



Unity on Park Street

884 Park Street, Castle Rock, CO 80109

Frequently Asked Questions

The information provided below is subject to change. We are committed to keeping you informed and will update the Frequently Asked Questions (FAQs) as we proceed.

What is Unity on Park?

Wellspring Housing and the Douglas County Housing Partnership established Unity on Park Street, a partnership to create an affordable housing community at 884 Park Street, Castle Rock, Colorado.

The purpose of this integrated and intentional community is to provide affordable housing to the community with units designated for residents with disabilities while providing support and resources for successful independence. Both non-disabled and disabled residents will live in this unique community, creating a sense of unity.

What is Wellspring Housing?

There are currently 20,000 adults with Intellectual and/or Developmental Disabilities (I/DD) in the state of Colorado who live with caregivers over the age of 60. There are limited housing options for these adults. We know that people with Intellectual and Developmental Disabilities have a right to live in accessible, affordable housing in their community.

The Mission of Wellspring Housing is to develop housing options for adults with Intellectual and Developmental Disabilities to live in safe and accessible housing that supports their independence, well-being, and sense of community.

What is Wellspring Community?

Wellspring Community is a Medicaid-approved service provider for adults with I/DD and a nonprofit organization. We are a Program Approved Service Agency (PASA) that provides services under the Developmental Disabilities (DD) and Supported Living Services (SLS) Waivers. Our community provides a robust and engaging day program, meaningful work opportunities and now innovative residential services to adults with I/DD.

Wellspring Community is the preferred residential service provider for Unity on Park Street residents.

What is The Douglas County Housing Partnership?

The Douglas County Housing Partnership (DCHP) is the local housing authority focused on developing affordable housing options. DCHP is responsible for managing Unity on Park Street.

The DCHP staff will oversee all landlord duties, including the interest list and application process, leases, rent, repairs and maintenance, tenant issues related to the lease, and other standard landlord duties.

How do I get on the interest list?

Please contact the DCHP office at 303-688-5080.

When will I find out if I'm selected from the interest list?

To begin the formal application and eligibility processes, the DCHP staff will contact people from the interest list in chronological order. Please note that the DCHP staff may not initially contact everyone who applies to be on the interest list.

What is the application process?

The application process generally takes five to seven days from the time staff receives all required documents from the applicant. Once selected and approved, you will be provided with a move-in date and time to move into your new home.

Once your apartment has been assigned, residents needing residential services will complete the intake process with Wellspring's residential program.

Who is eligible to live in the Unity on Park Street Apartments?

Unity on Park Street welcomes applicants of all abilities. This intentional affordable housing community provides homes to non-disabled and disabled adults. The applicant must pass a credit history check and a criminal background check.

The applicant must also complete the affordable eligibility process, which includes a review of income and assets. Eligibility for housing is based on the standard requirements set by the U.S. Department of Housing and Urban Development (HUD) and the Colorado Division of Housing (DOH). Applicants with annual income ranges from \$27,390 up to \$54,780. Residents must have an annual income of at least two times the rent or have a housing choice vouchers (HCV) may qualify.

Leaseholders must be 18 or older to apply and enter a lease agreement.

Please note: Eligibility for services is separate from eligibility for housing.

What is the vetting process for apartment applicants?

Wellspring Housing and The Douglas County Housing Partnership will review all applications carefully. The tenant selection plan is very thorough. The DCHP will screen each resident's credit and criminal background to ensure they meet the program's qualifications. Wellspring Community handles the vetting process for the Independent Living Program (ILP).

When can residents move in?

We expect move-ins to begin in November after the renovation is complete.

Will there be full-time support staff on site 24/7 to assist the residents?

Wellspring Community staff members will be on site to function as resident assistants in the community. Care will be available 24/7. No custodial care will be provided, as all adults with I/DD will be able to live independently.

Who is eligible for residential services through Wellspring Community at Unity?

Please note: Eligibility for services is separate from eligibility for housing.

Eligibility for residential services is based on a completed application and intake process performed by Wellspring Community. People who choose Wellspring as the service provider must apply for and complete the intake process for residential services to ensure Wellspring can provide the services and supports necessary for the individual to be successful in the independent living environment.

Wellspring residential staff will work closely with participants, families, advocates, and caregivers to develop personalized care plans that align with the resident's goals and preferences.

To be eligible for our Independent Living Program, individuals with a disability must be able to be independent and unsupervised for up to 12 hours.

Individuals must NOT NEED assistance with the following activities of daily living:

- Get into/out of bed or chair

- Toilet hygiene

- Bathing or showering

- Getting dressed

- Personal hygiene

- Eating

At this time, Wellspring is not providing hands on care with the above activities of daily living. This may change in the future.

Can we use a different service provider than Wellspring Community?

Yes! Wellspring Community is the preferred provider of residential services at Unity on Park Street but may not be able to provide services to all residents. All

individuals needing residential services have their choice of provider and can work with any other residential service provider or individual caretaker.

What types of units will be available?

Unity on Park Street will have 42 apartments on site. This consists of 22 one bedroom and 20 studio apartments.

What is the cost of each unit?

As an affordable housing community rents are limited the Maximum rent limits set annually by the U.S. Department of Housing and Urban Development (HUD).

