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Life Services Alternatives

Creating New Homes for Adults with Developmental Disabilities

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Our Mission

To provide exceptional
community living and programs
for adults with disabilities.

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Overview

- Founded in 2002 to provide community living services for people with special needs

- Three Rivermark homes (2004)

- Five ARFPSHN (962) homes (2007-2009)

- Cypress (2013)

- Community Integration Training Program (2013)

- Humbolt (2014)

- Jordan-Bennett (2015)

- Planning Home 12 (2017)

- $10 Million Annual Budget

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Rivermark – 3 homes
   810, 830 & 840 Agnew Rd.
Cypress
   455 N. Cypress Ave.
Humbolt
   3121 Humbolt Ave.
Jordan-Bennett
   805 Cambrian Dr.

ARFPSHN (962) Homes
   1320 S. Baywood
   649 Empey Way
   895 McKendrie Street
   441 North Milton Ave.
   1173 Salerno Ave.

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Our Values

- **Dignity:** We respect and trust our employees, residents and families. We are a kind and caring community.

- **Involvement:** We are an active part of something special. We encourage family and community involvement. We take a collaborative, partnering approach.

- **Quality:** We invest in training and development. We strive for long-term stability. We embrace a quality improvement process.

Current Staffing

Full-time	118
Part-time	15
Per Diem	59
Total	192

Our Goal

To be a great place to live
and a great place to work

Family Involvement
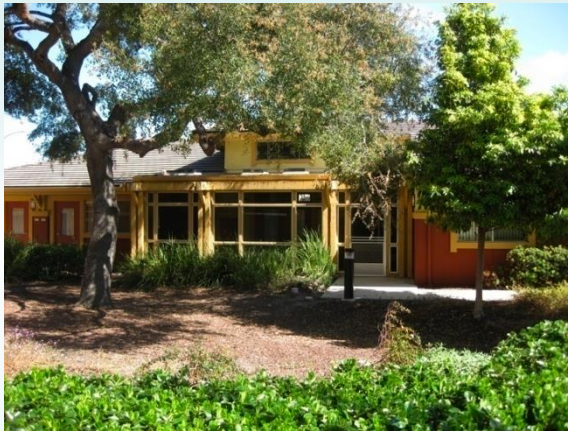
Rivermark Homes

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Rivermark Residents in Action

ARFPSHN (962) Homes

ARFPSHN (962) Residents in Action

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Cypress Home

- Community Care Licensed Home – Level 4C

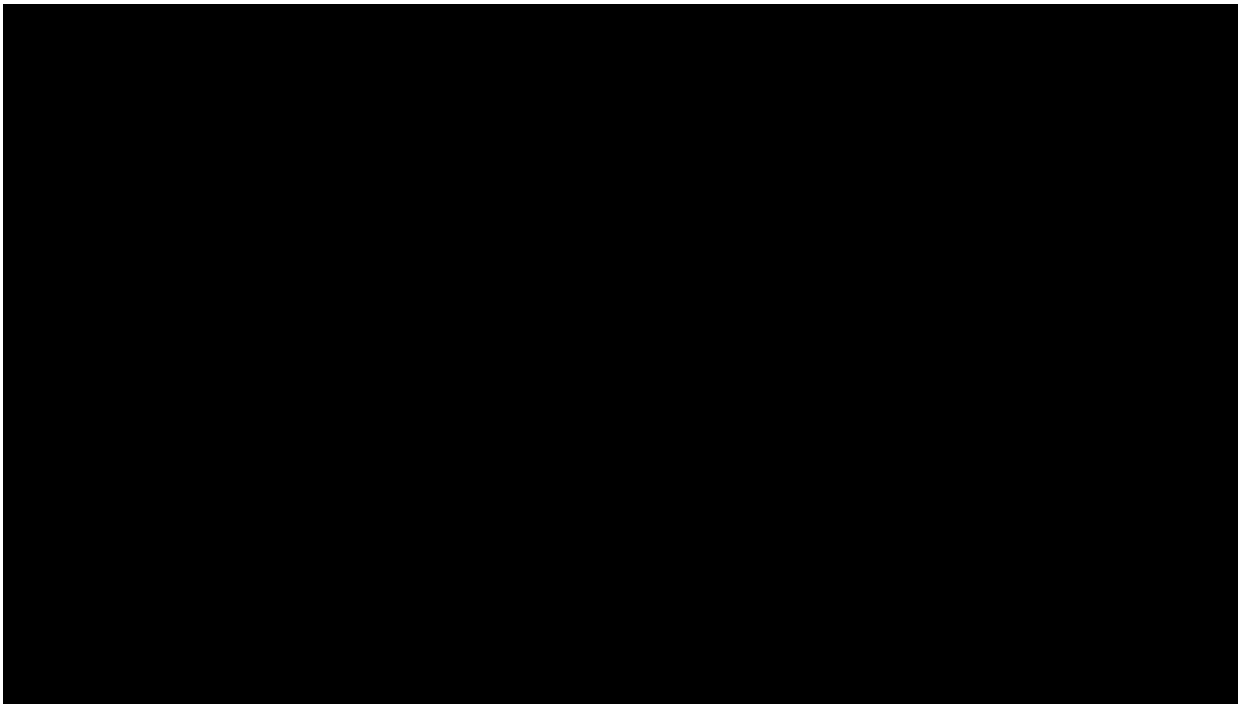- Focus on helping each resident with directing their own lives and learning independent living skills

