

This guide is a planning tool and an information resource that can be used to create the housing options needed to support the relocation of 430 individuals currently residing at Agnews Developmental Center into appropriate housing in the community. This effort is being called the Bay Area Project. Central to the outcome is a process that matches individual needs, identified through person-centered planning, to a Building Program and Housing Type. Information contained in this guide will help individuals, person-centered planners, families, providers, developers, architects, and builders communicate with a shared vocabulary. This allows their individual work efforts to complement and inform each other, ensuring the development of sufficient desirable housing options for consumers leaving Agnews Developmental Center. This guide contains the following:

The **Overview** identifies goals and outcomes for housing as part of the Bay Area Project, and articulates the values and principles that will guide this work. It offers general observations and conclusions about Agnews Developmental Center, and includes a preliminary assessment and screening of Agnews consumers as it relates to their housing needs.

**Choosing a Good Site** provides key insights into making this most important and complex choice in the development of a home.

**Standards of a Good Home** establish the basics of a good living environment that everyone should expect. The section then goes on to describe the kind of qualities and amenities that make sense to add if the home is to be desirable to people with developmental disabilities.

**Housing Development Opportunities** explore the pros and cons of both new and remodel constructions of this housing. Suggestions for siting, infill, set aside, and embedding desirable consumer housing options are explored.

The **Housing Templates Matrix** provides a systematic method for estimating the number of particular housing options needed. This is the first attempt at

matching housing to people based on the process outlined in this guide.

**Step-by-step Guide to Person Centered Environmental Planning** is a checklist to guide planning.

**Site Selection Criteria, Room Design Criteria and Standards of Construction** are checklists to guide selection, design, and construction.

**Building Programs** describe the environmental requirements of housing including siting, design, and construction for the diverse residents of Agnews Developmental Center. Six Building Programs have been identified: Basic, Barrier-Free, Hardened, Safe and Sound, Physically Assisted, and Medically Assisted.

**Housing Types** include a range of common and preferred housing in the Bay Area. They are: 1) **Shared Dwellings** which could include a house, condominium or apartment. 2) **Duplex Dwellings** which would include consumers living in one residence and support staff living in the second residence; 3) **Independent Units** which would include apartments or casitas. This model assumes a level of independence and/or nearby support staff; and 4) **Attached Units** which are residences attached to or within a main dwelling.

**Housing Templates** are a specific Housing Program combined with a specific Housing Type. The Templates are brief one-page overviews of a particular housing option. They describe the key elements of the house, its location, its size, and unique features. Elements from more than one template may be used for a specific house design.

**Case studies** follow each Template. House plans provide site context and illustrate design ideas that were useful for a particular consumer such as arrangement of rooms, features, furnishings, fixtures, or special constructions. Ideas from various templates can be incorporated into a cohesive plan.

**Products, materials, and construction** are illustrated and described in Chapter 8. These are actual products or assemblies that have been proven to work when addressing specific individual needs, interests, and abilities.