Because housing can be more
+ together we can do more.

www.thekelsey.org
When children with disabilities turn 22 they hit “the cliff.” Housing options are scarce and community inclusion disappears. Rich or poor, adulthood with disabilities is challenging for over 14 million American families.
When we talk about affordable housing, we too often overlook the housing crisis for people with disabilities.

Less than 12% of individuals with intellectual and developmental disabilities rent or own their own homes.

55% of all fair housing complaints are disability-related; people with disabilities experience more housing discrimination than any other minority group.

People with disabilities are priced out of affordable and market rate housing. Nationally, a person would need to spend 113% of their entire SSI income on rent to afford housing (in California, that number is as high as 271%).

A higher risk of homelessness; 40% of people experiencing homelessness have a disability.
The Kelsey exists to turn the challenges of disability housing into opportunities for inclusive development.

Our mission:

Create thriving, inclusive housing communities where individuals of all abilities and backgrounds live, play, and serve communities together.

Partner with organizations and entities who seek to do the same.

We must build inclusive housing units for people with disabilities and work on systems-level change to take our impact to scale.

www.thekelsey.org
Our model combines housing for people with disabilities alongside market rate and affordable units.

The Kelsey tenant mix is designed to reflect the diversity of communities and meet a range of housing needs.

The Kelsey’s on-site Inclusion Concierge™ supports inclusive programming, connects residents to each other, and helps link to services and programs.

Rents for people with disabilities they can afford with only SSI as their income, at ~$300 per month.

Rather than rely on operating subsidy or annual fundraising, The Kelsey utilizes cross-subsidy where market rate rental income subsidizes affordable units.

In addition to the 20% units for people with developmental disabilities, the additional 20% affordable units can be targeted at other housing-vulnerable populations.
We’ve identified three pathways to create a community of The Kelsey.

**Master lease** a floor or section of a multifamily community. Effective strategy to pilot The Kelsey in a short period of time and allow developer partners to engage with our model and community.

**New development**, potentially in joint-venture with market rate and/or affordable developer. Feasibility studies for multiple markets shows that The Kelsey’s model demonstrates significant cost savings over traditional models.

**Acquire an existing property** and convert into inclusive housing. Could be done in partnership with a parent or group of parents who purchase a property for their children.
We’re making significant improvements over existing disability housing models that will be scaled to future projects and shared with other organizations.

Serve people with disabilities who are low and moderate income. Similar projects require $250,000+ investment or rents of $3,000+.

Generate cost savings and cash flows through inclusion and real estate strategies that reduce philanthropic and subsidy funding requirements by 40-75%.

Source new capital for affordable housing, crucial with increasing need and decreasing public support.

Shorten timeframes for development of communities. Existing projects have taken 5-7 years just to get to construction.

Create fully inclusive community living where people with disabilities can access the supports they need while having control of their housing.
Here’s what we’ve been working on so far and where we’re headed in the future.

Micaela Connery begins hosting focus groups and visiting existing disability communities. To date, we've interviewed 200+ stakeholders, hosted focus groups with 60+ participants, and visited 16+ different disability housing settings.

Published “Disability Housing: What’s Challenging, What’s Working, What’s Needed” for the Harvard Joint Center. The paper is cited internationally.

The Kelsey incubates at the Harvard iLab and receives $25,000 seed funding from the Social Innovation and Change Initiative at Harvard Kennedy School.

Pilot The Kelsey within an existing multifamily property. Site control on a Bay Area location for the first full development of The Kelsey. Publish key findings on strategies for inclusive housing development.

The Chan Zuckerberg Initiative funds The Kelsey to do organizing and pre-development work around inclusive housing. Lindsay Johnson joins The Kelsey as our Director of Policy and Partnerships. Fully define The Kelsey’s financial and operating model.

Completion of the first community of The Kelsey. Assess impact of inclusive living on residents with and without disabilities. Advocate for a permanent funding source to take inclusive housing to scale. Replicate The Kelsey and open-source best practices.
You can join us.

**Donate**
Seed The Kelsey’s work to innovate new scalable solutions in inclusive housing. Funding supports The Kelsey to acquire our first site and pilot our Inclusion Concierges™.

**Partner**
Market rate and affordable housers can work with The Kelsey to develop a community in joint-venture or pilot The Kelsey within an existing development.

**Invest**
The Kelsey’s development model of mixed income, mixed ability housing requires investment from impact equity sources and/or PRI funds.