

AGENDA

8:30 a.m. - 9:00 a.m. ARRIVALS, REGISTRATION, COFFEE AND CONTINENTAL BREAKFAST

9:00 a.m. - 9:30 a.m. INTRODUCTION AND WELCOME

Teresa Anderson, Exec. Dir. CPCIDD, Mark Klaus, Exec. Dir. SDRC, Dave Manson, Dir of Outreach & Engagement CPCIDD
During this 30-minute welcome and introduction, leadership from CPCIDD and SDRC - the co-sponsors of this event - will kick off the day with a warm greeting, acknowledging our sponsors and collaborators, and outline the symposium's goals around creating truly inclusive housing for people with IDD. You'll hear a brief overview of the day's agenda, learn key logistical details—like accessibility features, networking breaks, and venue amenities. This opening segment sets the stage for meaningful dialogue by highlighting emerging best practices, spotlighting community-driven solutions, and inviting you to connect with fellow advocates, developers, families, and policy makers. Come ready to ask questions, share your insights, and help build the momentum needed to advance housing innovations that work for everyone.

9:30 a.m. - 10:30 a.m. EXPERT PANEL : IDD HOUSING: BARRIERS & ENTRYWAYS, CHALLENGES & OPPORTUNITIES

Join Miguel Larios, John Decker, Tom Lewis, and a representative from the California Department of Developmental Disabilities for "IDD Housing: Barriers and Entryways, Challenges and Opportunities," a dynamic conversation that explores the full spectrum of creating inclusive homes for people with intellectual and developmental disabilities. Drawing on decades of experience—from legal and bond financing strategies for affordable housing and fair-housing law, to regional center initiatives in coordinated future planning, assistive technology, and person-centered supports—each panelist will illuminate the obstacles that too often block access to stable housing and the innovative entry points that can unlock new pathways. You'll hear about practical solutions in policy, financing, and community-driven program design, learn how cross-sector partnerships can accelerate progress, and discover actionable opportunities to turn today's challenges into tomorrow's successes.

10:30 a.m. - 10:45 a.m. BREAK

Take a 15-minute coffee and networking break to enjoy refreshments, connect with fellow attendees, exchange ideas, and recharge for the next session.

10:45 a.m. - 12:00 noon BREAKOUT SESSION A: Q & A WITH OUR MORNING PANEL OF EXPERTS

Moderated by Tony Anderson, Associate Director of ARCA: During Breakout Session A, you'll have the chance to engage directly with our morning panelists—Miguel Larios, John Decker, Tom Lewis, and a representative from the California Department of Developmental Disabilities—through an interactive question-and-answer format. Bring your toughest questions about financing, policy nuances, person-centered supports, and regulatory barriers, and hear firsthand how each expert tackles real-world challenges. This session is designed to deepen your understanding of the pathways and pitfalls in IDD housing development by unpacking case studies, sharing insider tips, and exploring collaborative solutions. Come prepared to dive into the details, spark new ideas, and leave with actionable strategies to advance inclusive housing in your community.

10:45 a.m. - 12:00 noon INNOVATIVE HOUSING

Chelsea Investment Corporation specializes in developing and preserving high-quality affordable rental housing. With a focus on creative financing and tailored solutions, the company has built over 150 communities—including senior, rural, and special needs housing—totaling more than \$2 billion in investment. Its Southern California portfolio includes 3,500 inclusionary units valued at \$800 million. Chelsea partners with leading homebuilders and nonprofits to deliver award-winning, neighborhood-enhancing projects. From site selection to re-syndication, services are offered on a targeted or turnkey basis. Known for completing projects on time and within budget, Chelsea demonstrates a strong commitment to excellence in affordable housing development.

12:00 noon - 12:45 p.m. LUNCH AND MINGLE

Enjoy a 45-minute box lunch and mingle session—savor a meal while networking informally, sharing insights, and strengthening connections with fellow attendees.

12:45 p.m. - 1:30 p.m. VENDORS / RESOURCE FAIR

Spend 45 minutes exploring our resource fair—meet a variety of IDD housing vendors, discover innovative tools and services, and gather practical resources to advance your work.

1:30 p.m. - 2:45 p.m. BREAKOUT SESSION C: TRANSFORMING IDD HOUSING & INDEPENDENCE W ASSISTIVE TECH

Join a multidisciplinary panel of assistive technology specialists to explore how AT can revolutionize independence and community integration for people with IDD. You'll hear real-world case studies on funding models—from grants to social impact investments—clinical insights into device selection and training, and best practices for embedding technology into person-centered living environments. Panelists will unpack practical strategies for securing resources, partnering with providers, and balancing autonomy with safety. Walk away with actionable approaches and collaborative frameworks to harness AT for more accessible, resilient, and empowering IDD housing solutions.

