

HAMMERING OUT HOUSING SOLUTIONS

A DIGEST OF PENNSYLVANIA INITIATIVES

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INTRODUCTION

People with disabilities throughout the Commonwealth are advocating for increased affordable, accessible, integrated housing opportunities. Federal, state and local agencies, both public and private, are responding. They are responding first and foremost by addressing the two greatest housing needs of people with disabilities--- the need for affordability and the need for accessibility.

The Commonwealth's agencies have been exceptionally responsive. The Pennsylvania Department of Community and Economic Development, the Pennsylvania Department of Public Welfare and the Pennsylvania Housing Finance Agency have used state resources to create new programs for financing homeownership and home modification programs. Local governments have also responded. They are bringing these programs to their communities and in some cases, adding resources of their own. In addition, nonprofit and for-profit housing developers are working with county MH/MR agencies, community action agencies, and local disability organizations to creatively combine resources to build affordable rental housing for people with disabilities throughout the Commonwealth.

Builders and developers are also taking actions to increase access for people with physical and sensory disabilities through the production of accessible and Vistable units in their communities (see the Glossary for definitions of these terms). State agencies and local governments are also working to promote accessibility. In addition to funding the modification of existing homes, some officials are proposing ordinances and regulations that promote Vistability in new construction of single family homes receiving public dollars.

The self-determination movement has also taken a strong hold in Pennsylvania, supported by the Office of Mental Retardation's Self- Determination Initiative. Self- determination in housing is especially strong. Through the efforts of the Self-Determination Housing Project of Pennsylvania (SDHP) and its local affiliate agencies, over 400 people with disabilities have moved into their own homes. Homeownership has become a reality for at least 100 of these families and individuals and other potential buyers are participating in targeted homeownership training being sponsored by SDHP throughout the state.

Technical assistance provided through the PA Office of Mental Health and Substance Abuse Services (OMHSAS), the PA Office of Mental Retardation (OMR) and the Department of Community and Economic Development has gone a long way in spreading the word about the many exciting activities that are happening in the state to increase housing opportunities for people with disabilities. Newsletters, conferences, workshops, publications and videos are being produced and distributed to educate people about the housing needs of people with disabilities and the resources for addressing those needs. In addition, technical assistance made available through OMHSAS and the PA Department of Community and Economic Development has enabled many homeless providers from Pennsylvania to successfully apply for federal McKinney funds through

the U.S. Department of Housing and Urban Development for programs that benefit homeless families and individuals with disabilities.

Technical assistance providers are also spearheading the formation of Local Housing Option Teams (LHOT's). The LHOT's are collaborative efforts of local housing and human service agencies with people with disabilities and family members. These groups are pooling local expertise and resources to expand housing opportunities for people with disabilities in their communities through conducting housing needs assessments, devising housing strategies and undertaking pilot projects.

PURPOSE OF THE DIGEST

The purpose of this Digest is to further spread information about the many creative and exciting state and local efforts being undertaken to address the housing needs of people with disabilities throughout the Commonwealth. It is a "user-friendly" digest that documents current issues and trends in Pennsylvania's attempts to meet the housing needs of people with disabilities. Descriptions of problems and solutions are supplemented with examples and contact information so that the digest can serve as an excellent resource for organizations and other groups interested in initiating or expanding housing opportunities in their communities.

THE COMPILATION OF THE DIGEST

The information in this digest was solicited through articles in the *Homewards* and *Housing Choices* Newsletters, mailings to the County Mental Health Housing Specialists and SDHP Affiliates, and announcements at various meetings of people addressing housing and disability issues. Diana T. Myers and Associates, Inc. followed-up on all entries. Although the program information received certainly represents the full range of housing related activities taking place in the Commonwealth, it is not fully inclusive of every community or housing program in operation. We apologize for any errors or omissions and invite readers to submit information on additional programs and activities for future updates or reprinting.

HOW TO USE THE DIGEST

The Digest is divided into seven sections:

- Collaboration and Linkages
- Rental Affordability
- Self-Determination
- Home Modifications
- Design and Accessibility
- Homeless Programs
- Youth in Transition

Each of these topics is a major problem or issue currently being addressed in Pennsylvania. For each topic there is a brief description of the problem or issue on yellow paper. This is followed by a general description of solutions in the left-hand column and one or more examples of the solutions in the right-hand column. On the white pages that follow, greater detail is provided on each of the examples, including a person to contact for more information. Please note that some of the examples include a section entitled "Materials Available." Copies of these materials can be obtained by contacting Diana T. Myers and Associates.

We hope that this Digest will excite you and motivate you to continue the challenging work of expanding affordable, accessible, integrated housing for people with disabilities throughout the Commonwealth.

**FOR COPIES OF MATERIALS OR TO SUBMIT ADDITIONAL
INFORMATION, PLEASE CONTACT:**

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COLLABORATION AND LINKAGES

PROBLEM/ISSUES TO BE ADDRESSED:

Many human service agencies recognize the lack of affordable, accessible housing as one of the greatest unmet needs of their clients. Unfortunately, they are unfamiliar with subsidized housing resources and lack expertise in housing development. At the same time local housing authorities and housing developers often do not understand the nature of housing needs of people with disabilities in their communities. Further, neither have good data on the specific housing and support needs and preferences of these populations. Collaboration between local housing and human service agencies can be the key to address these issues. However, collaboration is difficult. It is a long and involved process and it is an investment of time and money. It is not always evident that forming linkages can provide opportunities for agencies to pool their resources in order to help meet the housing needs of people with disabilities and help agencies deliver their services in the most effective manner. Another problem can arise when it is necessary to form partners with “hostile” groups. Collaborating to help people with disabilities integrate successfully in the community may involve working with organizations that are resistant and therefore need to be educated.

SOLUTIONS

EXAMPLES

Local Housing Options Teams (LHOT):
LHOTs are being set up in counties throughout Pennsylvania as a long term solution to increasing affordable and available housing opportunities for people with disabilities through systems change. LHOT partners generally include representatives from the County Offices of Mental Health and Mental Retardation, the physical disability community, the housing authorities, community action agencies, housing developers, Self-Determination Housing Project (SDHP) Affiliates, service providers, offices of housing and community development, ARCs, CILs, fair housing commissions, children and youth agencies and people with disabilities and family members.

Dauphin County Local Housing Options Team
 This LHOT formed with the goal of creating 100 new housing opportunities for people with disabilities in Dauphin County. They identified several priority housing issues in the county and are working on gathering more information on housing needs for people with disabilities. They have applied for funding to hire a person to coordinate specific LHOT projects.

Delaware County Local Housing Options Team
 This LHOT formed to increase affordable housing opportunities for, and successfully house people with disabilities in Delaware County. They are currently learning about each other’s agencies, finding out what the common themes are that they are facing and looking at the resources they, as a group, can pool in order to find housing solutions. They are also looking for housing funds that are outside of the provider services and are available through standard housing resources.