Cypress Residents

Community involvement and support impacts
the lives of our residents *every day!*

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Community Integration Training Program

- Develop skills and experience through volunteering:

  - 1:3 staffing ratio (1:1 if needed)

  - Opportunities in areas such as landscaping, culinary services, janitorial, and retail.

  - Volunteer locations include Santa Clara Senior Center, Westhope Presbyterian Church, Milpitas Food Pantry, and Resource Area for Teachers (RAFT)

- Independent of our homes and residential programs.

CITP Participants in Action

Humbolt Home

- Community Care Licensed Home - Level 4F

- Focus on helping each resident with directing their own lives and learning independent living skills

Humbolt Residents

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Our Newest Home: Jordan-Bennett (Cambrian)

- Community Care Licensed Home – Level 4F

- Changing the lives of 5 young ladies since July 2015

Community Care Facilities (CCF)

- Intended to provide 24-hour non-medical residential care to adults with developmental disabilities

- Licensed by Community Care Licensing (CCL) – Title 22 Regulations

- Each CCF is also vendored by a Regional Center
    - Title 17 Regulations

CCF-Overview

- 4-6 residents per facility

- Service provider must show control of facility

- Service rate covers rent, food, and services for residents.

- 24/7 staffing

- Each individual has individually tailored service plan (ISP) based on the IPP.

- Day Programs are separate from the residential program. Residents typically attend a separate Day Program.

- For profit vs not for profit service providers.

CCF Service Levels

- **Level 1:** Limited care & supervision for persons with self-care skills and no behavior problems.

- **Level 2:** Care, supervision, & incidental training for persons with some self-care skills and no behavior problems.

- **Level 3:** Care, supervision, & ongoing training for persons with significant deficits in self-care skills &/or some limitations in physical coordination & mobility, &/or disruptive or self-injurious behavior.

- **Level 4:** Care, supervision, & professionally supervised training for persons with deficits in self-help skills, &/or severe impairment in physical coordination or mobility, &/or severely disruptive or self injurious behavior. Further subdivided into 4A-4I in which staffing levels are increased to correspond to escalating severity levels.

