Understanding and Supporting Tenants with Developmental Disabilities

Thursday June 18, 2026

1:30-3:00

24TH ANNUAL NEW YORK SUPPORTIVE HOUSING CONFERENCE

Meeting the Panelists!

Alexander Brooks,

Coordinator of Supportive Housing, NYS Office for People with Developmental Disabilities

Lillian Carrasco,

Tenant, CP Unlimited formerly Cerebral Palsy Association of NYS

Theresa Manuel,

Vice President of New Initiatives, CP Unlimited formerly Cerebral Palsy Association of NYS

Monica Santos,

Chief Program Offers, Services for the UnderServed

Jen Teich,

Associated Vice President, Individualize Supports & Fiscal Intermediary, AHRC

NEW YORK
ALLIANCE FOR
INCLUSION & INNOVATION

A Person-Centered Housing Journey!

Understanding and Supporting the Person

The WHY:

link to the video :https://youtu.be/DWAk56t3fRQ

NEW YORK STATE OF OPPORTUNITY.

Office for People With Developmental Disabilities

Alexander Brooks

AHRC NYC

Jen Teich

Parkside Terrace & Meekerman

AHRC NYC

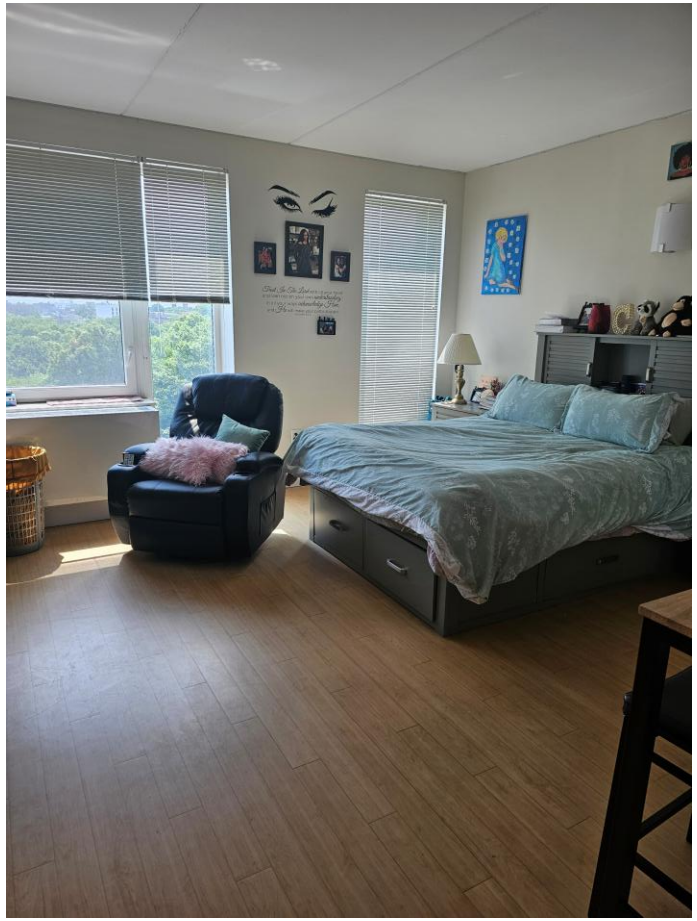
Parkside Terrace & Meekerman

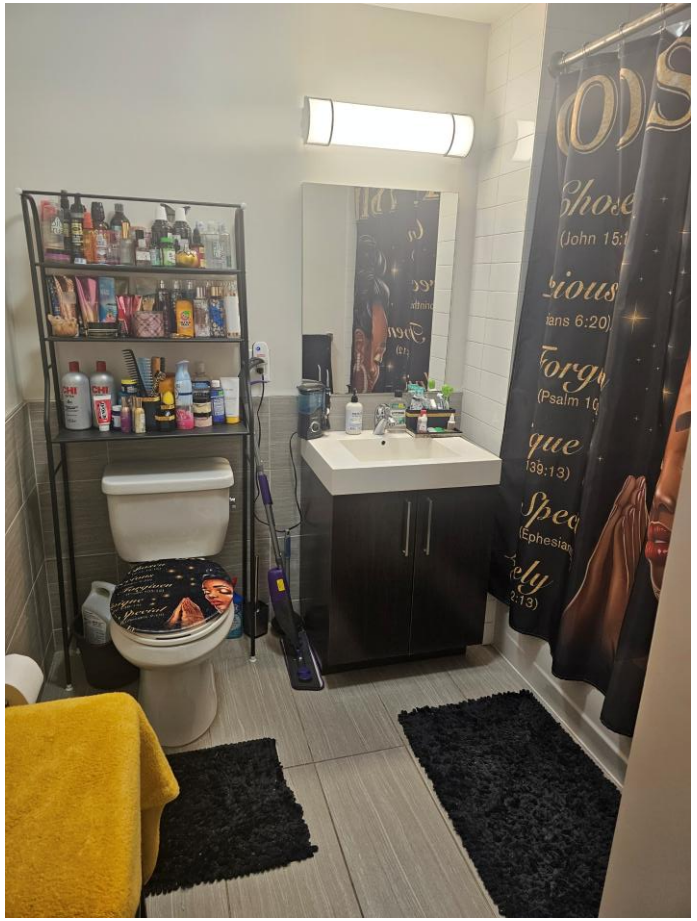
- AHRC NYC partnered with OPWDD and Dunn Development to create two projects
- 25% of the units in each project (12 units in each)
- Subsidy approval for tenants
- Service contract with Management Company

AHRC NYC

Meet Che!

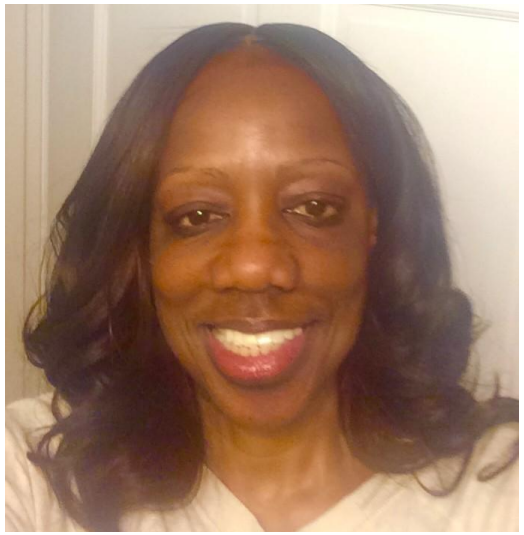
Her Palace





cp unlimited

PROGRESS WITH PURPOSE & CARE



Theresa Manuel

Lillian Carrasco

