

Vendor name	Ventura Hills Manor
Vendor number(s)	HB0805 – PB1354
Primary regional center	Regional Center of the East Bay
Service type(s)	Adult Residential Facility – Level 2
Service code(s)	915
Number of consumers currently serving	12 consumers (9 non-ambulatory uses wheelchairs, 2 intermediate functioning, and 1 behavioral/alcoholic). None of the clients can be independent in community due to disabilities.
Please describe your person-centered approach ¹ in the concept development process; how did you involve the individuals for whom you provide services?	Our home is designed & licensed for 12 non-ambulatory individuals. However, some areas need to be renovated to serve consumers according to person-centered approach. In order for us to meet some of the person-centered approach most specially for individuals using wheelchairs, it will be important to an individual to have a freedom of their choice, to have access on their daily needs inside the home like kitchen, laundry area and/or choices on where they wanted to go. Hiring consultants like behaviorist for consumers and activity coordinator to train staff and to meet consumer needs. This will integrate balance between the individuals we serve and to the staff who provide their care.
Does the concept address unmet service needs or service disparities? If so, how?	The concept addresses unmet service needs specially if this is based on the individuals that uses wheelchairs accessibility. i.e. in our kitchen we have 2 sinks which is only accessible for an ambulatory person, on which one can be converted into non-ambulatory individuals so that they can have access doing chores according to their IPP or their own choices. This is just one example that are unmet but we would like our individual consumer to fit and able to have access, move around freely according to their choice and need.
Barriers to compliance with the HCBS rules and/or project implementation	Staff Training – Job coaching/Developers Mini-Van – with ADA compliant wheelchair lift that can accommodate wheelchaired individual Consultant – Behaviorist/Counseling Kitchen renovation – sink conversion and some cabinets for non-ambulatory consumers Front Door – ADA compliant for non-ambulatory consumers Floor Lamination – from cement to laminated flooring Washer/Dryer- front loading for individuals using wheelchairs.
Narrative/description of the project. Identify	1) Federal Req. #1 - Community integration and regular access to community is difficult and could compromise safety due to

¹ A person-centered approach emphasizes what is important to the individual who receives services and focuses on personal preferences, satisfaction, and choice of supports in accessing the full benefits of community living. For more information regarding person-centered practices, please visit <http://www.nasddd.org/resource-library/person-centered-practices/>

<p>which HCBS federal requirements are currently out of compliance; include justification for funding request</p>	<p>insufficient wheelchair accessible transportation. The home currently has an old van that has wheelchair lift-ADA compliant. The home will need an additional mini-van with wheelchair lift to go to community which we currently served 9 consumers that uses wheelchair. All consumers look forward to at least weekly community integration activities i.e. visit to parks, recreation, shopping, church, restaurants, and other places of individual places of choice.</p> <p>2) Federal Req. #3 and #5 – Due to low wages and high employee turnover, we often have staff that do not understand the person-centered process and believing to be helping, prevent the resident from making an informed choice. Most employees have very little formal education and limited experience in field of caregiving for intellectually disabled adults. We would like to hire consultants/trainers to educate and support staff on the person-centered process and Lanterman Act. Ongoing support and training of our employees is essential to the success of our consumers. Specially training the trainers.</p> <p>3) Federal Req. #4 – Consumer and staff often do not understand the ability of each individual consumer to participate in activities of their choosing nor do they know what option are available in the community. Ventura Hills Manor would like to employ an activity coordinator to work in the facility with the consumers. This person will help craft socialization, community integration plans for the consumers. He/she will organize either in-house activities and/or outings for the consumers, based on choices and needs of the individual consumer.</p> <p>We will hire a behaviorist training for targeted behaviors and hours of counseling.</p> <p>4) Federal Req. #7 – We currently have front entry glass french door and we would like to convert this into ADA compliant for non-ambulatory consumers. Our consumers that use wheelchairs will be able to have easy access on opening the doors on their own as they leave and enter when they go to their day programs or any outside activities. We have consumers that will be very happy to see themselves functioning with their own freedom to go in and out, although some consumers require staff supervision, they still want to feel normal, have easy access, and to do things on their own.</p> <p>5) Federal Req. #8 – Ventura Hills Manor would like to renovate the kitchen to accommodate our consumers that are non-ambulatory so that they will have the freedom and access to food at any time. Most of our consumers are individuals that use wheelchairs and non-ambulatory that have walkers who cannot reach the cabinets for other food that they want access to. One of the sinks will be converted into handicapped for our non-ambulatory consumer that will give them a choice and freedom according to their IPP goals to helps with the house chores with washing dishes, washing their</p>
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	<p>hands on their own before and after meals, and washing their fruit or vegetables that they choose to eat.</p> <p>6) Federal Req. #10 – We currently have cement flooring and would like to install laminated flooring so that consumers will feel that they are living in a home and would not look like a nursing home. This also applies to safety reasons, in case of an accident, and for prevention purposes.</p> <p>Washer/Dryer front loading is essentials to the individual that uses wheelchairs. Some of our consumers have shown interest in doing their own laundry, unfortunately they are individuals that use wheelchair. They will be happy to do this as part of their activities and house chores.</p>
<p>Estimated budget; identify all major costs and benchmarks — attachments are acceptable</p>	<p>1) Mini-van with ADA compliant wheelchair lifts = \$45,000 2) Floor Laminating – 4000 sq.ft.x \$8.95/sq.ft. (labor/material) = \$35,000 3) Kitchen Renovation – 126 sq.ft. = \$29,647 4) Front Load Washer = \$1,199 / Front Load Dryer = \$975 5) Front Door ADA compliant entry door with push button door opener = \$5,799 6) Activity Coordinator = \$36,000 per year 7) Behaviorist/Consultants = \$100/hr. for each consumer every 3 mos. for one year = \$4,800 8) Staff training (job coaching/developers) = \$1000 every 2 months for one year = \$6,000</p>
<p>Requested funding for 2018-19</p>	<p>\$164,420.00</p>
<p>Estimated timeline for the project</p>	<p>Upon receipt of funding: 1)Washer/Dryer, Mini-Van and Front Door = within 3 months 2)Kitchen Renovation and Floor Laminating = 6 mos. to 1 year 3)Activity Coordinator = month to month income 4)Staff Training = every 2 months with one year 5)Behaviorist/Consultants = every 3 months within one year</p>