



Independent Living & Housing

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For: **The Arc San Francisco**

Today We Will Talk About

- What does The Arc Do?
- Why is The Arc a Housing Provider
- Philosophy behind Supported Living Services
- How housing Affects other aspects of life
- Issues Challenges & Solutions

About The Arc



- Started 64 years ago by parents
- Largest agency serving persons with developmental disabilities in San Francisco, San Mateo, Marin County
- A whole Person Approach to Services
- Supporting 80 persons in housing and Residential.

About The Arc



- 4 different types of housing/residential support
- Key partner in development of 2 apartment buildings
- Funded by GGRC, DoR, Development/Fundraising

Why Did The Arc Become A Housing Provider?

- Parent Advocates
- More Privacy, Fuller Social Lives, Self-determination for participants
- Housing is key to Independence



The Arc Apartments



5th Ave House

Westlake Apartments



Why Did The Arc Become A Housing Provider?

- Landlords hesitant to rent to persons with a developmental disability
 1. “What if their *condition* gets worse?”
 2. Liability Concerns: “What if they hurt themselves?”
 3. “Will they have the capacity to take care of the place?”

Why Independent Living is so Important

- Everyone should have the right to live in the least restrictive, most integrated setting possible.
- Everyone should have the right to pursue relationships and have privacy.
- It takes independence to make the good and bad choices that we learn and grow from.
- People do better at their jobs and are more successful when they have a full well rounded life.

Housing Affects all Aspects of Life

- Living independently can open up social opportunities that were previously not possible.
- limited privacy and curfews impact full opportunities for social life and relationships.
- Participants who had a rich social life, privacy and a home they were proud of were more successful and retained employment longer than those who didn't

Services The Arc Provides

The Arc has 4 types of Housing/Independent Living services

- ILS: Independent Living Services
- SLS: Supported Living Services
- SLA: Supported Living Apartments
- Housing Search and Advocacy

ILS (Independent Living Skills)

- For participants who have a moderate amount of independence. An instructor provides 15-50 hours per month of instruction and guidance per month.
- Cooking/shopping
- Bill Paying/mail & correspondence
- Household maintenance
- Medication monitoring
- Accessing neighborhood resources

SLS (Supported Living Skills)

- A service for participants with more intensive needs/medically fragile
- 50 hours to 24/7 coverage/hours of support
- In coordination with other services such as IHSS, family support and other providers
- In addition to supports listed in ILS:
 - Overnight supervision (staff are awake or can sleep depending on need)
 - Assistance with med appointments/ Medication monitoring
 - Substitution: coverage for other services/Holiday coverage

SLA (Supported Living Apartments)

- A semi-supervised roommate situation for some participants with a high level of independence.
- Manager lives in close proximity but in separate apartment to assist with emergencies
- The Arc is master-lease holder.
- Instructors provide daily living skills training (similar to ILS) on an individual basis.

Housing Search/Advocacy

- Assists participants in obtaining and retaining housing.
- Will advocate for participant/tenant when needed.
- Will assist with understanding a lease and explain the obligations that go along with it.
- Will mediate and or intervene landlord or neighbor disputes if needed.

Issues/Challenges

Of being a landlord and service provider:

Assisting tenants legally screen potential roommates

Service guidelines and Lease violations: not always compatible.

Master Lease holding: is a way for participants who probably wouldn't pass credit check and/or have no rental history an opportunity to live in an apartment but are not liable for damages or nonpayment of rent.

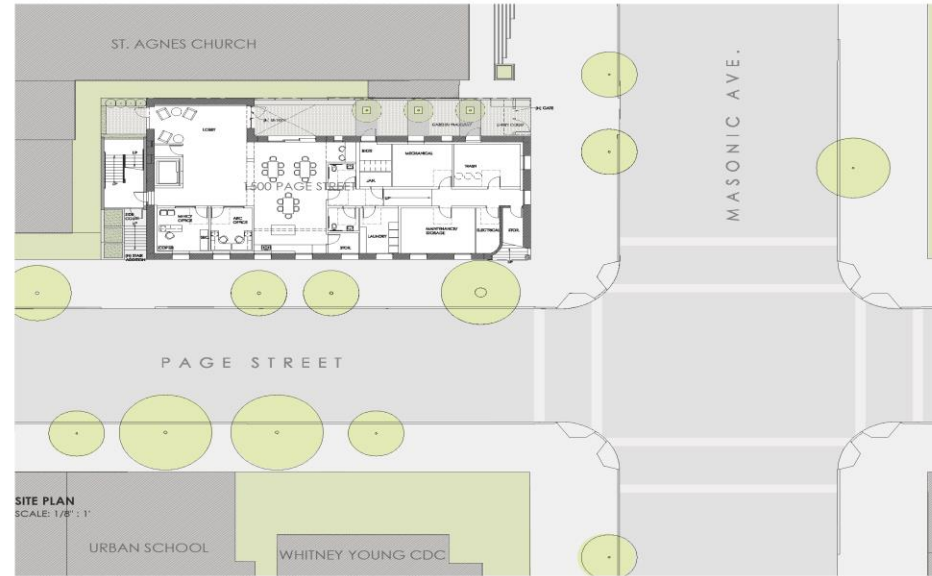
Issues/Challenges

- A Service provider has no authority to evict. Tenants are subject to the same process as any person renting in San Francisco.
- Persons with developmental disabilities have the same rights (as they should) as the general population. There is no shortcut to eviction even when it's in the participants "best Interest".
- Behavioral Issues (including mal-adaptive and self injurious) are not generally a violation of a standard lease.

Solutions

- Educate tenants on discrimination and what is/not ok to ask potential roommates.
- Keep services and Lease agreements separate.
- Be aware of differences between your authority as service manager and legalities as a landlord.
- Create and maintain collaborative partnerships.

Next for the Arc



Page and Masonic



VIEW DOWN ENTRANCE ALLEY



VIEW OF ENTRANCE GATE



VIEW OF STAIR TOWER

Next for the Arc



200 6th Street