SOLUTIONS	EXAMPLES
<p><u>Local Housing Options Teams (LHOT)(continued):</u></p>	<p>Montgomery County Permanent Housing Options Team The PHOT formed to create more housing opportunities for people with disabilities and homeless households in Montgomery County. They have been working to get a preference for these populations from the Montgomery County Housing Authority and are developing a pilot program to increase the ability of the MH/MR system to satisfy housing needs of their clients.</p> <p>Other Counties in Pennsylvania Berks and Venango counties have also started active LHOTs and are exploring different ways in which the members can best work together.</p> <p>Columbia/Montour/Snyder/Union, Blair, Butler, and Clarion counties are also in the process of forming LHOTs.</p>
<p><u>Innovative Collaborations:</u> <i>Sometimes the motivation for working together with other agencies is to solve a problem that needs an immediate solution. One case was a response to resistance of neighbors to people with disabilities moving into their community. Another case was building better relationships between landlords and tenants with mental illness.</i></p>	<p>“American Dream” Home A unique, innovative collaboration of agencies and funding sources in Cumberland County came together to build a house that meets the needs of a person with a physical disability.</p> <p>Berks County SAM, Inc., that administers Berks County MH/MR Services, serves as a liaison to the Reading and Berks County Housing Authorities for tenants in the county mental health/mental retardation system.</p> <p>Good Neighbor Policy Pilot The Philadelphia Office of Mental Health works in collaboration with other local agencies in order to improve the interaction and communication between community residents and providers. They created a process through which the neighbors of residential programs can raise concerns in a centralized fashion and receive feedback, with the goal of resolving immediate problems.</p> <p>Harrisburg Housing Liaison The Dauphin County Offices of Mental Health/Mental Retardation and the Harrisburg Housing Authority are working together to facilitate communication between consumers and housing authority property managers.</p>

EXAMPLE: COLLABORATION AND LINKAGES Local Housing Option Teams	
Name of Project:	Dauphin County LHOT
Convener:	Dauphin County Department of Mental Health
Counties Served:	Dauphin County
Partners:	Dauphin County MH/MR, Dauphin County Housing Authority, Harrisburg Housing Authority, Dauphin County Department of Housing and Community Development, Harrisburg Department of Housing and Community Development, CIL of Central PA, SDHP Affiliates, HUD, Susquehanna Housing Inc., Pennsylvania Housing Finance Agency, people with disabilities
Purpose of Project:	To create 100 new affordable, accessible housing opportunities for people with disabilities.
Populations Served:	People with disabilities and at-risk individuals in Dauphin County.
Brief Description including Funding Sources:	The Dauphin County LHOT formed in order to meet the housing needs of people with disabilities. Through the Central Pennsylvania Center for Independent Living (CIL), they are applying for Community Development Block Grant funding to hire a coordinator to support LHOT activities, identify and address obstacles to affordable housing and homeownership for people with disabilities, coordinate specific LHOT projects and provide outreach and education to landlords, case managers, property managers and people with disabilities about housing issues and resources. The LHOT is also providing input into the County's "Consolidated Plan for Housing" through findings of a focus group of MH/MR staff and a survey of consumer housing needs and preferences which is underway. They have also agreed to work on the SDHP Homeownership Training by helping to create an ongoing process mechanism that will provide a pool of ready homebuyers. Successful homebuyers will then be available to participate in and help with future training. This program receives technical assistance funds from the PA Office of Mental Health and Substance Abuse Services and PA Office of Mental Retardation.
Contact Information:	Mark Barton Dauphin County MH/MR 717-255-2888 717-731-8150 (Fax)

EXAMPLE: COLLABORATION AND LINKAGES Local Housing Option Teams	
Name of Project:	Delaware County LHOT
Convener:	Residential Living Options
Counties Served:	Delaware County
Partners:	The Delaware County Office of MH/MR, the Delaware County Office of Housing and Community Development (OHCD), the Delaware County Housing Authority, the ARC, the Fair Housing Commission, HUD, Children and Youth Services, the CIL, the Community Action Agency and Residential Living Options, Inc. (SDHP Affiliate).
Purpose of Project:	To increase housing opportunities for people with disabilities through creative problem solving and by having access to each others resources.
Populations Served:	People with disabilities in Delaware County.
Brief Description including Funding Sources:	The Delaware County LHOT was formed to find more housing resources for people with disabilities. During their initial meetings they became more knowledgeable about the housing and services provided by each other's agencies. They have developed a memo of understanding (MOU) for set asides of housing choice vouchers for MH and MR consumers. The memo carefully defines the MH/MR services that are available for consumers and explains the tenant selection criteria that are implemented in order to help insure that consumers will be successfully housed. The LHOT is encouraging participation from the City of Chester Housing Authority, which just received an allocation of 23 Mainstream Section 8 Vouchers. This program receives technical assistance from the PA Office of Mental Health and Substance Abuse Services and PA Office of Mental Retardation.
Sample Materials:	Memo of Understanding.
Contact Information:	Sue Crossley Residential Living Options Downingtown Professional Plaza 797 E. Lancaster Avenue, Suite 13 Downingtown, PA 19335 610-518-6242 610-518-6244 (Fax)

EXAMPLE: COLLABORATION AND LINKAGES Local Housing Option Teams	
Name of Project:	Montgomery County PHOT (Permanent Housing Options Team)
Convener:	Montgomery County Mental Health/Mental Retardation
Counties Served:	Montgomery County
Partners:	Montgomery County MH/MR, Montgomery County Housing Authority, HUD, Montgomery County Office of Housing and Community Development, Montgomery County Department of Human Services, Fair Housing Council of Montgomery County, Milestones, Residential Service Systems, SDHP Affiliates, Montgomery County Children and Youth Services, Hedwig House, Pennsylvania Housing Finance Agency
Purpose of Project:	To expand permanent housing opportunities for targeted populations in Montgomery County.
Populations Served:	People with disabilities, homeless families and individuals in Montgomery County.
Brief Description including Funding Sources:	The Montgomery County PHOT formed as a result of a team building workshop at the Housing Choices Conference. They have been meeting monthly for approximately 1 year. They have written a letter to the Montgomery County Housing Authority and requesting they establish a preference for people with disabilities and formerly homeless individuals for the housing choice voucher program in return for county support for all tenants with disabilities. They are identifying a specific target population with which to do a pilot program. The pilot program would assess the housing needs of a target group of people and then match these individuals up with appropriate housing resources and supports. This will involve doing person-centered planning with individuals with disabilities and their families. The PHOT will serve as a resource throughout the pilot project to aid in identifying addressing and documenting changes in county systems. This program receives technical assistance from the PA Office of Mental Health and Substance Abuse Services and the PA Office of Mental Retardation. Other funding sources are being identified.
Sample Materials	Letter to the Housing Authority requesting a preference; a Request for Proposals for the PHOT project.
Contact Information:	Pam Howard Montgomery County MH/MR 1430 Dekalb Street Norristown, PA 19404 610-278-3625 601-278-3683 (Fax)