The monthly rent for a Studio Apartment ranges from \$684-1,826.00.

Example: A one-person household can make up to \$27,390 per year and qualify for one of the 30% units that cost \$684 per month.

The monthly rent for a One-bedroom Apartment ranges from \$733-\$1,957.00.

The rent for each unit is set based on the designated area median income (AMI) percentage of the unit. The rent is not based on the resident's income.

The DCHP Rental Assistance Housing Choice Voucher Lottery is opening the waiting list on 7/29/2024. People that need rent assistance are encouraged to apply.

To learn more visit the [DCHP website at](https://doughouse.org): doughouse.org.

Can residents pay privately or use SSI/SSDI funds to pay rent?

Yes.

How are Medicaid Waiver services applied?

Medicaid waiver funds may not be used for room or board. Medicaid waiver services can be used for residential care and other supported living services. These services will not be provided by Wellspring Housing. Residents have their choice of service providers if they need residential services at Unity on Park Street. Residents can choose to use Wellspring Community as their services provider.

Individuals on the Developmental Disabilities (DD) waiver have residential services included in their service plan. If Wellspring is the service provider, Wellspring will bill Medicaid for each day the individual is in our care.

Individuals on the Supported Living Services (SLS) waiver will need to add mentorship and personal care to their plans if they don't already have them. If Wellspring is the service provider, we will bill Medicaid for the actual time services are provided.

Is there a restriction on the number of individuals who will be allowed to live in each apartment?

Studio apartments are ideal for one person, but up to two people are allowed to live in them. A one-bedroom apartment is ideal for one or two people, but it can house up to three people at most.

Are the units furnished?

No. Residents will provide their furnishings.

What is the length of the lease?

The leases will be 12 months, and a reasonable accommodation can be submitted if unforeseeable circumstances arise that may require to terminate the lease early.

What is the required security deposit?

Security deposits will be between \$250 and \$500, depending on credit and rental history.

What services will be provided through Wellspring's Independent Living Program?

The services Wellspring WILL BE providing include:

Life Skills Training

Cooking: Guidance on meal planning, preparation, and safe kitchen practices.

Cleaning: Instruction on maintaining a clean and organized living environment, including laundry and household chores.

Self-Care: Education on personal hygiene, health, and wellness routines.

Money Management: Support with budgeting, bill paying, and financial literacy to ensure financial independence and stability.

Mentorship: Advocacy, lease and rental success, interpersonal issues

Daily living assistance

Grocery Shopping: Accompaniment and support with planning and executing grocery shopping trips.

Medical Appointments: Coordination and assistance with scheduling, transportation to and support during medical appointments.

Transportation Services: Transportation to and from work, social activities, and other essential destinations to ensure individuals can participate fully in their communities.

Will community transportation services be provided?

Wellspring Community will provide transportation for community outings, grocery shopping, running errands, and to/from appointments through our residential services program. Residents will also have access to choose from taxi, Uber, Lyft, and ride share services.

What are the goals of the Independent Living Program at Unity on Park Street?

The goals of Wellspring Community's residential program are to Promote Independence, Enhance Quality of Life, Foster Community Inclusion, and Ensure Safety and Health.

Promote independence by enabling individuals to live as independently as possible in their own homes.

Enhance Quality of Life by providing comprehensive support to improve daily living skills and overall well-being.

Foster Community Inclusion by ensuring participants are actively engaged in their communities through employment, social activities, and personal interests.

Ensure Safety and Health by offer consistent support and monitoring to maintain a safe and healthy living environment.

How does Settings Final Rule apply to Unity on Park Street?

Wellspring's Independent Living Program at Unity on Park must adhere to the Home and Community Based Services (HCBS) Settings Final Rule. This means the setting ensures an individual's rights of privacy, dignity and respect, and freedom from coercion and restraint. The setting optimizes, but does not regiment, individual initiative, autonomy, and independence in making life choices, including but not limited to, daily activities, physical environment, and with whom to interact.

Is there a meal plan for Unity on Park Street?

Currently, we are not providing a meal plan program. Meal plans, food access, and resources (i.e., on-site food pantry) may develop in the future. Wellspring hopes to host community meals regularly to help build a community for the residents.

Will there be a curfew?

No. Residents living at Unity on Park Street are free to come and go as they please. If a resident needs a curfew, families must work with the service provider, case manager, and Human Rights Committee (HRC) to do a rights restriction.

What does an integrated setting mean?

An integrated setting means disabled and non-disabled residents will live at Unity on Park Street. Units have been set aside for people with disabilities, but there are also units available for individuals who meet the screening criteria with or without disabilities.

Will men and women live on the same floors? Can they share rooms?

Yes, there will be men and women on each floor. Individuals have the right to choose who they live with, so people of different genders and families can live together in the same apartment.

What does security look like at the Unity on Park Street?

One of the goals at Unity on Park Street is to provide a safe environment for individuals with I/DD to live. In addition to extra monitoring of the outside areas by the Castle Rock Police Department, the security plan for Unity involves the following:

- Cameras on all entrances and exits

- On-site personnel

- A security system/lock system that only allows residents with key fobs to access the residential areas of the community

- Newly installed door locking systems for each residence

Have more questions? Please submit your questions [here](#).