



**HOUSING  
CONSORTIUM  
OF THE  
EAST BAY**

*Housing Consortium of the East Bay (HCEB) creates inclusive communities through affordable housing for people with developmental disabilities.*

**Inside this issue:**

- The Lincoln Oaks Community** 1
- Letter from the Board** 2
- Universal Design and Accessibility** 2
- Updates: BAHP and NoCHA** 3
- Meet Cleo Jean** 3
- Introducing...** 4
- Housing Connections** 4

# Housing News

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## *The Lincoln Oaks Community*

Lincoln Oaks Apartments (LOA) opened its doors in September 2007. LOA was built by HCEB in response to the tremendous shortfall of affordable housing, which is designated for and meets the needs of persons with developmental disabilities, in Alameda County. Donald and William are but two of the fourteen persons who call LOA home.

**Donald** was born and raised in Rodeo, California and later moved to Fremont. He watched LOA being built and hoped to live there someday. He placed his name into the application lottery and was surprised to learn he was selected to become a resident.



Donald has always had an interest in drawing and painting. He works 4 days a week at the Creative Growth Art Center in Oakland, utilizing transportation arranged by his service provider. Donald has continued to develop his art skills, and some of his art work has been featured in Creative Growth's art gallery and print publications.

Some of Donald's other interests are San Francisco Giants baseball, cooking and computers. He plans to make full use of the 4 computers in the LOA computer room and has mastered sending emails, thanks to his persistence and support from HCEB.

**William** was born down the road from Lincoln Oaks, in Milpitas. He enjoys going to the movies, and relishes a good hamburger and french fries. William also likes to watch sports on TV, is an A's fan and hopes to see them this season at the Oakland Coliseum.



He also enjoys bowling, and is proud of his trophies.

William attends the Hayward Adult School 3 days a week, and also works there helping to keep the computer room clean.

William has ambitious goals. Like his friend Donald, he would like to improve his cooking and computer skills. He plans to go on a Bay Cruise with his service provider this summer and there is talk of a trip to Hawaii next year.

Donald and William get along well together, and because they share a 2-bedroom unit, they split the chores. Both like the fact that LOA is quiet, safe, and close to their service provider, Serra Center. Shopping on Fremont Blvd. is a short walk away, and they can catch a bus to other shopping centers in the area.



*Please visit [www.hceb.org](http://www.hceb.org) for more information about Lincoln Oaks.*

## Letter From the President of the Board

After 8 years of serving as Board President, Uta Swiatecki has stepped down from her responsibility as chair for the organization. Luckily for HCEB, she is still actively serving on the board. On behalf of the board and HCEB, I want to acknowledge her good work over the years and thank her for her dedication to the organization.

I've been fortunate enough to step into the role of President of HCEB at a great time for the organization. Our first development project, Lincoln Oaks Apartments is fully operational- housing 14 happy tenants who have developmental disabilities; we are wrapping up the first stage of the Bay Area Housing Plan- with 15 homes purchased for people with developmental disabilities exiting Agnews Developmental Center; and more housing projects and tenant services are in the works.

Over the years serving on the board of HCEB, I have seen us grow from a volunteer group of advocates to a fully operational non-profit, working to develop and implement a regional housing plan that addresses the needs of people with developmental disabilities. I'm looking forward to the things to come and hope you will support us in our efforts to create inclusive communities for people with developmental disabilities.




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## Universal Design at Lincoln Oaks Apartments



The most prominent architectural feature of Lincoln Oaks Apartments, HCEB's 11 unit apartment building for people with developmental disabilities, is an indoor ramp that goes from the first floor to the second. The ramp helps create an airy, open feel for the interior, and its broad dimensions allow use along its length as a showcase for artwork created by artists with developmental disabilities.

The ramp is also central to the Universal Design (UD) principles used in the building. UD is a term that refers to construction that is usable by everyone, no matter their age or ability. The concept of UD goes beyond the notion of "accommodation", where things are altered or added for minimal accessibility. Design using UD principles incorporates the needs of a full range of users, providing broad-spectrum solutions that help everyone, not just persons with disabilities.

HCEB believes that to the greatest extent possible, all new construction should use Universal Design principles. This ensures that people can "age in place" or that if physical needs change, people's housing can stay intact. UD features represent money well spent- requiring less future rehabilitation costs and reduced consumption of future resources.

Lincoln Oaks Apartments has many smart UD features: light switches that are counter height and comfortable for everyone to use, counter tops with adjustable heights, and landscaped areas that allow individuals with physical limitations access and enjoyment of the outdoor space. The ramp, however, is the crowning feature.

Everyone who lives at or visits LOA prefers using the ramp to taking the elevator. It's gracious and functional. In most apartment communities, tenants with limited mobility are reliant on the building elevator. If the elevator is out of service- work, school, and life in general are put on hold. At LOA, the ramp provides freedom of access, beautiful design and connects neighbor to neighbor. Now that's Universal Design!