EXAMPLE: COLLABORATION AND LINKAGES Innovative Collaboration	
Name of Project:	“American Dream” Home
Project Administrator:	Habitat for Humanity of Greater Harrisburg Area
Counties Served:	Cumberland County
Partners:	Habitat for Humanity of Greater Harrisburg Area, Cumberland County Redevelopment Authority, Susquehanna Housing, Inc., Self-Determination Housing Project of PA, PA Housing Finance Agency, Federal Home Loan Bank of Pittsburgh, Allfirst Bank, Linda Riegel (home owner).
Purpose of Project:	To build an affordable, fully accessible home for a person with a physical disability
Populations Served:	Person with a disability who wants to be a homeowner
Brief Description including Funding Sources:	This project is a unique, innovative collaboration of agencies and funding sources coming together to build a house that meets the needs of a person with a disability. A property was purchased on a site that had been declared unfit for habitation. Habitat for Humanity custom built a home to accommodate the needs of a person with severe mobility limitations. The one-story home includes ramps, wide doorways, cabinets designed for wheelchair use, roll-in showers and grab bars. The Redevelopment Authority provided planning advice and funding, the Federal Home Loan Bank, SDHP, Allfirst and PHFA provided funding and financing. Architectural services were provided by Ed Junkin, AIA with JWF Associates. Ms. Riegel and students from the Cumberland-Perry Vo-Tech School participated in the construction of the home and provided many volunteer hours. This project exemplifies how a person with a disability can choose to live independently.
Contact Information:	Linda Riegel Central Pennsylvania Center for Independent Living 415 Fallow Field Road, Suite 101 Camp Hill, PA 17011 717-731-1900

EXAMPLE: COLLABORATION AND LINKAGES

Name of Project:	Berks County Action Plan with the Reading Housing Authority
Project Administrator:	SAM, Inc. (Service Access and Management)
County Served	Reading (in Berks County)
Partners	Reading Housing Authority
Purpose of Project:	To foster cooperation between the Mental Health/Mental Retardation system and the Housing Authority
Populations Served:	Consumers of SAM services (individuals and families with mental retardation or mental illness) who are tenants of the Reading Housing Authority
Brief Description including Funding Sources:	SAM, Inc. and the Reading Housing Authority developed an Action Plan to help Housing Authority staff access Mental Health and Mental Retardation services. SAM serves as a liaison between the Housing Authority and MH/MR. Housing Authority staff can make a single call to SAM which in turn coordinates the proper response for service requests, especially for crisis situations.
Contact Information:	Lorena Keely Residential Services Manager Service Access and Management, Inc. 19 North 6 th Street – Suite 300 Reading, PA 19601 610-236-0530 (phone) 610-375-4457 (fax) lkeely@sam-inc.org

EXAMPLE: COLLABORATION AND LINKAGES Innovative Collaboration	
Name of Project:	Good Neighbor Policy Pilot
Project Administrator:	Philadelphia County Mental Health/Mental Retardation
Counties Served:	Philadelphia County
Partners:	Philadelphia Office of Mental Health, Philadelphia Coordinating Office of Drug & Alcohol Abuse Programs (CODAAP), Philadelphia Department of Human Services, Philadelphia Office of Emergency Shelter and Services (OESS), Community/Neighborhood Groups, Numerous Provider Agencies
Purpose of Project:	To improve interaction by setting up a concrete network of communication between community residents and providers to field issues that may arise
Populations Served:	Residents and people with mental illness residing in communities in West Philadelphia
Brief Description including Funding Sources:	This program, which has been in place for three years, has created a process for neighbors of residential programs to raise concerns in a centralized fashion, and to receive feedback and provide resolution. Neighborhood Committee Groups in West Philadelphia meet regularly and have identified a contact person who residents can call if there is a complaint concerning residents with MH/MR. This contact person then contacts the Good Neighbor representative from the appropriate provider agency. Since the program has been implemented the Office of MH/MR has not received any complaints from these communities concerning their clients. Communication and understanding between provider agencies and community representatives and neighbors has increased. No additional funding was needed to support this program.
Contact Information:	Phil DeMara, Program Analyst Philadelphia Office of Mental Health 1101 Market Street, 7 th Floor Philadelphia, PA 19107 215-685-5464 215-685-4986

EXAMPLE: COLLABORATION AND LINKAGES Innovative Collaboration	
Name of Project:	Harrisburg Housing Liaison
Project Administrator:	Dauphin County Office of Mental Health/Mental Retardation
Counties Served:	Dauphin County
Partners:	Dauphin County Office of Mental Health/Mental Retardation (OMH/MR) and the Harrisburg Housing Authority (HHA).
Purpose of Project:	To provide a linkage between mental health consumers, the public housing authority and landlords in order to resolve any problems that may arise concerning housing issues
Populations Served:	Residents and people with mental illness in communities in Harrisburg
Brief Description including Funding Sources:	The Dauphin County OMH/MR and HHA have coordinated their efforts and created a position that enables the Case Manager Liaison to work more effectively with consumers residing in public housing and resolve issues with the property manager. The Case Manager Liaison meets with tenants who have issues with landlords, writes up a Service Document and sends it to the individual's case manager so that they are aware of what is going on and can then follow-up with their client. The Liaison also works with all the managers of the Low and High Rise Resident Services and the Nurse Social Worker at the Options Office. Some of the issues that consumers bring to the Liaison include how to receive services and how to deal with emergency situations such as people getting evicted. The Liaison also lends an ear to the people who just need to talk with someone. Part of the funding for this position comes from the HUD Self Sufficiency Program. Part of the position is funded through the Dauphin County Office of MH/MR, however the Case Manager Liaison works out of the HHA.
Contact Information:	Michael Gibson, Case Manager Harrisburg Housing Authority 1315 North Sixth Street Harrisburg, PA 17102 717-257-5438

RENTAL AFFORDABILITY

PROBLEM/ISSUES TO BE ADDRESSED:

People with disabilities often have low incomes, especially those individuals whose sole source of income is SSI or SSDI. As a result of their low income, many people with disabilities cannot afford the private market rental housing available in their community. The potential impact of this can be their: spending too large a proportion of their income on housing, living in substandard housing, living doubled up with others, living in a more restrictive setting than is necessary, or even becoming homeless. There are two key mechanisms to increase the availability of rental housing that is affordable to people with disabilities. One is for housing developers to build new affordable housing units and the other is to provide rental subsidies to individuals to reduce the cost of renting existing private market housing. Sometimes, programs combine both of these tools to achieve affordability.