1:30 p.m. - 2:45 p.m. PANEL DISCUSSION: LANTERMAN HOUSING ALLIANCE AND SAN ANDREAS REGIONAL CENTER

2:45 p.m. - 3:00 p.m. Break

Take a 15-minute coffee and networking break to enjoy refreshments, connect with fellow attendees, exchange ideas, and recharge for the next session.

3:00 p.m. - 3:30 p.m. PANEL DISCUSSION: SELF-ADVOCATES SHARE THEIR PERSONAL EXPERIENCES

Hear directly from IDD self-advocates as they candidly recount their journeys through every stage of finding and living in their ideal homes—from the initial search and navigating complex financing options, to overcoming accessibility barriers and thriving in independent settings. Through personal stories, they'll reveal how they leveraged tools like Section 8 vouchers, individualized budgets, host-home programs, and assistive technologies to turn challenges into opportunities. You'll gain firsthand insights into the emotional ups and downs of securing stable housing, the critical supports that made a difference, and the power of self-advocacy in driving policy and practice forward. Join this dynamic conversation, ask your questions, and leave inspired by the strategies and spirit that fuel truly inclusive housing for people with IDD.

3:30 p.m. - 3:45 p.m. CLOSING REMARKS

Monday, October 20, 2025

HOUSING FOR ALL

BEST PRACTICES IN IDD HOUSING DEVELOPMENT

Dive deep into innovative ways to create inclusive housing for individuals with intellectual and developmental disabilities.



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during the day and get a \$25 gift card to spend at one of our micro-enterprise booths. We would greatly appreciate your feedback regarding your experience at today's event.



CA Policy Center

for Intellectual & Developmental Disabilities
—RESEARCH, POLICY AND ACTION—

CPCIDD.ORG



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San Diego Regional Center

SDRC.ORG

SPEAKERS



TERESA ANDERSON, CPCIDD Executive Director, Co-Host of Today's Symposium

Teresa Anderson has over 30 years serving, supporting, and advocating for and with individuals with intellectual and developmental disabilities. She began her career as a direct support professional in day programs, residential settings, as well as job coaching. Thereafter, in the early 90's she worked as a program specialist in a non-public school supporting the transition of students out of the Sonoma Developmental Center as part of the Coffelt lawsuit. Prior to coming to CPCIDD, Teresa was the Public Policy Director for The Arc and United Cerebral Palsy California Collaboration, where she worked to advance the human and civil rights of people with IDD. She holds a Bachelor's Degree in Child Development, a Master's Degree in Public Health with an emphasis on Health Advocacy for People with Intellectual and Developmental Disabilities, and a Juris Doctorate from Lincoln Law School in Sacramento. When she is not working she enjoys spending time with her family and friends, and especially loves beating her husband in golf.



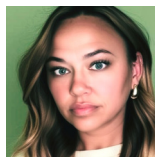
MIA GARZA Associate Director of Community Services for San Andreas Regional Center

Mia Garza is the Associate Director of Community Services for San Andreas Regional Center. Mia brings more than 25 years of leadership in nonprofit and developmental disability services. She holds a Bachelor of Science in Therapeutic Recreation and a Master of Science in Recreation Administration. Starting her career at Agnews Developmental Center, she has progressed through increasingly responsible roles within San Andreas Regional Center. In her current position, Mia directs inclusive, service-driven programs and is committed to advancing equity, innovation, and meaningful outcomes for individuals and communities.



JOHN DECKER, Panelist, Morning Plenary on IDD Housing Overview

John W. Decker is the Director of Community Services at Alta California Regional Center (ACRC). Dr. Decker has undergraduate and graduate degrees in Social Work from CSUS and a Doctorate in Social Work from USC. His doctoral work was largely designing the Coordinated Future Planning initiative for ACRC. Much of his current work is leading efforts to expand housing opportunities for clients of the regional centers. Prior to the position of Director of Community Services, he also worked as a Community Services Specialist and CPP and Forensics Manager at ACRC. He previously worked as Domestic Violence Victim Advocate and Juvenile Court Investigator for Sacramento County.