## The Bay Area Housing Plan Update

HCEB, in partnership with the Regional Center of the East Bay and Hallmark Community Services is creating high-quality, permanent homes in Alameda and Contra Costa Counties for persons leaving Agnews Developmental Center. Quality services and supports will be provided by Alegria Community Living, CA Mentor, Maria Ingco / Jerri's Home, and Vast Horizons.

These homes will be maintained for individuals with developmental disabilities in perpetuity, as required by California State Assembly Bill 2100. Also, in response to the needs of many of the individuals at Agnews, California State Senate Bill 962 created a new Community Care Licensing category for individuals with devel-

opmental disabilities and enduring medical needs.

HCEB has completed the purchase of 15 properties in the East Bay. Approximately 60 persons will soon call these houses their homes.

HCEB's homes are an excellent example of the Bay Area Housing Plan's vision to provide safe, secure, person-centered housing in small clusters that are well integrated into the community.



## Northern CA Housing Alliance (NoCHA)



HCEB is proud to be a member organization of the Northern California Housing Alliance. NoCHA is an affiliation of non-profit housing coalitions, like HCEB, and their respective Regional Center

partners in Northern California. HCEB's partners include Housing Choices Coalition based in San Jose; Housing Now based in Sacramento; North Bay Housing Coalition in Napa; West Bay Housing Corporation in San Francisco; We Care A Lot Foundation and Access Home based in Redding; and Redwood Coast Regional Center based in Eureka.

NoCHA members pool their financial and human resources and experience to develop new and innovative housing models for persons with developmental disabilities in 34 of California's 58 counties.

One such program is Northern CA Legacy Homes (NCLH). NCLH will provide housing planning assistance for families within the Regional Center system as well as house and support adults with developmental disabilities who want to spend the rest of their lives in their own homes. NCLH will keep these homes in excellent condition and make sure they are available for other low-income persons with developmental disabilities in perpetuity. Watch the website, [www.hceb.org](http://www.hceb.org), for Housing workshops in Fall 2007!

## Meet Cleo Jean



***"I was excited to hear about Camellia Place from my Regional Center case manager. My support staff helped me with the application, but I was denied at first. Then HCEB advocated for me. Then I got a call from property management, telling me my application was approved and my rent would be almost \$200 less than what I was paying. I thought I was dreaming..."***

Cleo moved into Camellia Place in Dublin in February, 2007. HCEB was contacted by the Regional Center after Cleo's rental application was initially denied based on her income. HCEB went to work advocating for Cleo and her application was eventually accepted. Cleo likes having a patio off her living room, she says it reminds her of Las Vegas because it is so nice. Cleo enjoys spending time in the on-site computer lab and she has her own email account to stay in touch with friends. "I also pay my bills online with help from support staff".

The laundry room is open 24 hours, and she uses a WEB card instead of quarters. Very convenient. Cleo also plans to start volunteering as a dog walker. She loves animals, especially calico cats and pugs. Cleo often visits the library nearby and frequents her favorite restaurants, Denny's, IHOP, and Red Tractor, all nearby.

Cleo says, "My apartment is 'huge' and I want to stay here forever".

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### *Introducing...*

**Sean Mueck**, born April 11, 2007, to Connie Casto, HCEB Project Manager, and her husband Randall Mueck. Congrats to the parents and Welcome to Sean!



HCEB would like to recognize our amazing consultants. **Mary Smartt**, Realtor with Lawton Associates ([www.marysmartt.com](http://www.marysmartt.com)) has supported our home purchases for the Bay Area Housing Plan with professionalism and a bottomless well of patience. **Joyce Lively**, of Lindquist Von Husen & Joyce ([www.lvhj.com](http://www.lvhj.com)), has brought our financial record-keeping into the 21st century and continues to provide excellent accounting support. **Arnie Fischman**, Housing and Community Development Consulting, brings invaluable experience to our housing development and property management activities. And **Doug Wordell**, has provided great support in our housing acquisition and due diligence efforts. **Thanks to you all!**

### *The Housing Connection*

HCEB operates the Housing Connection, a free email subscription service for housing issues for people with developmental disabilities. Subscribers receive emails with current information about affordable rental and homeownership opportunities, Section 8 waiting list openings, roommate matching, vacancies in below market rate rental housing and other relevant housing information. HCEB networks with landlords, housing authorities, non-profit housing agencies and others to connect people with developmental disabilities to housing opportunities. The Housing Connection has hundreds of subscribers including Regional Center of the East Bay case managers, non-profit service staff, special education teachers, and people with developmental disabilities and their family members.

If you are interested in subscribing, please send an email to [info@hceb.org](mailto:info@hceb.org).

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