SOLUTIONS

Housing Development:

There are a number of federal, state, and local programs that provide grants or reduced interest loans for both for-profit and non-profit housing developers. These financing tools result in the developer incurring either little or no debt. As a result, these buildings have lower operating costs and the owners can charge lower rents than if they built the housing using standard financing tools. These public programs have regulations requiring developers to rent their units to people with low or moderate incomes. One program, Section 811, requires the developer to serve only people with disabilities.

EXAMPLES

Community Services Group Personal Care Home

Community Services Group, under contract with Northumberland County MH/MR, developed a 10-bed fully wheelchair accessible personal care home for people leaving the Danville State Hospital.

Eastside Sayre Affordable Housing Project

Neighborhood Housing Management Corp developed 9 affordable rental housing units in Bradford County, 3 of which are fully wheelchair accessible.

Fairweather Lodge

Stairways Behavioral Health is using this model of congregate living to provide permanent housing and employment skills for adults with psychiatric disabilities in Erie.

Freedom House

Phoenixville Homes converted a factory in Montgomery County into 18 fully accessible apartments for people with disabilities

Inglis Gardens @ Eastwick I & II:

The Inglis Housing Corporation built a total of 42 fully wheelchair accessible housing units in Philadelphia to provide affordable housing for low-income people with mobility impairments.

SOLUTIONS	EXAMPLES
	<p>Liberty House Human Services, Inc. in collaboration with Pennrose Development, converted a building on the grounds of the Valley Forge Hospital in Chester County into 50 affordable rental units for mentally ill adults and families with a mentally ill family member.</p> <p>Market Court Susquehanna Housing Initiative in partnership with Pennrose Development developed 12 new rental units in Harrisburg, two of which are fully wheelchair accessible.</p> <p>Moshannon Valley Apartments The Central PA Community Action Agency developed an 8 unit apartment building in Clearfield County for people with severe mental illness.</p> <p>Punxsy Place Clearfield-Jefferson MH/MR, in collaboration with Community Action Inc., constructed 4 units of rental housing for low-income people with disabilities in Jefferson County.</p> <p>Rudolphy/Mercy-Douglass Home for the Blind Mercy-Douglas Human Services, Inc. rehabilitated a four story building in Philadelphia to provide 17 apartments for low income persons with disabilities, particularly visual impairments.</p> <p>Salisbury House of Southeastern PA Salisbury House is renovating a home in Montgomery County for 9 individuals with severe mental disabilities.</p> <p>Sunshine Homes Inglis Housing Development Corporation constructed 10 fully accessible three-bedroom homes in scattered sites in Berks County.</p> <p>Union Avenue Apartments Improved Dwellings of Altoona developed an 11 unit apartment building for people with mental illness in Blair County.</p>

SOLUTIONS	EXAMPLES
	<p>Warren Plaza Goodwill Industries of Pittsburgh and the Warrant United Methodist Church co-sponsored the development of 15 one-bedroom accessible apartments for people with physical disabilities in Pittsburgh.</p> <p>Washington Street Apartments Human Services Center rehabilitated an abandoned 8 unit apartment building in Lawrence County to provide permanent housing for adults with chronic mental illness.</p> <p>Westfield Westfield Behavioral Health Affiliates developed an 8 bed group home in Lawrence County for people with developmental disabilities. An important component of the program is the inclusion of a vocational training program in which the residents recycle leaves and cultivate flowers, plants and vegetables for sale.</p>

SOLUTIONS	EXAMPLES
<p><u>Rental Subsidies</u> <i>Under most rental subsidy programs, the participants pay up to 30% of their income towards housing costs and the balance of the rent is paid through the program. The most frequently utilized rental subsidy program is the HUD Housing Choice Voucher Program, formerly known as Section 8, which is operated through local Public Housing Authorities (PHA's). In addition, some communities and agencies have created rental subsidy programs using local funds that specifically target people with disabilities.</i></p>	<p><u>HUD-Funded Rental Subsidies:</u></p> <p>Fair Share A number of Housing Authorities in Pennsylvania have made a commitment to set aside a minimum of 15% of their Section 8 vouchers for people with disabilities with a minimum of 3% to serve people eligible for Medical Assistance Waiver services. The following are the Housing Authorities in PA that received Fair Share Vouchers: Allegheny County, Armstrong County, Butler County, Center County, City of Chester, Columbia County, Cumberland County, Easton, Franklin County, Huntingdon County, Lancaster County, Lebanon County, Lehigh County, Luzerne County, McKeesport, Monroe County, Montgomery County, Northampton County, Northumberland County, Philadelphia, Reading, Washington County, and Wayne County.</p> <p>Mainstream Section 8 For the past three years, HUD has issued a NOFA for this program under which public housing authorities and non-profit service providers apply for a special allocation of Section 8 vouchers for households in which at least one person has a disability. The following is a partial list of the housing authorities in Pennsylvania that have been awarded Mainstream Section 8 vouchers: Blair County, Butler County, Carbon County, Chester County, City of Chester, Lancaster, Lehigh County, Northampton County, Philadelphia, Union County, Venango County, and Warren County.</p> <p><u>Locally-Funded Rental Subsidies</u></p> <p>Berks County-Fast Track Berks County uses HOME funds to provide rental subsidies in scattered site units for people with mental illness. Supports are provided by SAM, Inc., the County MH/MR program administrator.</p> <p>Montgomery County Montgomery County uses HOME funds to provide rental subsidies in scattered-site units for people with mental illness and mental retardation. Hedwig House provides housing support.</p>

SOLUTIONS	EXAMPLES
	<p>Schuylkill County – Supported Housing The ReDCo Group Turning Point has established a collaboration with the Pottsville Housing Authority in which people with mental illness are referred by the county MH/MR to the Housing Authority for public housing or Section 8 vouchers. ReDCo provides the support services.</p>

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Community Services Group Personal Care Home (CSG-PCH)
Project Administrator	Community Services Group under contract with Northumberland County M/MR
County Served:	Northumberland County
Partners:	
Purpose of Project:	To provide supportive housing for individuals relocating from Danville State Hospital.
Populations Served:	Severely and persistently mentally ill individuals ages 40 and over.
Brief Description including Funding Sources:	Northumberland County MH/MR put out an RFP for the development and operation of an enhanced personal care home. Community Services Group was awarded the contract for the project. CSG-PCH is a new, one-story, fully accessible 10-bedroom facility, providing housing and services for 5 men and 5 women who are leaving Danville State Hospital. Attached to the facility is a 2-bedroom apartment providing a more independent living space for individuals needing diversion or transitional housing. This project was funded using CHIPP funds.
Contact Information:	Lynn Wolfe CHIPP Director Northumberland MH/MR 370 Market Street Sunbury, PA 17801 570-988-4200 570-988-4444 LLWolfe@PTD.Net

