



May 5, 2020

To whom it may concern:

Mercy Housing and Villa de Vida, Inc. have partnered to create Villa de Vida Poway (VDVP), an affordable housing community with supportive amenities, in Poway, California, for adults with developmental disabilities. VDVP will receive project-based vouchers from the County of San Diego and be subject to a screening process which may include verification by San Diego Regional Center (SDRC) staff. Therefore, it is important that SDRC staff and clients understand the following:

SDRC clients receiving Supported Living Services (SLS) and Independent Living Services (ILS), or SDRC clients who qualified for services and are living at home, may use their current services if they move into VDVP. SDRC will continue to pay for these services. VDVP does not provide ILS or SLS Services.

Once operational, the California Department of Developmental Services (DDS), which funds SDRC, may subject VDVP to "Heightened Scrutiny" to confirm that VDVP complies with the new Home and Community-Based Services (Medicaid) waiver rules. One of two things will result from Heightened Scrutiny:

- 1- If VDVP is found compliant, nothing will change, and SDRC will continue to pay for services. VDVP has retained several consultants regarding this matter and we are confident that we are and will remain compliant. OR
- 2- If VDVP is found non-compliant, they will be allowed a grace period, currently until March 2022, to become compliant. Payment for SDRC sponsored services will be terminated only if VDVP, DDS and SDRC are unable to achieve compliance after a significant collaborative effort.

Should that effort fail, SDRC clients will be notified and allowed an appropriate time to relocate to compliant housing so that SDRC sponsored services can continue. Those clients will also be permitted to file a complaint and request a hearing. A client may appeal the results of the hearing. Services will not be terminated until the matter is finally resolved.

The need for Heightened Scrutiny would be initiated by DDS or SDRC if they have reason to believe residents are being isolated. There may be no need for such scrutiny. There has been no final decision as to whether Heightened Scrutiny will be triggered, but any decision to pursue Heightened Scrutiny can only come after the property is occupied and operating. Otherwise, there is no basis upon which to make a compliance determination.

The mission of Villa de Vida Poway is *to enable adults with special needs to live and explore life fully*. We are convinced that all parties associated with our tenants are aligned regarding this mission. We have every intention of retaining a positive relationship with San Diego Regional Center sponsored services. We hope this letter has answered your important questions and that you experience Villa de Vida Poway as a valuable housing option.

Sincerely,
Hunter Christian, Executive Director, Villa de Vida, Inc.
Ed Holder, Vice President, Mercy Housing California