OPWDD Supportive Housing Strategy: Building Inclusive, Independent Living Opportunities

Creating accessible homes for diverse community members

Creating OPWDD HOUSING LANDSCAPE

CERTIFIED RESIDENTIAL SETTINGS

INDEPENDENT SUBSIDIZED HOUSING – OPWDD SUBSIDIZED HOUSING

The System Gap and Unmet Demand

- Gap Between Supply and Demand
- Impact on Individuals and Families
- System Design Challenges
- Need for New Housing Models

Strategic Development Opportunity

- Community-Integrated Housing Model
- Funding and Resource Alignment
- Mixed-Use and Population Benefits
- System Rebalancing and Community Impact-

Expected Outcomes and Impact

- Enhanced Resident Independence
- System-Level Benefits
- Inclusive Community Development

Vision Forward: Scaling the Model

- **Scalable Supportive Housing Model**
- **Partnerships and Engagement**
- **Design and Sustainability Focus**
- **Policy and Funding Support**

COMING SOON & More to Come

CP Unlimited Supportive Housing SCHEDULED FOR COMPLETION: 2028

cp unlimited
PROGRESS WITH PURPOSE & CARE

Education & Transition to Adult Life
OPWDD Housing Readiness Training

- Development of Independent Living Skills
- Financial Literacy Education
- Social and Community Skills
- Self Advocacy & Transition Planning

S:US

SERVICES FOR THE UNDERSERVED

Monica Santos

ALAFIA

AlafiaBrooklyn.com

Affordable apartments for people with intellectual and developmental disabilities to live independently with support.