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Eastside Sayre Affordable Housing Project
Project Administrator:	Neighborhood Housing Management Corporation
Counties Served:	Bradford and Sullivan Counties
Partners:	Futures Residential Program, PA Department of Economic and Community Development, Bradford Tioga County Housing Authority, John Lavin Construction
Purpose of Project:	To create more affordable, accessible rental housing options for people with disabilities.
Populations Served:	Low income people with disabilities who want affordable rental units
Brief Description including Funding Sources:	This project involved the construction of three buildings with a total of 9 affordable rental units, three of which are completely wheelchair accessible and two of which have a lift system and lowered cabinets. All of the units are certified under the HUD Section 8 program. The project provides opportunities for low income people and people with disabilities and helps to reduce the shortage of basic, affordable and accessible housing for people with disabilities in Bradford and Sullivan Counties. The project is funded in part by the PA Department of Economic and Community Development, the Borough of Sayre, the Bradford Tioga Housing Authority and C + N Bank.
Contact Information:	Doug Johnston Neighborhood Housing Management Corporation PO Box 125 Monroeton, PA 19932 570-265-7460

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Fairweather Lodge
Project Administrator:	Stairways Behavioral Health, Inc.
Counties Served:	Erie County
Partners:	Erie County Department of Human Services
Purpose of Project:	To provide affordable permanent housing and to develop an environment that fosters the expectation of community employment for persons with disabilities.
Populations Served:	Individuals, usually adults, with psychiatric disabilities.
Brief Description including Funding Sources:	The Fairweather Lodge model is a congregate living environment with 4 – 6 residents who share living expenses, home and job responsibilities. Under the Stairways Lodge program, each person has his/her own bedroom within the home. Stairways owns two lodges with 5 people living in each one. Founded upon the principles of self-governance and interdependence, staff supervision is based upon resident need. Residents learn to rely upon each other, develop a decision making process within the home and share in household responsibilities. Another primary focus of the lodge model is the requirement that all residents be involved in community employment. Erie County Department of Human Services provides the funding for one staff position. Future funding will be sought from McKinney-Vento Homeless Continuum of Care and HOME funds.
Contact Information:	Kim Stucke Research and Business Development Specialist Stairways Behavioral Health 138 East 26 th Street Erie, PA 16504 814-878-2170 814-453-4757 (Fax)

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Freedom House
Project Administrator	Phoenixville Homes
County Served:	Montgomery County
Partners:	
Purpose of Project:	To provide low-income housing opportunities in Montgomery County for persons with mobility impairments.
Populations Served:	Low-income people with mobility impairments.
Brief Description including Funding Sources:	Phoenixville Homes converted the former Valley Forge Flag Factory into 18 fully wheelchair accessible apartments for persons with disabilities. The project was funded through the following sources: HUD Section 811, PennHOMES through the PA Housing Finance Agency, the Federal Home Loan Bank Affordable Housing Program, a Housing and Development Assistance Loan through the Dept of Community and Economic Development of Montgomery County, the HOME program, and private grants.
Contact Information:	Bruce Connus Executive Director Phoenixville Homes Flag House 260 North Main Street Spring City, PA 19475 610-948-1797

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Inglis Gardens @ Eastwick Phases I & II
Project Administrator	Inglis Housing Corporation
County Served:	Philadelphia
Partners:	Friends Rehabilitation Program (property management)
Purpose of Project:	To provide 100% wheelchair accessible family rental housing for low income people with mobility impairments.
Populations Served:	Low-income people with mobility impairments.
Brief Description including Funding Sources:	Inglis House developed 42 new units of 100% wheelchair accessible housing in the Eastwick community of Southwest Philadelphia. Phase I consists of 24 units and Phase II consists of 18 units. Inglis Housing Corporation provides service coordination. They researched the services available in the community and developed a reference manual for the project manager to use in providing information and referral services. There is also a “help line” available for tenants to call for assistance and one-on-one counseling is available as needed. The funding sources for these projects are: HUD Section 811, the PA Housing Finance Agency PennHOMES funds, the Federal Home Loan Bank Affordable Housing Program, and City of Philadelphia CDBG.
Contact Information:	Kathy Hasan Friends Rehabilitation Program Lyons Avenue at 80 th Street Philadelphia, PA 19153 215-365-0722 (phone) 215-365-0812 (fax) kizath@hotmail.com

**EXAMPLE: RENTAL AFFORDABILITY
Housing Development**

Name of Project:	Liberty House
Project Administrator	Human Services, Inc.
County Served:	Chester County
Partners:	Chester County Housing Authority (Project-Based Section 8) Pennrose Management Company (Property Management)
Purpose of Project:	To provide a supported living arrangement for adults and families with mental illness. First priority for admission are households who are homeless or near homeless.
Populations Served:	Mentally ill adults and families
Brief Description including Funding Sources:	Pennrose Development and Community Mental Health Services (the parent company for Human Services, Inc.) developed Liberty House as a joint venture. The building is on the grounds of Valley Forge Hospital, a Veterans Hospital. It was acquired for the project under the McKinney Program as surplus federal property and was fully rehabilitated to provide 50 units: 28 SROs, 13 one-bedroom units, and 7 two-bedroom units. There are an additional 2 staff apartments. The Chester County Housing Authority provides Project Based Section 8 subsidies for the operation of the property and the Chester County Office of Mental Health funds the services. The main development funding sources are: PennHOMES, Low Income Housing Tax Credits, County HOME, Housing Trust Fund and CDBG, PA Dept of Community and Economic Development, and the Federal Home Loan Bank Affordable Housing Program.
Contact Information:	Michelle Rainey Liberty House Director Human Services, Inc. 200 Liberty House lane Phoenixville, PA 19460 610-983-0900 610-933-9491

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Market Court
Project Administrator:	Market Court Limited Partners, Owners Penrose, Management Corporation
Counties Served:	Dauphin County
Partners:	The City of Harrisburg, Harrisburg Economic and Community Affairs, Susquehanna Housing, Inc.
Purpose of Project:	To develop 12 affordable rental housing units for very low income people and for people with disabilities.
Populations Served:	Very low income people and people with disabilities who want affordable rental units.
Brief Description including Funding Sources:	This project involved the development of a total of 12 affordable rental units, two of which are completely accessible and one of which is accessible for individuals with sight and hearing impairments. The project demonstrates a partnership between two non-profit agencies that formed a separate entity. This new entity, Market Court Limited Partners, is the owner of the project. The project is being funded in part by the City of Harrisburg, The Pennsylvania Housing Finance Agency, CDBG and HOME funds, the Federal Home Loan Bank and the Waypoint Bank.
Contact Information:	Jack Berger Susquehanna Housing Initiative 1822 South 3 rd Street, Suite 502 Harrisburg, PA 17101 717-238-4121 717-238-8146 (Fax)