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CCF - Specialized Residential Facilities

- Needs in excess of CCF Level 4
- Example: Adult Residential Facility for Persons with Special Health Needs (ARFPSHN aka SB962 homes)

Community Care Facilities (CCF) vs. Supported Living Services (SLS)

	Comm Care Facility	Supported Living
Licensed by CCL	Yes	No
# of consumers	4 to 6	1 to 3
Housing control	Service Provider	Consumer
What's covered	Room, Board and Support	Support
What's not covered	Day Program	Rent, Utilities and Food
Housing independent of service	No	Yes
Rate	Fixed $ amount/month per resident based on level & # of residents	Hrs. x Rate + Admin + Transportation
24/7 staffing	Yes	If needed
Service plan	Yes, individually tailored based on IPP	Yes, individually tailored based on IPP

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Community Care Facilities

For further information go to the Community Care Licensing Website:

http://www.ccld.ca.gov/

Building Capacity

- Life Services Alternatives homes (CCF)
  - 5 residents/5 bedroom homes
  - Licensed by Community Care Licensing
  - Full service: housing, food, and support 24x7
- What's required to open a new home?
- What are the options to fund a new home?
- Placement in the homes is through the Regional Center
  - Match with level and compatibility with program

What's Required to Open an Community Care Home

- Home (leased or owned)
  - License to Operate
    - Ready to Open
- Regional Center Approval
  - Financial Resources
    - Time

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Opening a Community Care Home

- **Home Acquisition (leased or owned)**
  – Finding what's needed
  – Renovations, permits and inspections
  – Cost
  – Control of the property
- **Obtaining a License to Operate from Community Care Licensing (Title 22 Regulations)**
  – Submit an application and revisions as required
  – Component 1 and 2 training for the Administrator
  – Component 3 face-to-face interview for the Administrator w/ CCL
  – Facility and grounds inspection by Licensing and by Fire Marshall.

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Opening a Community Care Home

- Getting Ready to Open

  – Shop 'til you drop! Furniture, window coverings, program supplies, household supplies, emergency supplies, office equipment, etc.

  – Set up utilities and grounds maintenance

  – Identify an administrator (needed prior to getting licensed)

  – Find the right consultants for your program

  – Staff recruitment and screening process

  – Staff training

Opening a Community Care Home

- Obtaining Regional Center Approval (Title 17 Regulations)
  – Consult with resource department at your regional center
  – License to operate from CCL required prior to submitting a program design
  – Submit Program Design and revisions as required
  – Administrator completes Face to Face interview with SARC committee
  – Completion of process to become a SARC Vendor
  – Facility liaison assignment
  – Resident referral and placement process begins

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Opening a Community Care Home

- Financial Resources
  – For Home acquisition and renovation
  – Expenses during the 6 – 12 months prior to the first resident
  – Working capital – 3 months in the bank
  – Ongoing deficits

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Opening a Community Care Home

Timing

– Purchasing the home

– Renovations/Inspections

– CCL approval

– SARC approval

– Resident selection process

– 12 months to ?? months

Home Scenarios
(to create additional capacity)

Scenario 1- Individual donors provide sufficient funds to purchase the home

Scenario 2- Parent(s) donate a home or funds to a nonprofit as a restricted gift to purchase a home

Scenario 3- Parent(s) rent a home to a nonprofit

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Scenario 2- Parent(s) donate a home or funds to a nonprofit

- Donate = tax benefit for parents

- Nonprofit: Property tax exemption for the nonprofit. Lower facility costs help the home operate closer to breakeven.

- What is the correct level/program for the potential residents?

- What if the adult child is not placed in the home?

- What if the adult child's needs change over time?

Scenario 3- Parent(s) lease home to a nonprofit

- Rent = no tax benefit for parents, parents retain ownership.

- Nonprofit - No property tax exemption for nonprofit. May not be able to afford market rate rent given current state service rate. What if lease is terminated?

- What is the correct level/program for the potential residents?

- What if the adult child is not placed in the home?

- What if the adult child's needs change over time?

Parents- list of questions

- What service model will be best- now, later?

- How interchangeable are service providers?

- How much control/involvement do I want – now, later?

- What are my options – Is there an option that will give me the control I want without losing the benefits?

Criteria for Choosing a Service Provider

- What are their values - can I trust them?

- What is the level of quality of their homes and staff (service)?

- Have they demonstrated that they have adequate financial resources and stability?

- How involved in the community are residents?

- How do they view family involvement?

- What kind of a track record do they have?

Questions?

Contact Information

- Website: lsahomes.org

- Facebook: facebook.com/LifeServicesAlternatives

- YouTube: youtube.com/lsahomes

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