The Home and Community-Based Services (HCBS) rules supports people with disabilities to have full access to, and enjoy the benefits of, community living through long-term services and supports in the most integrated settings of their choosing. Completion of this concept form is for the sole purpose of applying for compliance funding and does not take the place of provider assessments or remediation that the Department has required to determine provider compliance with the HCBS settings rules.

Prior HCBS funding focused primarily on barriers to compliance with the 10 federal requirements of the HCBS Final Rule. HCBS funding for fiscal year 2021-2022 will still take the 10 federal requirements into account and will also place increased emphasis on the outcome of a provider's concept. To simplify the process, the federal requirements were placed in three categories that target similar outcomes. Those categories are Community Integration, Individual Rights, and Choice. A fourth category, Collaboration, may be used for a concept between multiple providers to develop a community resource or collaborate on a project benefiting multiple settings. The bulleted questions listed under each category are for providers to consider when thinking about their current operations and plans for the future. These questions should be used when considering ways to build a concept that will achieve increased person-centered practices ongoing.

Service providers may request a copy of their completed self-assessment, by contacting their regional center HCBS Program Evaluator. A blank copy of the assessment can be found at https://www.dds.ca.gov/wp-content/uploads/2020/09/CADDSHCBSProviderSelfAssessment.pdf.

More information on the HCBS rules and this form can be found at https://www.dds.ca.gov/initiatives/cms-hcbs-regulations/.

Questions may be directed to HCBSregs@dds.ca.gov.

Community Integration

How will providers support the following through their services?

- Individuals receiving services in the community based on their needs, preferences and abilities.
- Individuals participating in activities in the community, which are routinely
 accessed by the general public, and are not solely for the purpose of supporting
 people with disabilities, as part of their plan for services.
- Individuals exercising control over their schedules and activities.
- Opportunities for activities in the community that include meaningful interaction with individuals not receiving regional center services, not including paid staff or volunteers (e.g. development of hobbies or interests, volunteering, job training, etc.).
- Access to competitive integrated employment opportunities. Note: information on California's Competitive Integrated Employment Initiative can be found at http://www.chhs.ca.gov/home/cie/

Individual Rights

How will providers support the following through their services?

- Informing individuals, in a manner they can understand, of their rights to privacy, dignity, respect, and freedom from coercion and restraint.
- Communication with individuals based on their needs and preferences, including alternative methods of communication where needed (e.g., assistive technology, Braille, large font print, sign language, participants' language, etc.).
- Individuals have informed consent and regular review regarding residential agreements, admission agreements, or other forms of written residency agreements.
- Individuals taking active roles in program policies and shared house rules.
- Individuals understanding of the balance between the rights they have and respecting the rights of others, building skills of negotiation.
- Individuals' understanding of the different service options available to them, and working towards individualized goals with support.
- Choice regarding roommates or private accommodations.
- Visitors are welcome to visit the home at any time.
- Individuals going with visitors outside the home; such as for a meal or shopping, or for a longer visit outside the home, such as for holidays or weekends.
- Individuals having the freedom to move about inside and outside the home.
- For those requiring accessible supports, grab bars, seats in bathrooms, ramps for wheelchairs, etc., are available so that individuals can move about the setting as they choose.
- Appliances and furniture are accessible to every individual.

Choice

How will providers support the following through their services?

- Offering daily activities based on individual's needs and preferences.
- Structuring support so that individuals are able to interact with people they choose to interact with, both at home and in community settings.
- Structuring support so that individuals are able to participate in activities that interest them and correspond with their IPP goals.
- Supporting individuals in choosing which staff provide their care to the extent that alternative staff are available.
- Opportunities to modify services and/or voice concerns outside of the scheduled review of services (IPP review).
- Individuals having access to food at any time.
- Supporting individuals to set their own daily schedules.

Collaboration

- Does your program excel in a particular facet of your service type that can be beneficial to other programs in coming into compliance and strengthening person-centered practices?
- Does your concept involve at least one additional agency who will share in the development and implementation of the concept?
- Are there increased benefits to people you serve by collaborating on this concept with other providers?
- Are you developing a community of practice? (i.e. a group of people who share a common interest and come together to learn from each other and achieve a common goal.)