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Moshannon Valley Apartment Complex
Project Administrator:	Clearfield-Jefferson Mental Health/Mental Retardation Program
Counties Served:	Jefferson, Centre and Clearfield Counties
Partners:	Central Pennsylvania Community Action Agency (CPCAA)
Purpose of Project:	To provide a permanent living situation for people who have an MH diagnosis and are capable of living independently with individualized supports.
Populations Served:	Low-income people with mental illness.
Brief Description including Funding Sources:	This project involved new construction of a 9 unit building consisting of eight 1-bedroom apartments for individuals with an MH diagnoses and one 2-bedroom unit to be used by the apartment manager. The building is owned and managed by CPCAA and was supported with funds from a HUD Section 202 grant. There is a centrally located laundry room for the use of the tenants. This is a permanent living situation for low-income individuals who have a MH diagnosis and are assessed to be capable of living independently with individualized supports. Clearfield-Jefferson MH/MR conducts the assessment and referral process then CPCAA processes the rental application. The MH/MR Program provides support services including Intensive Case management. They also purchase Supported Living Services from several community providers to match the independent living needs of the individual residents. The Program provided furniture and start-up household necessities to the first tenants.
Contact Information:	Judith Courson Clearfield-Jefferson Mental Health/Mental Retardation Program 1200 Wood Street, Suite U-110 Brockway, PA 15824 814-265-1013 814-268-1191 (Fax)

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Punxsy Place
Project Administrator:	Clearfield-Jefferson Mental Health/Mental Retardation Program
Counties Served:	Clarion, Clearfield and Jefferson Counties
Partners:	Community Action, Inc., Clearfield-Jefferson Mental Health/Mental Retardation Program, Jefferson County
Purpose of Project:	To help meet the need for safe, affordable and decent housing for individuals with mental health disabilities in Clarion, Clearfield and Jefferson Counties.
Populations Served:	Low-income individuals with disabilities.
Brief Description including Funding Sources:	This project involved the new construction of a four unit wheelchair accessible rental building with 2 two-bedroom units and two one-bedroom units. It was the result of a needs assessment showing the need for affordable accessible rental housing for people with disabilities. It was a collaboration between Jefferson County, who performs the administrative functions of the project such as cash management, processing invoices for payment, and having an audit performed, Community Action, Inc. who is the rental manager for the building, including checking the rental and credit history of the applicants, and the Clearfield-Jefferson MH/MR Program, who provides the primary as well as supportive services to individuals living in the units. The project is supported in part by the Pennsylvania Department of Community and Economic Development (DCED) HOME funds.
Contact Information:	Judith Courson Clearfield-Jefferson Mental Health/Mental Retardation Program 1200 Wood Street, Suite U-110 Brockway, PA 15824 814-265-1013 814-268-1191 (Fax)

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Rudolphy/Mercy-Douglass Home for the Blind
Project Administrator	Mercy-Douglas Human Services Corp.
County Served:	Philadelphia
Partners:	Edith R. Rudolphy Residence for the Blind (co-sponsor and supportive services provider)
Purpose of Project:	To provide accessible affordable rental housing and services for persons with disabilities.
Populations Served:	Lower income persons with disabilities, particularly visual impairments.
Brief Description including Funding Sources:	The project is located in West Philadelphia and involved the substantial rehabilitation of a 4-story building into 17 apartment units: 14 one-bedroom units and 3 two-bedroom units. Funding for the development included the HUD Section 811 Program, the Pennsylvania Housing Finance Agency PennHOMES Program, the City of Philadelphia HOME Program, the Federal Home Loan Bank Affordable Housing Program, a PA Department of Public Welfare grant, and a co-sponsor loan.
Contact Information:	James J. Wilson Executive Vice President Mercy-Douglas Human Services, Inc. 4400 West Girard Avenue Philadelphia, PA 19104 215-877-3954 (phone) 215-877-4329 (fax)

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Salisbury House of Southeastern PA
Project Administrator:	Salisbury House
Counties Served:	Montgomery County
Partners:	
Purpose of Project:	To help meet the housing needs of individuals with severe mental health disabilities through consumer-center planning
Populations Served:	Low-income individuals with severe mental disabilities.
Brief Description including Funding Sources:	This project is meeting the housing needs of people with severe mental disabilities by looking at the individual first and assessing their housing and support needs. The assessment is done as a team with the consumers and their family members and/or significant others, case managers and staff from Salisbury House. After each individual is assessed they will have a choice of housing that best meets their needs. Salisbury House is currently renovating a home for 9 individuals. This home, along with two other homes owned by Salisbury House, will allow for single occupancy for the individuals they are now serving. In the new home, each individual will have his/her own bedroom and share a bathroom, living room and television room with 2 other individuals. There is a common kitchen, living and dining room and recreation room for all 9 residents. Salisbury House has found that providing different levels of privacy to individuals gives them more satisfaction in their living arrangement and reduces the number of behavioral problems.
Contact Information:	Roland Turk Salisbury House of Southeastern PA 614 North Easton Road Glenside, PA 19038 215-884-5566 215-885-1746 (Fax)

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Sunshine Homes
Project Administrator	Inglis Housing Corporation
County Served:	Berks County
Other Partners Names and Roles:	
Purpose of Project:	To provide affordable rental housing for people with physical disabilities
Populations Served:	Low income households that include a family member with a disability.
Brief Description including Funding Sources:	Inglis Housing Corp developed 10 new single family, three bedroom homes in scattered locations throughout Berks County to provide affordable accessible rental housing for people with disabilities. All of the homes are located near commercial areas. The residents are responsible for the day-to-day upkeep and maintenance of their homes. Inglis Housing Corporation provides service coordination. They researched the services available in the community and developed a reference manual for the project manager to use in providing information and referral services. There is also a "help line" available for tenants to call for assistance and one-on-one counseling is available as needed. The funding sources for Sunshine Homes include Low Income Housing Tax Credits, Berks County HOME funds, Pa Dept of Community and Economic Development funds, and the Federal Home Loan Bank Affordable Housing Program.
Contact Information:	Craig Westerveldt Berks County Housing Authority 1803 Butter Lane Reading, PA 19606 610-370-0288 (phone) 610-370-2766 (fax) berks70@aol.com

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Union Avenue Apartments
Project Administrator	Improved Dwellings of Altoona (IDA)
County Served:	Blair County
Partners:	Skills of Central PA, Inc (services)
Purpose of Project:	To provide permanent housing for people with mental illness.
Populations Served:	Single adults with mental illness.
Brief Description including Funding Sources:	In order to address the shortage of permanent housing opportunities for people with mental illness, Skills of Central PA and IDA rehabilitated an existing apartment building to provide eleven 1-bedroom apartments for people with mental illness. Skills of Central PA provides the supportive services. The funding sources for this project are: the HUD Section 811 Program, HOME funds, and the City of Altoona CDBG funds.
Contact Information:	Kristen Luciano Manager Housing Support Services Skills of Central PA, Inc. 301 East Crawford Ave. – Apt 9 Altoona, PA 16602 814-949-2699 (phone) 814-949-2717 Kluciano@blair.skillsgroup.org