Applicants must receive or be eligible for OPWDD's Housing Subsidy Program or participate in Self-Direction.

For more information, email DDHousingSubsidy@sus.org

A New Community in Brooklyn

OPENING WINTER 2025

875 Erskine Street offers brand-new apartments designed with health in mind. Residents will enjoy living in an environmentally-friendly building with a beautiful courtyard garden and many more special features. Alafia is close to neighborhood amenities such as Shirley Chisholm State Park, and the Gateway Center mall featuring Target, ShopRite, Applebee's and many more shops and restaurants as well as the B13, B83, B84, and Q8 bus lines.

ALAFIA IS LOCATED IN EAST NEW YORK, BROOKLYN, RIGHT OFF THE BELT PARKWAY AND CLOSE TO CONVENIENT SHOPPING AND DINING AT GATEWAY CENTER.

- FREE WIFI
- DISHWASHER
- FITNESS ROOM
- ON-SITE SUPERINTENDENT
- ON-SITE LAUNDRY
- BIKE STORAGE
- LANDSCAPED COURTYARD
- ELECTRIC RANGE & OVEN
- COMMUNITY ROOM
- HIGH EFFICIENCY HEATING & COOLING
- ENERGY STAR RATED APPLIANCES
- ECO FRIENDLY LVT FLOORING

Affordable Apartments

STUDIO TO THREE-BEDROOMS

Alafia is a mixed income community featuring 451 apartments from studio to three bedrooms. Within this building, 88 apartments (studio and one bedrooms) are set aside by the NYS Office of People With Developmental Disabilities (OPWDD) for people with intellectual and developmental disabilities. Additionally, 48 units will provide supportive housing through the NYS Office of Mental Health (OMH) to individuals with mental health or behavioral health needs and the other 315 are available to the general public through a housing lottery.

STUDIO | APPROX. 375 SF

1-BEDROOM | APPROX. 575 SF

S:US
SERVICES FOR THE UNDERSERVED

Do I qualify?

To be eligible for OPWDD set-aside units, you must:

- Be 18 years or older
- Have obtained OPWDD-eligibility
- Be able to live independently
- Be eligible for, or enrolled in, the OPWDD Housing Subsidy Program, which can be funded through a traditional Housing Subsidy provider or through a Self-Direction plan.

All tenants must meet income restrictions based on unit type and household size and are required to contribute 30% of their income towards rent and utilities.

UNIT TYPE	MAX INCOME*
Studio (1 tenant)	$31,077-$54,350
1 Bedroom (1 tenant)	$42,093-$54,350
1 Bedroom (2 tenants)	$42,093-$62,150

*DOES NOT INCLUDE SELF-DIRECTION BUDGET

Applicants will be required to provide identification, income documentation, and other information to qualify. Please email: DDHousingSubsidy@sus.org for the full application and any additional information/ inquiries.

NEW YORK ALLIANCE FOR INCLUSION & INNOVATION

NEW YORK STATE Council on Developmental Disabilities

New York Housing Resource Center

Carol Napierski;

New York Alliance for Inclusion and Innovation

NYHRC

https://nyhrc.org/

Resource Categories

Next Steps

- Bookmark and Share www.NYHRC.org
- Explore resources:
  - Housing Resource Guide
  - Housing Journey Podcast
- Sign up for Housing Connect Mailing List

Post-Session Survey

https://www.surveymonkey.com/r/5R7RJKQ

Question & Answer Time