Some previously funded concepts have successfully collaborated to assist other providers in enhancing their services through projects such as:

- Development of toolkits and resources regarding the Final Rule, or areas within the Final Rule (employment options, housing, person-centered planning, etc.), that can be broadly accessed.
- Training and knowledge-sharing with others in their catchment area.
- Creation of person-centered planning applications/software.

HCBS Final Rule: List of Federal Requirements

Federal Requirement #1: Access to the Community

The setting is integrated in, and supports full access of individuals receiving Medicaid HCBS to the greater community, including opportunities to seek employment and work in competitive integrated settings, engage in community life, control personal resources, and receive services in the community, to the same degree of access as individuals not receiving Medicaid HCBS.

Federal Requirement #2: Choice of Setting

The setting is selected by the individual from among setting options, including non-disability-specific settings and an option for a private unit in a residential setting. The setting options are identified and documented in the person-centered service plan and are based on the individual's needs, preferences, and, for residential settings, resources available for room and board.

Federal Requirement #3: Right to be Treated Well

Ensures an individual's rights of privacy, dignity and respect, and freedom from coercion and restraint.

Federal Requirement #4: Independence

Optimizes but does not regiment individual initiative, autonomy, and independence in making life choices, including, but not limited to, daily activities, physical environment, and with whom to interact.

Federal Requirement #5: Choice of Services and Supports

Facilitates individual choice regarding services and supports, and who provides them.

For providers who operate a residential setting:

Federal Requirement #6: Residential Agreement

The unit or dwelling is a specific physical place that can be owned, rented or occupied under a legally enforceable agreement by the individual receiving services, and the individual has, at a minimum, the same responsibilities and protections from eviction that tenants have under the landlord/tenant law of the State, county, city or other designated entity. For settings in which landlord/tenant laws do not apply, the State must ensure that a lease, residency agreement or other form of written agreement will be in place for each participant and that the document provides protections that address eviction processes and appeals comparable to those provided under the jurisdiction's landlord/tenant law.

Federal Requirement #7: Privacy

- 1. Each individual has privacy in his/her sleeping or living unit:
- 2. Units have entrance doors lockable by the individual, with only appropriate staff having keys to doors as needed.
- 3. Individuals sharing units have a choice of roommates in that setting.
- 4. Individuals have the freedom to furnish and decorate their sleeping or living units within the lease or other agreement.

Federal Requirement #8: Schedule and Access to Food

Individuals have the freedom and support to control their own schedules and activities, and have access to food at any time.

Federal Requirement #9: Right to Visitors

Individuals are able to have visitors of their choosing at any time.

Federal Requirement #10: Accessibility

The setting is physically accessible to the individual.

Regional center vendors may receive funding to make changes to service settings and/or programs to enhance current services through individualized service delivery. To be considered for funding, vendors must complete and submit this form to the regional center with which it has primary vendorization.

Instructions:

- The concept form on the next page must be used, may not exceed four pages plus
 the budget worksheet and any cost backup, and must be kept in Arial 12-point font.
 Submit the form in Microsoft Word or PDF format. An extra half page is permitted to
 answer questions about prior funding.
- Using a form from previous years will negatively impact a concept score. Please use the current FY 21-22 form.
- For providers that operate programs with several vendor numbers involved in one concept, one blueprint and concept form should be submitted and should list all vendor numbers for related/included programs. If multiple programs owned by the same parent company have different blueprints or concepts, additional applications can be submitted but should be attached in the same document as the other owned programs so they can be reviewed together.
- The concept includes detailed information that describes the funding requests and supports how the requests will assist the provider in enhancing person-centered service delivery.
- Concepts should demonstrate how the requested change in service delivery will impact individuals in offering more choices and opportunities.

While concept development should be individualized for each provider, some common themes persist among those that have been previously selected for funding.

Strengths of previously funded concepts:

- Identified the need as well as proposed a plan to provide outreach and information regarding the HCBS rules to individuals served and members of their support teams.
- Discussed the need for additional funds to effectively support individuals served on a more individualized basis in overcoming barriers to community integration and employment, as appropriate.
- Prioritized the preferences of individuals served and utilized their feedback in the development of the concept.