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Warren Plaza
Project Administrator	Goodwill Industries of Pittsburgh and Warrant United Methodist Church
County Served:	Allegheny County
Other Partners Names and Roles:	
Purpose of Project:	To provide accessible affordable housing with services for adults with physical disabilities.
Populations Served:	Lower income
Brief Description including Funding Sources:	Warren Plaza is currently under development in the Hill District of Pittsburgh. It involves the new construction of a 3-story building containing 15 affordable one-bedroom accessible apartment units. Goodwill Industries of Pittsburgh will make services available to residents if required or requested, including education, vocational training/rehabilitation, and job placement. Funding sources include: the HUD Section 811 Program, Pennsylvania Housing Finance Agency PennHOMES Program, Urban Redevelopment Authority of Pittsburgh HOME funds, and Federal Home Loan Bank Affordable Housing Program funds.
Contact Information:	Gary Geiger Director of Housing Goodwill Industries of Pittsburgh 2600 E. Carson Street Pittsburgh, PA 15203 412-257-4844 (phone) 412-257-4806 (fax)

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Washington Street Apartments
Project Administrator	Human Services Center
County Served:	Lawrence County
Partners:	
Purpose of Project:	To provide long term, permanent housing
Populations Served:	Chronically mentally ill adults
Brief Description including Funding Sources:	<p>The Washington Street Apartments complex is located near New Castle’s central business district. The building provides 6 one-bedroom apartments and 2 two-bedroom apartments. The building was donated to the Human Services Center by the Resolution Trust Corporation. It had been abandoned and a source of blight in an otherwise stable neighborhood. It was also suspected as a location of illicit drug activity. This was especially troublesome since it is located next to an elementary school. Human Services Center provides such services as intensive case management and outpatient therapy. A supportive housing specialist collects rents, responds to maintenance issues and assists with other needs such as furnishings. Volunteers from Cooperative Church Ministries participated in the renovations and the local United Way donated \$10,000. The local Housing Authority donated used appliances. A \$100,000 CIP loan from the Federal Home Loan Bank provided most of the funding for this project. The rent from the residents is sufficient to cover the operational costs including debt service.</p> <p>Human Services Center received a commendation from the City of New Castle and a beautification award from the Lawrence County Chamber of Commerce.</p>
Contact Information:	Roger Smith Director, Community Services Human Services Center 130 West North Street New Castle, PA 16101 724-654-8848 724-654-6627 Roger295@webtv.net

EXAMPLE: RENTAL AFFORDABILITY Housing Development	
Name of Project:	Westfield
Project Administrator	Westfield Behavioral Health Affiliates (WBHA)
County Served:	Lawrence County
Partners:	Human Services Center St. Francis Hospital of New Castle.
Purpose of Project:	To provide housing and vocational training.
Populations Served:	Adults with developmental disabilities.
Brief Description including Funding Sources:	Westfield is located on a 29 acre plot in rural Lawrence County. The program includes an 8-bed group home for adults with developmental disabilities. In the adjoining acreage, residents participate in an extensive leaf recycling program and the cultivation of flowers, plants, and vegetables. The residents have established a cooperative that distributes profits to its members. The project is funded through the HUD Section 811 Program, the United States Dept of Agriculture, area foundations, and municipalities that “tip” their leaf waste at Westfield.
Contact Information:	Eric Schwoeble Director Westfield RR1 Box 177 New Wilmington, PA 16142 724-658-3006 724-658-3068

EXAMPLE: RENTAL AFFORDABILITY Rental Subsidies	
Name of Project:	Mainstream Section 8 Voucher Program Chester County
Project Administrator:	Sue Crossley, Residential Living Options
Counties Served:	Chester County
Partners:	The Housing Authority of Chester County, Residential Living Options (RLO), Open Hearth, ARC of Chester County, Chester County Disability Services, and Orion Communities
Purpose of Project:	To promote community integration for people with disabilities and assist in providing them with safe, decent, affordable housing
Populations Served:	Low-income people with disabilities in Chester County.
Brief Description including Funding Sources:	Different housing and service agencies in Chester County formed a Communications Committee to meet the special needs of people with disabilities in accessing and retaining Section 8 Mainstream applicants. They developed a tool that outlines the specific steps applicants must take to secure housing once a voucher is obtained. They provide training to introduce this tool to Section 8 Case Managers and to other agencies and persons involved in the program. An information sheet is provided for landlords to educate them about the benefits of the program. The Committee serves as an ongoing resource for Section 8 Case Managers and assists potential Mainstream clients who may have barriers that cause them to miss briefings that explain the Section 8 process.
Contact Information:	Sue Crossley Residential Living Options Downingtown Professional Plaza 797 E. Lancaster Avenue, Suite 13 Downingtown, PA 19335 610-518-6242 610-518-6244 (Fax)

EXAMPLE: RENTAL AFFORDABILITY
Rental Subsidies

Name of Project:	Berks County -Fast Track Program
Project Administrator:	SAM, Inc. (Service Access and Management)
County Served:	Berks County
Purpose of the Project:	To assist people with mental retardation or mental illness to live independently by utilizing tenant-based rental assistance.
Populations Served:	Consumers of SAM’s service who have mental retardation or mental illness
Brief Description including Funding Sources:	The Fast Track Program provides tenant-based rental assistance to individuals who are income eligible based upon HUD guidelines and receiving SAM services. The program can assist people by paying the security deposit, first month’s rent and continuing rental assistance for up to a maximum period of one year. This program is funded through HOME funds administered by the Berks County Community Development Office.
Contact Information:	Lorena Keely Residential Services Manager Service Access and Management, Inc. 19 North 6 th Street – Suite 300 Reading, PA 19601 610-236-0530 (phone) 610-375-4457 (fax) lkeely@sam-inc.org

EXAMPLE: RENTAL AFFORDABILITY Rental Subsidies	
Name of Project:	Montgomery County Mental Health/Mental Retardation Tenant Based Rental Assistance Program (MH/MR TBRA Program)
Project Administrator	Hedwig House, Inc.
County Served:	Montgomery County
Partners:	Montgomery County Office of MH/MR/D&A (grantee) Montgomery County Dept of Housing and Community Development (funder)
Purpose of Project:	To provide rental subsidies specifically for persons receiving mental health and/or mental retardation services.
Populations Served:	Households that include a person with mental illness or mental retardation.
Brief Description including Funding Sources:	The three partners have collaborated to use HOME funds to financially enable persons with very low income to live independently in an apartment of their own. Hedwig House is responsible for program administration including intake, eligibility, subsidy determination, and arranging for housing inspections. Each tenant has a designated MH/MR professional as a Housing Support. Tenants pay 30% of their gross income towards rent and utilities. This is a time-limited program, lasting two years with the possibility of two one-year extensions. Therefore, the tenants are required to apply with the local housing authority for a permanent Section 8 rental subsidy. In support of the tenants' applications, there is communication between the administrators and the Montgomery County Housing Authority. The tenants are encouraged to make efforts toward employment and budgeting for the future. Landlords are more receptive to the program than to a traditional Section 8 because the program pays the landlord the full rent each month and collects tenant's share from the tenants.
Contact Information:	Timothy M. Pirog, MA, RPRP Residential Services Coordinator Hedwig House, Inc. 904 DeKalb Street Norristown, PA 19401-3950 610-279-4400 ext. 23 (phone) 610-279-1498 (fax) ntwntbra@pil.net

