



www.thekelsey.org

The Kelsey's mission is to create thriving, inclusive housing communities where individuals of all abilities and backgrounds live, play, and serve communities together and to partner with and support organizations and entities who seek to do the same.

What's the challenge?

When we talk about affordable housing, we too often overlook the housing crisis for people with disabilities. Individuals with intellectual and developmental disabilities are particularly disenfranchised in housing.



Less than 12% of individuals with intellectual and developmental disabilities rent or own their own homes. [RISP]



55% of all fair housing complaints are disability-related; people with disabilities experience more housing discrimination than any other minority group. [National Fair Housing Alliance]



People with disabilities are priced out of affordable and market rate housing. Nationally, a person would need to spend 113% of their entire SSI income on rent to afford housing (in California, that number is as high as 271%). [TAC Inc]



A higher risk of homelessness; 40% of people experiencing homelessness have a disability. [NHCLC]

Too often the limited housing options for individuals with intellectual and developmental disabilities often aren't affordable and aren't fully inclusive within the community.

What do you mean by “inclusive”?

For The Kelsey, inclusive means a mix of housing for people with and without disabilities. Units and housing experiences are the same quality for people, regardless of ability and there is thoughtful efforts to foster interaction, understanding, and connection across people of different abilities and backgrounds.

Why inclusion?

The Kelsey's founder Micaela Connery, has spent 3 years researching housing models for people with intellectual and developmental disabilities — visiting communities, interviewing individuals and families, studying policies, and hosting community focus groups. Her work at The Kelsey is a direct result of that research.

Too often housing options for people with disabilities are not inclusive and limits people with disabilities' ability to be included in their communities. Housing isolates people with disabilities away from peers

and community members, requires people to move far from families and jobs, or limits choices in daily life. Inclusive housing has several benefits:

- **Desired:** Individuals and families have said they value diverse relationships, don't want to be isolated, and seek ways to contribute to their community in meaningful ways .
- **Aligns with Policy and Best-Practices:** Federal and state regulations encourage and mandate inclusive options for people with intellectual and developmental disabilities, where individuals are provided housing in the community outside of disability-specific settings.
- **Community Awareness:** Rather than having disability housing being something for "other people", "over there" inclusive housing ensures people with disabilities are visible, connected, and engaged in their communities and that policy and other issues related to disability are brought into the mainstream.
- **Partnerships:** Inclusive development creates more opportunities for collaboration between disability housers, affordable housers, and market-rate developers.
- **Financial Benefits:** By including people with disabilities alongside other market rate or affordable housing, inclusive developments are able to access additional funding sources, ongoing operating revenue, and even create cross-subsidy between the units.

How can I get involved?

We'd love to work with you to make inclusive community a reality. There are several ways to work with us. Email lindsay@thekelsey.org for more info.!

Join



We're always looking for ideas and advising from advocates, families, housers, service agencies, and other experts. We have some exciting work happening around our 'Together We Can Do More' Organizing and Predevelopment that you can join right now. Self-advocate input is particularly needed and appreciated. More info attached.

Partner



Market rate and affordable housers can work with The Kelsey to develop a community in joint-venture or pilot The Kelsey within an existing development. Parent groups can work with The Kelsey to design inclusive options for their children.

Invest



The Kelsey's development model of mixed income, mixed ability housing requires investment from impact equity sources and/or PRI funds.

Donate



Seed The Kelsey's work to innovate new scalable solutions in inclusive housing. Funding supports The Kelsey to acquire our first site and pilot our Inclusion Concierges™.

'Together We Can Do More' with The Kelsey

BAY AREA ORGANIZING + PREDEVELOPMENT FOR INCLUSIVE HOUSING

Over 55,000 individuals in the Bay Area with intellectual and developmental disabilities worry daily about housing. It's a national crisis that most are unaware of, receiving little funding or community attention. Individuals are priced out of *both* affordable and market rate housing. The need only grows as the number people with disabilities increases and housing becomes more expensive.

Three years of research, site-visits, interviews, and focus groups allowed The Kelsey to determine that the best solution to the disability housing crisis is mixed ability, mixed income housing. This approach creates housing that is inclusive of and affordable for people with disabilities in supportive communities. It also means projects are more financially sustainable and increase inclusion, diversity, and engagement in communities.

Now we're ready to develop those kind of inclusive communities and define exactly what partners, resources, policy needs, funding sources, and strategies need to be deployed to create them.

To do so, The Kelsey received a grant from the Chan Zuckerberg Initiative to build Bay Area regional teams of stakeholders to collaborate around inclusive community development. Recognizing that the disability housing crisis will not be solved by one organization or one sector alone, the project will convene teams of cross-sector partners together to harness existing resources in the Bay Area and direct them towards a shared solution.

At the completion of the project The Kelsey aims to identify ways diverse partners can collaboratively build new solutions in inclusive mixed ability, mixed income housing and what specific policy needs, funding mechanisms, and community development strategies are needed to support these efforts. We'll also have at least one site, in one of the three regions, ready to move forward on development.

Join a Together We Can Do More Team [here](#) or contact lindsay@thekelsey.org.

'Together We Can Do More' Goals

1. **Build awareness** among stakeholders of the issue of disability housing and the cross-sector solutions they can engage to address it.
2. Solicit input on what challenges or barriers stakeholders have in encountered in this kind of work and **identify the strategies, resources, or policy changes that must be utilized** to overcome them.
3. Get **actionable commitments** from stakeholders to work on inclusive housing, either with The Kelsey or independently in the future.
4. Have at least **one inclusive housing project** ready to move forward in site acquisition and development in 2019.

[Click here for our existing research on disability housing for the Harvard Joint Center for Housing Studies.](#)