Vendor name	Parkside Villa Inc DBA Parkside Villas II				
Vendor number(s)	HS1196				
Contact Name	Marie Jan Foronda-Cayabyab				
Contact Email Address	janice.parksidevilla@gmail.com				
Primary regional center	San Andreas Regional Center				
Service type(s)	Adult Residential				
Service code(s)	915				
Number of consumers typically and currently served	15				
Typical and current staff- to-consumer ratio	1:4				

1. Please provide a brief description of the service/setting. Include what a typical day consists of during regular program as well as how services are currently being provided. This response must include the baseline/current levels for any aspects of the program for which the concept proposes funding. If you have previously identified your program as compliant with the HCBS Final Rule through the Self-Assessment, what changes have occurred that has changed your level of compliance?

Parkside Villas II is an adult residential care facility, 15-bed, level 4F that has served the community for many years. We are not a traditional 6 bed facility like most other homes. We are licensed for 15 residents in this home. Most of the individuals who have lived at Parkside Villas have been here for 25+ years. All consumers have moderate to severe behaviors. Some consumers also have some ambulatory issues, such as individuals needing a walker, and some individuals who are overweight, for which both issues make getting into a mini-van quite challenging. These physical imitations make it somewhat difficult and time consuming to use the home's mini-van that is used for doctor's appointments and various leisure outings. Prior to COVID19 SIP, all individuals attended an in-person day program 5 days a week. Currently, there is a mix of individuals who still attend virtual day program via zoom and in-person day program a few days a week. The schedules for the individuals vary, depending on which day program they attend. Some individuals who attend in-person day program attend 2 days a week, with the exception of the few who attend 5 days a week.

The home provides a safe space for each person, continuous medication management, well-balanced scrumptious meals, and well-caring staff, the individuals also find comfort, peace and enjoyment, with a joyous atmosphere in the home. Individuals are given a choice in many of their activities, as well as choices in food options. Staff makes sure to help the individuals log on to their day program if it is on zoom, staff also helps get those who attend in person get ready for their day in the morning as necessary. For those individuals who are still on zoom, staff helps with activities provided by the day programs such as cutting and gluing arts and crafts, and oftentimes an individual will not know how to maneuver to break out rooms or not know how to mute and unmute, so the staff will provide assistance with that aspect. Staff also takes the clients to necessary medical appointments, and various leisure outings. Weekend leisure outings are usually to the mall, farmers market, light hiking in the park, stores such as Target and Costco, bowling, local fairs in the Santa Clara County, and the movie theater. Choice of outing is usually taken by vote from the consumers since there is only one mini van.

2. Please provide a brief summary narrative of the concept for which you are requesting funding, including justification for the funding.

Parkside Villas inability to meet some HCBS criteria is a result of the request for funding. Each individual is unique and has different interests. The home would like to respect the interests of each person and be able to afford to take them to their choice of activities, where each person feels most like they belong when going out into the community. This will help keep the individual mentally engaged in all other aspects of their life, keep each person sharp, and these community integrations help to prevent future illnesses such as maintaining good emotional health and to prevent any early onset of dementia, alzheimers, etc. Connecting with others during outing events help keep a positive mood, which in turn wards off depression, and improves the individual's physical health. Additional transportation will help to fulfill these situations.

- 1) Parkside Villas would like to request funding for 2 smaller modes of transportation (2 Toyota Priuses or similar electric vehicles) for the purposes of taking smaller cohorts of people in outings. A smaller vehicle would be practical for both types of individuals who are mobile and non-mobile (uses walker), as long as the group being taken out are in a smaller cohort. The mini-van is currently being used as a bigger group outing, which defeats the purpose of helping to cater to each individual outing requests for community integration, and a smaller vehicles also makes the transport inconspicuous.
- 2) Secondly, Parkside Villas funding request is also asking due to a need in updating/upgrading our storage area in the back of the home into an accessory dwelling unit (ADU). The goal for an ADU is to create a separate wing of the house would give the residents more choice and flexibility, independence, and freedom to move about the home, and it would make more sense in their environmental lifestyle. Currently, some residents who would like to cook their own food during breakfast and dinner can not because the kitchen is in complete use by kitchen staff. Or there are residents who want to stay in the living room/dining area and want peace and quiet, but can not because some residents are watching movies, etc. Having and ADU would solve this issue and greatly increase their independence and choice.
- 3. Identify which category/ categories this concept addresses.