ELENA KALTSAS, Panelist, Assistive Technologies

Elena Kaltsas is an Inclusion Expert, Disability Resource Specialist, and Systems Change Consultant dedicated to advancing equity and dismantling barriers for the disability community. Drawing on over 15 years in minority health disparity public health research, a BS in Sociology, and an MS in Organizational Psychology—as well as her lived experience as a parent of a young adult with multiple disabilities—Elena brings both expertise and authenticity to her work. Through her agency, We See Different, and her work as Program Specialist for the Exceptional Family Resource Center within the Interwork Institute at San Diego State University, she champions informed choice, self-determination, and the amplification of disabled voices, ensuring support is both timely and dignity-centered. Elena and her daughter, India, are co-authoring a memoir chronicling their two-decade journey navigating clinical, educational, and systemic barriers—challenging the status quo and igniting bold conversations about reimagining disability systems rooted in justice and equity.



DR. MAULIK M. TRIVEDI, Panelist, Assistive Technologies

Dr. Maulik M. Trivedi is a board-certified Emergency Medicine physician in practice for over 20 years. He has served as the chairman or associate chair of several emergency departments. He has also been an integral part of the core leadership of Emergency Medicine provider groups. He is a founding partner of StationMD and has been instrumental in helping the organization achieve its mission of improving the quality of care for the IDD population. He is a recognized national speaker and thought leader on the use of technology and telehealth solutions to positively impact an individual's medical care and foster independence. He is the medical director for several disability services provider agencies and serves as a board member for many non-profit organizations. He and his family currently live in midtown Manhattan.



DARIN LOUNDS, Executive Director of the Housing Consortium of the East Bay (HCEB)

This Oakland-based nonprofit's mission is to create inclusive communities for people with developmental disabilities or other special needs through quality affordable housing. Darin brings 30 years of experience in various capacities within the field of supportive housing. Darin's efforts in supportive housing have focused on developing and sustaining housing for adults with developmental disabilities, long-term homeless adults, homeless families, transition-age youth and the formerly incarcerated. In all instances, a commitment to Housing First principles and providing relevant support services have contributed to housing success for these populations. In addition to his participation on the CPCIDD Board of Directors, Darin currently serves on the boards of the Lanterman Housing Alliance, EveryOne Home, Asian Neighborhood Design, and the Alameda County Developmental Disabilities Council.



KATE KINNAMONT, SDRC Associative Executive Director

Kate is the Associate Executive Director of the San Diego Regional Center. She began her career at SDRC over 25 years ago as an Intake Service Coordinator. She held various positions at SDRC including Service Coordinator in the North County office, Program Manager of a Children's Unit in the National City Office, Manager of Intake Services, Regional Manager for the Kearney Mesa office, and Director of Client Services. Before joining SDRC, Kate worked as an educator for the US Navy Drug and Alcohol Prevention Program, Outpatient Psychiatric Counselor for the Escambia County (FL) Mental Health Services, and a Victim's Services Specialist for the US Navy Family Advocacy Program. Kate has a Bachelor's degree in Psychology and a Master's in Counseling and Human Development. She lives with her husband, Keith, who served in the US Navy for over 20 years. She has two children; Kristofer, who is a Captain in the US Army, and Kaitlin, a licensed Speech and Language Pathologist who practices in Irvine, CA. Kate loves to travel, shop and spend time with family (not necessarily in that order).



MIGUEL LARIOS, Panelist, Director of Community Services

Panelist, Morning Plenary on IDD Housing Overview Miguel Larios is the Director of Community Services and has been with SDRC for 13 years. He has held various positions within the agency that include: Bilingual Service Coordinator for adults living in the family home or their own home; Evaluation Specialist in Community Services (was responsible for developing and coordinating a program evaluation system to assess the effectiveness of programs provided to individuals supported); Program Manager for an Early Start unit, Regional Manager overseeing teams in the East and South Inland regions, Manager of Client Services for Early Childhood. Miguel is also one of SDRC's certified Person-Centered Thinking trainers and facilitates a reflective practice group for the staff. He has a bachelor's degree in early childhood development and a master's

SPEAKERS

degree in education. He is bilingual in English and Spanish. Before working at SDRC, he was a kindergarten teacher.



