



El Verano A New Vibrant Housing Community

Promoting
Healthy Aging
and Resiliency

SCANPH Enterprise
Presentation

February 17, 2021



LIVE. DREAM. THRIVE!



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It starts with **HOUSING**

reflects IHO's core belief |
that high-quality housing is the foundation
of catalytic, economically vibrant communities.



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IHO's RE Development COMMITMENT

THRIVING comprehensive,
equitable communities

RESILIENT self-reliant residents

ECONOMIC empowerment opportunities



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Case Study – El Verano, Anaheim



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EL VERANO project details

- 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 – Bedrooms



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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



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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



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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

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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.



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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

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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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