[X] Community Integration	
[] Individual Rights	
[X] Choice	
[] Collaboration	

4. Please list the proposed objectives and outcomes of the concept, as well as the methods of achieving and tracking them. How will this concept assist you in reaching goals within the category that you are requesting funds?

Choice: Converting our storage into an accessory dwelling unit will help reach our goal in gaining more choice for the individuals because that will be a much needed extra common room that the residents will gain and would have full access to, to enjoy activities of their choice such as exercise activities, reading nooks, and social hour, and practice their independence. We can track and report how often an individual decides to cook on their own or do a separate activities on a data sheet and report in their IPP. It can also serve as a separate wing to where we can help contain another outbreak such as COVID19.

Community Integration: Funds to purchase smaller transportation will help us reach our goal of having our individuals have more control of schedules and outing preferences. This will be a big help to the residents in the home who are not able to receive full access to activities and integrate in the community they fully enjoy. All individuals in the home have the opportunity to go

out in the community, but it is quite difficult when a larger group has to compromise on the outing agreement, vs. smaller cohorts and additional transportation to accompany the outings..

5. Please describe how and/or what was done to ensure that individuals served by the program led the development of this concept? Discuss not only the development of the concept, but also what steps were taken to identify the interests and desires of the individuals and who was involved in that process.

There are several individuals living in Parkside Villas, with all different personalities, and wanting to do different activities. It has been challenging to give choice options to each and every individual with Parkside Villas home current resources.

First, we only have one vehicle (large van) and can only take a few individuals on outings per day, and others would have to wait for their turn. If we had several smaller vehicles we would be able to get a few staff to drive a few consumers in each smaller vehicle, therby giving more leisure outing options.

Secondly, the home also has a small living room/family room area that is connected to the dining area. This limits the individuals choice of activities. Currently they each take turns in using the living room. Building an additional dwelling unit would help our goal of giving more room in the home for all the consumers to have choice in the activities they choose.

6. Please describe how the concept you propose will enable you to provide more personcentered services to the individuals you serve.

Parkside Villas goal for all individuals in the home is to make sure all residents are able to freely roam around and have some common dwelling areas where they feel they can congregate, and have increased independence and empowerment. The ADU will serve the individuals for a social setting that will enable a combination of closeness and privacy from the main part of the home. This separate setting can either be a rec room, table tennis, cooking area, art & music studio that will benefit individuals from being away from others with their own dedicated space. The ADU will also help maintain individuals' independence, and be more active socially and physically, therefore having a happier and healthier lifestyle in their home environment. This ADU would also allow individuals who are aging in the home to continue to incorporate valuable opportunities.

7. What percentage of individuals served by your program will directly benefit from implementation of this concept?

The goal is 100%. However, not all the consumers living in the home are completely independent. Given our senior citizens who are not as mobile as the others, and other adults who also choose not to participate in home-based activities even though they are given choice in pursuits, we can expect approximately 70% of the consumers will directly benefit from the implementation of this concept.

8. Please address your plan for maintaining the benefits, value, and success of your project at the conclusion of 2021-22 HCBS Funding.

Maintaining the benefits and value of the concept is the key driver and measurement of success. To help ensure sustainability of these projects, Parkside Villa Home is planning on developing an HCBS guide/resource book to support and track how individuals use the ADU, and how to manage community integration by having 2 smaller vehicles. In addition, this guide/resource book will ensure HCBS will be carried on for the life of the home when new staff comes on board or new residents. The licensee/administrator has ongoing trainings/meetings with all staff on a monthly basis. This monthly ongoing training educates and reiterates personcentered awareness and continues the expansion for search for meaningful activities and community integration driven by the residents in the home.

