Series

A virtual workshop series to help families develop a life plan for a family member with a disability.

**A BETTER LIFE TOGETHER, INC.**

**WEDNESDAY SERIES WEBINAR**

**LIFE PLANNING**

**HIGHSTRONG**  
HOME OF GUIDING HANDS

- Life Planning workshops provide structure and support for future care needs.
- There is no moment too soon or too late to begin Life Planning for a family member.
- Knowing that guidelines have been established and information has been shared can bring tremendous peace.

**KEYNOTE SPEAKER**

**WENDY SMITH**  
BUSINESS OWNER, NON-PROFIT FOUNDER

**Wendy Smith** has been working with people with developmental disabilities for thirty-five years. She received her Bachelor's degree from Juniata College in history and her teaching credential from Kutztown University. She first worked in a summer respite program and adult life skills classes with United Cerebral Palsy in Pennsylvania.



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# 089 Housing Access Services

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Individual Housing Transition Services- These services provider direct support and assistance with activities and processes associated with preparation for and transition to housing

Housing & Tenancy Sustaining Services- These services supports individuals to maintain and tenancy once housing is secured.



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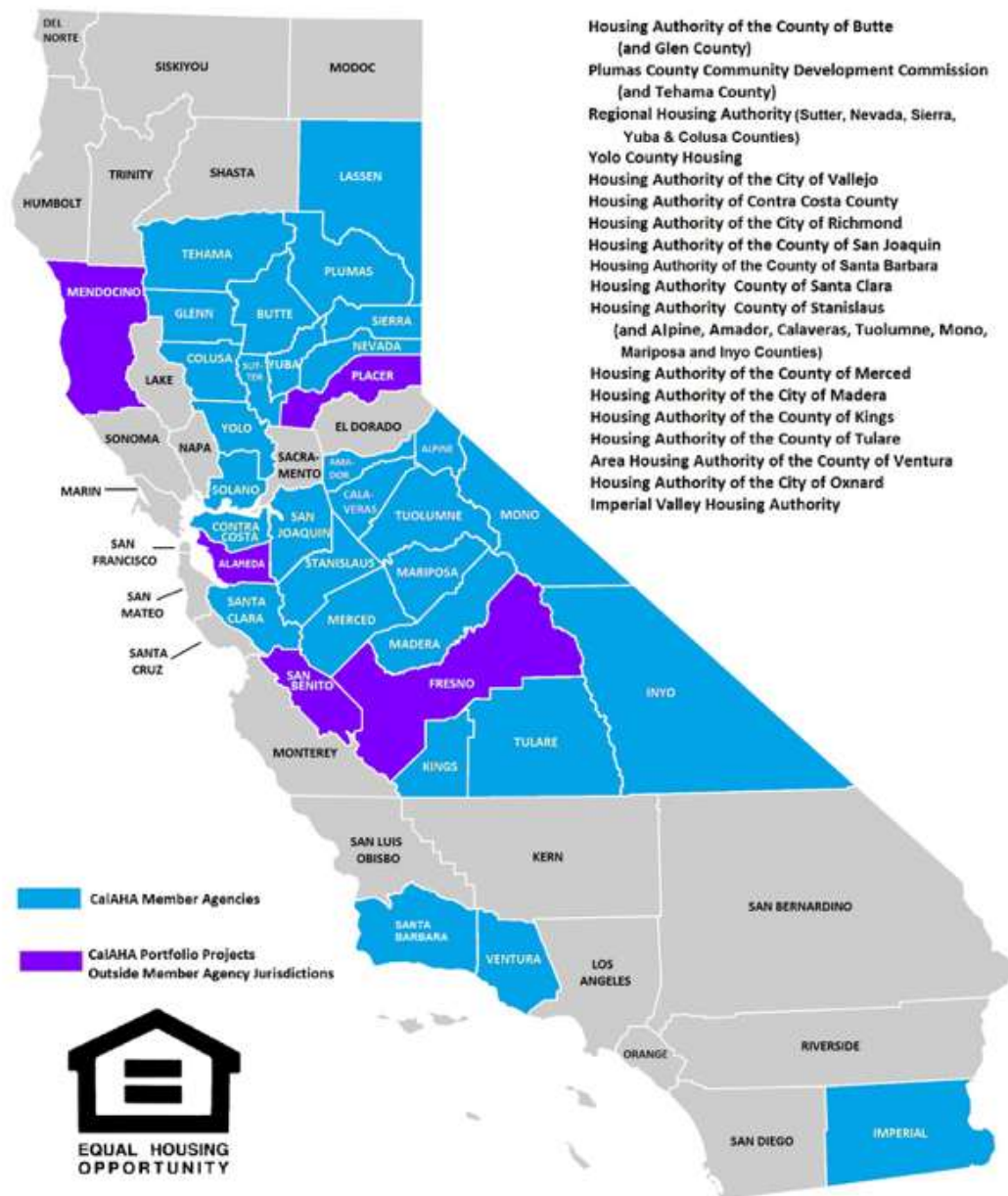
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# Cal AHA

The California Affordable Housing Agency (CalAHA) was created in 2000 as a Joint Powers Agency (JPA)

The reason for creating CalAHA is a simple one: there is strength in numbers. What a small agency may not be able to achieve on its own, it may be able to accomplish through the resources of multiple members.

## CalAHA Member Agencies & Jurisdictions



# THANK YOU

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