

HOUSING

OPPORTUNITIES

El Verano
A New
Vibrant
Housing
Community

Promoting Healthy Aging and Resiliency

SCANPH Enterprise
Presentation

February 17, 2021

LIVE. DREAM. THRIVE!









It starts with HOUSING

reflects IHO's core belief

that high-quality housing is the foundation

of catalytic, economically vibrant communities.















IHO's RE Development COMMITMENT

THRIVING comprehensive, equitable communities

RESILIENT self-reliant residents

ECONOMIC empowerment opportunities















Case Study - El Verano, Anaheim







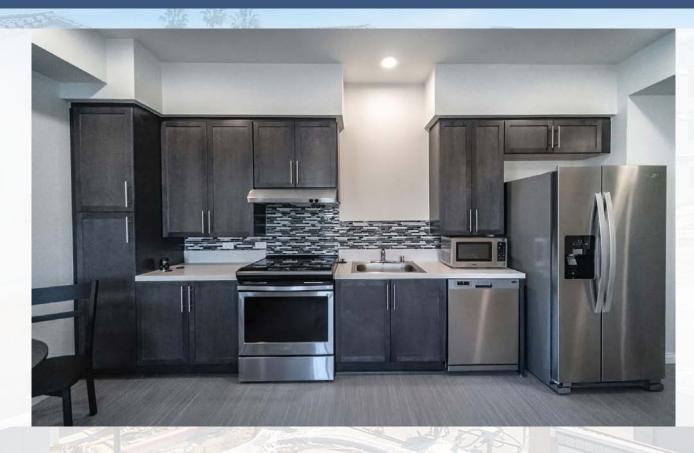






EL VERANO project de tails

- Located in the City of Anaheim, CA
- Opened in December 2020
- Low-income (LI) and Formerly Homeless Seniors 62+
- 30%-60% AMI
- **54** Apartment Homes
 - 26 units reserved for low-income
 - 27 units reserved for PSH
 - 1 manager Unit
- 516 sq.ft.avg.for 1 Bedroom
- **820 sq. ft. avg.** for 2 Be drooms















IHO's Community AMENITIES

- Community Room with Kitchen
- Computer Lab/ Library
- Exterior Courtyards
- Commissioned Public Art
- On-Site Supportive Services Offices
- Lounge Areas near elevators
- On-Site Flex/ Wellness Office Space

















IHO's Services COMMITMENT

- Responsive and tailored to the whole person
- Help residents stabilize and thrive
- Integrated and coordinated programs that foster
 healthy aging, personal and economic resiliency
- Centered on strategic partnerships
 and community connection





















PROGRAMS and SERVICES

- Health and Wellness Programming including exercise, nutrition, stress reduction, falls prevention, healthy cooking and gardening classes
- Education and Skill Building workshops on healthy relationship development, communication, technology, independent living skills development and financial literacy
- Arts, Cultural and Intergenerational Programming on creative art-making, storytelling,
 civic engagement and community building











PROGRAMS and SERVICES

- On-site Services Coordination for referrals, community resources, advocacy assistance and organizing community and enrichment activities
- Case Management Services to assist with health care coordination,
 perform assessments, create Individualized Service Plans, link to Adult

 Day Care Center and Program for All Inclusive Care (PACE) expansion
 sites services including nursing visits, physical and occupational therapies,
 dietary, behavioral health, meals and transportation services.















Adapting SERVICES DELIVERY

- Strong Collaboration with property management, service providers and asset management to ensure continuity of high-quality services that are tenant centered, accessible, coordinated, and integrated
- Wellness Check-Ins and one-on-one appointments linking residents to critical resources and referrals to meet their unique and urgent needs including benefit assistance, transportation and PPE supplies
- Addressing Food Insecurity with on-site food programs with hot meals and groceries delivered directly to residents' homes
- Community Building activities and care packages to address social isolation including virtual community events and meetings, outside classes, and cross-site collaborations











IHO's COVID-19 DESIGN IMPLICATIONS

- Quality open and flexible spaces with air circulation with study alcoves and flexible furniture zones for at-home work and study
- Convenient handwashing locations and private balconies with kitchen sinks placed near the main entrance and spaces to combat quarantine-induced feelings of isolation
- More green space on-site for residents to accommodate health and wellness programming, farmers market and other outdoor events















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