budget template at the end When applicable, budgets a consultants or training, adm more than 2 years). If projety phase/year. Administrative costs, if any,	elow explaining each major cost category and timeline. Complete the of the concept sheet. An Excel version with formulas is available. should include personnel/benefits, operating costs such as ninistrative expenses/indirect costs, and capital costs (assets lasting ect spans 2 years or occurs in phases, budget should be separated , must comply with DDS' vendor requirements, including a cap of el/benefits, consulting, and operating costs (must exclude capital in be found at this link.
	rius' or similar electric car: Timeline for purchase 3-6 months. n the home: Timeline for completion 12-16 months
funding past the timeframe	rability of funding sources for all programs or concepts requiring any of the requested funding, especially those that involve staff or other ark "not applicable" if costs will all be incurred during the program.
*Not Applicable	
organization you work with been a past recipient of DDS funding? If yes, what	HCBS Funding No _X_ Yes. If Yes, FY(s) 20-21 Service Access and Equity Funding _X_ No Yes. If Yes, FY(s) CPP Funding _X_ No Yes. If Yes, FY(s) CRDP Funding _X_ No Yes. If Yes, FY(s) If yes to any question be sure to answer questions 13 and 14.
For providers who have r	received prior HCBS, Disparity, CPP or CRDP Funding from DDS
provide an update on the p	s received prior funding from any of the above sources, please rior funding project. You may copy and paste from progress led to regional centers or DDS.
Parkside Villa has research situation. 2) Modification o commit. Want to be sure we	ng: 1) PCT training will begin shortly. During the last couple months, ned which company/agency would train and be the best fit for our of Bathrooms – Still working on getting a few more bids, before we e get a reputable contractor. However, contractors are so busy this my projects due to people remodeling during covid.
	eived prior funding, please explain how the current funding request prior funding received and/or builds on the prior funding but was not
modification of bathrooms t	st is not reduntant because we previously were funded for to ADA standards and PCT training. We are currently asking for 1) ar electric vehicles 2) Building and ADU for our residents to have day living at home.

HCBS CONCEPT BUDGET Vendor Name							
Vendor Number(s)	Parkside Villas HS1196						
		Year 1 B	udget	Year 2 B	udget		Tot
	Wage and Benefits	FTE	Annual Cost	FTE	Annual Cost		Co
Personnel (wage + benefits)							
Position Description		\$	-	\$	-	\$	32
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Position Description		\$		\$	-	\$	-
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Administrative Subtotal		\$		\$	-	\$	-
Capital expenses		892049		Manager and			
ADU Accessory Dwelling Unit		\$	245,000			\$	245,00
2 Toyota Prius or similar electric ve	hícles	\$	64,000			\$	64,00
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Capital Subtotal		\$	309,000	\$	AND COLUMN TO A STATE OF THE ST	\$ \$ \$ \$ \$	

See Attachment F for budget details and restrictions



262 E Hamilton Ave Ste C Campbell, Ca. 95008 (800)916-8343

Parkside Villa Inc. 300 S 22nd St San Jose, CA 95116

This estimated range is for the two ADU and bathrooms remodeling:

- -Run new utility lines for ADU needs as needed.
- -Remodel on the inside (bathroom, kitchen, interior walls and all finish materials installation).
- -Kitchen preparation.
- -Bathroom preparation.
- -Materials for the project (up to clients to decide, not included in the estimate)
- -4 bathroom reconfigure and remodel (plumbing, electrical and finish material installation).
- -GPI will provide full guidance will material selection and design help.
- -GPI will provide full set of blueprints for the project (architectural & engineering).

Estimated range will be around \$320-\$360k,

Full and accurate price will be calculated after plans approved by the city.

Plans:

-For each ADU the plans will cost \$12,000

YOUR 2021 PRIUS PRIME



Wind Chill Pearl



EXTERIOR COLOR:



Moonstone SofTex*





Est. MPG **

Est. MPGe ***

Here's the Prius Prime XLE 1.8L 4-Cyl, ECVT Hybrid YOU

BUILT

Starting MSRP:

Prius Prime XLE

\$30,000.00

Exterior Color: Wind Chill Pearl

\$425.00

Delivery, Processing and Handling Fee:

\$995.00

Prius Prime XLE 1.8L 4-Cyl. ECVT Hybrid

Options: 50 State Emissions

\$0.00

Accessories: Illuminated Door Sills*

\$299.00

Total MSRP:""

\$31,719.00