TONY ANDERSON, Panel Moderator

Tony Anderson entered the field of developmental services in 1987 and began his career as a direct support professional in homes, day programs, and schools. He has served as a social worker and later became the Executive Director of a community non-profit that served over 120 people with developmental disabilities. He worked in the leadership for the Napa County Department of Health and Human Services and was appointed Deputy Director by Governor Gray Davis, responsible for Policy, Planning, and Government Relations at the State Council on Developmental Disabilities. He joined The Arc California in 2003 and served as Executive Director and principal lobbyist for the association. In this capacity, he served on numerous state and national boards and commissions and was the national president for the executive directors of the association and served two terms on the Board of Directors for The Arc of the United States. In 2017 he became the Executive Director of Valley Mountain Regional Center serving 20,000 people with developmental disabilities and their families. Today Mr. Anderson is the Associate Director and lobbyist for the California regional centers (ARCA) responsible for organizational leadership and strategic partnerships, community engagement in policymaking, and policy advocacy. Tony received his BA in Research Psychology and an MA in Organization Development from Sonoma State University, completed his graduate practicum at Stanford University and his executive leadership certification from University of Southern California as an official of the State.



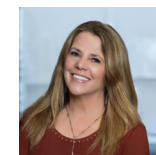
INDIA KALTSAS WEST, Panelist, Assistive Technologies

India Kaltsas West is a passionate advocate for disability justice and an Assistive Technology Specialist with We See Different. Living with vision loss and multiple disabilities since age four, India has transformed her personal experience navigating inaccessible systems into a powerful force for change. As an Assistive Technology Consultant at San Diego State University and through her work at We See Different, India challenges barriers that restrict disabled lives, reimagining technology as a tool of liberation—not a workaround. She is driven by a belief that people with disabilities deserve full agency, equitable access, and the power to define their own futures.



VANESSA BULL, Panelist, Assistive Technologies

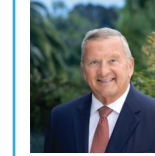
Vanessa Bull is the Assistive Tech (AT) Manager at East Bay Innovations (EBI), one of three agencies participating in the AT Pilot through the Department of Developmental Services (DDS) in California. Vanessa has been integral in helping to establish the program for EBI and the 10 individuals EBI is serving through the pilot, from participating in assessments, purchasing technology, teaching tech skills, to providing remote support. In addition, Vanessa has collaborated with Directors across the agency to develop new and creative ways of supporting individuals interested in diversifying their services. East Bay Innovations has developed a program that offers individuals a safe ecosystem, an independent environment, and easy access.



CHERI HOFFMAN, President & Chief Investment Officer

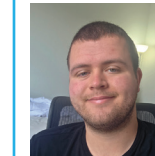
Cheri has been part of the Chelsea development team since 1994 and has participated in the development of over 150 affordable apartment communities, involving over \$3 billion in financing. She is an authority in financial modeling incorporating tax credits and tax-exempt bonds, and has extensive experience securing multiple forms of local, state, federal and private funding sources. She leads the finance team and is involved throughout the development process, from early feasibility analysis to lease up and stabilization. Cheri received her degree in

Accounting from California State University in Fullerton and continued her education with finance studies at California Polytechnic University in Pomona.



JAMES J. SCHMID, Founder/Chairman

Jim founded Chelsea Investment Corporation in 1986 and has specialized in financing and developing affordable housing projects since 1992. During his distinguished career, Jim's responsibilities have included project acquisition, financing, design, construction, marketing and property management of commercial, industrial and residential projects throughout the country. A respected authority in all aspects of real estate development and management, Jim is a former lecturer for the MSRE degree program at University of San Diego, Past Chairman of the San Diego Building Industry Association, and sought-after panelist and speaker. He is a passionate advocate for the creation and preservation of safe, accessible, and affordable housing; his service to the industry has recently been acknowledged by his induction into the Building Industry Association of San Diego Hall of Fame. In addition to growing the Chelsea family of companies to 100+ employees and a development portfolio of \$3 billion, Jim is an attorney with an advanced degree in tax law. As Chairman, he is involved in strategic management of Chelsea and its affiliates.



JACK WINTER, Panelist

Johnathan "Jack" Winter is on the autism spectrum and has been actively practicing independent living. For about a year, he has also been a dedicated student with College Living Experience (CLE). Jack is currently attending San Diego State University (SDSU), pursuing a bachelor's degree in Television, Film, and Media Studies, with a growing interest in classic animation. He welcomes opportunities to share insights about his current living situation and is enthusiastic about discussing the empowering possibilities of living solo.



VICKIE E. LAWRENCE, Panelist

Vicki moved to San Diego from upstate New York in April 2011. She likes serving her community through the Arts.



ANGELA FAVELA, Panelist

Angela is motivated to become completely self-sufficient. She says she is happy and grateful to have a 24-hour staff to keep her on her toes.