EXAMPLE: RENTAL AFFORDABILITY
Rental Subsidies

Name of Project:	Schuylkill County - Supported Housing
Project Administrator	The ReDCo Group Turning Point
County Served:	Schuylkill County
Partners:	Pottsville Housing Authority (housing) Schuylkill County MH/MR (services)
Purpose of Project:	To provide housing and support for consumers of mental health services.
Populations Served:	People with chronic mental illness
Brief Description including Funding Sources:	The ReDCo Group Turning Point has established a collaboration with the Pottsville Housing Authority in which people with mental illness are referred to the Housing Authority for public housing or Section 8 vouchers and ReDCo provides services. Schuylkill County MH/MR refers potential tenants to the program and provides case management services. The Housing Authority conducts all housing eligibility reviews. ReDCo Group provides such housing supports as budget counseling, transportation assistance, and household maintenance. These services are provided in the tenants' own homes. MH funds are used for services, not housing.
Contact Information:	Kim Nester The ReDCo Group Turning Point 16 S. Centre Street Pottsville, PA 17901 570-622-0500 (phone) 570-622-0511 (fax) chipps@redcogrps.com

SELF-DETERMINATION

PROBLEM/ISSUES TO BE ADDRESSED:

In Pennsylvania and throughout the country, the de-institutionalization of people with disabilities has resulted in thousands of people living in community-based facilities – primarily group homes or supervised apartment settings. Although no longer living in institutions, their housing and services are still interwoven and their housing choices are extremely limited. Many people with disabilities would prefer alternative housing arrangements. They want to make their own decisions about the type of housing in which they live, where they live, with whom they live, the type of services they receive, and who provides those services – they want self-determination. In order for people with disabilities to achieve self-determination, the delivery and funding of housing should be separated from services, allowing choice in both areas. Specific obstacles to self-determination include lack of information about state and local housing resources, lack of expertise in housing development, and fragmented local efforts. Finally, people with disabilities are grossly underrepresented in the percentage of homeowners; while the current rate of homeownership in the United States is 68%, only 4% of people with disabilities own their own homes. For many people, homeownership is a dream that only happens to others. People with disabilities need to know that they can be successful homeowners and how to achieve homeownership.

SOLUTIONS

Statewide Information, Technical Assistance and Coordination of Resources

A key to achieving self-determination is a statewide entity that identifies obstacles, develops strategies, advocates for systems change, and provides education and technical assistance. These things are accomplished in Pennsylvania by the Self-Determination Housing Project of Pennsylvania (SDHP), a statewide nonprofit organization. SDHP promotes self-determination in housing by bringing together people with disabilities, family members, government officials and members of the housing and human services industries to build upon recent national and state efforts to increase the stock of affordable, accessible and integrated housing.

SDHP works to expand housing choices for all people with disabilities, including those with mental illness, developmental, physical and sensory disabilities. SDHP embraces the philosophy that people with disabilities should have knowledge of and access to mainstream housing programs and resources. They advocate for “person-controlled” housing, or housing in which the individual

EXAMPLES

For more information on the Self-Determination Housing Project contact:

Gail Hoffmann, Outreach and
Information Specialist
SDHP
6 South Easton Road
Glenside, Pennsylvania 19038
1-888-550-SDHP

or access the website at :

www.SDHP.org

SOLUTIONS	EXAMPLES
<p><i>chooses the type of housing and ownership, where and with whom he lives.</i></p> <p><i>SDHP works in four key areas to affect systems change in Pennsylvania; as an educator through written materials, conferences, workshop and training, as an advocate for systems change, offering technical assistance to projects and to individuals interested in achieving self-determination, and through development of new programs and demonstration projects that create self-determination housing models at the local level.</i></p>	
<p><u>Local Information and Assistance</u></p> <p><i>Although statewide information and advocacy are essential, direct assistance on the local level is also needed in order for people with disabilities to achieve the housing of their choice. This assistance is provided by the 19 SDHP Affiliate Agencies that serve communities throughout the Commonwealth. The SDHP Affiliates provide education and training on the local level as well as working with individuals with disabilities to help them access the information and resources to meet their needs. Through the efforts of these Affiliates, 400 people with disabilities are in their own homes.</i></p> <p><i>The SDHP Affiliates are:</i></p> <p><i>Southeast Region:</i></p> <p><i>Liberty Resources 1341 Delaware Avenue Philadelphia, PA 19125 215-634-2000</i></p> <p><i>Project Development and Consulting Assoc. 3718 Levy Lane Huntingdon Valley, PA 19006 215-947-5451</i></p> <p><i>Residential Living Options, Inc. 797 E. Lancaster Avenue, Suite 13 Downingtown, PA 19335 610-518-6242</i></p>	

SOLUTIONS	EXAMPLES
<p><i>Residential Service Systems</i> 10 E. Athens Avenue, Suite 201 Ardmore, PA 19003</p> <p>Central Region:</p> <p><i>CIL of Central PA</i> 415 Fallowfield Road, Suite 101 Camp Hill, PA 17011 717-731-1900</p> <p><i>CIL of North Central PA</i> 210 Market St., Ste A Williamsport, PA 17701 570-327-9070</p> <p><i>Bell Socialization Services, Inc</i> 160 S. George St. York, PA 17401 717-848-5767</p> <p><i>Susquehanna Housing Opportunities Corporation</i> 18-22 S. 3rd Street, Suite 502 Harrisburg, PA 17101 717-238-4121</p> <p>Southwest Region:</p> <p><i>Action-Housing, Inc.</i> 425 Sixth Ave. Ste 950 Pittsburgh, PA 15219 412-281-2102</p> <p><i>The Arc of Westmoreland</i> RD 12, Box 227 Donohoe Road. Greensburg, PA 15601 724-837-8159</p> <p><i>Stanley Construction and Realty</i> 753 Allegheny River Blvd. Verona, PA 15147 412-828-6612</p> <p>Northeast Region:</p> <p><i>Service Access and Mgmt., Inc.</i> 633 Ct. St., Co. Service Ctr Reading, PA 19601 610-236-4643</p> <p><i>Step by Step</i> 69 Public Sq., Ste 1400 Wilkes-Barre, PA 18701 570-829-3477</p>	

SOLUTIONS	EXAMPLES
<p><i>Neighborhood Housing Mgmt.</i> <i>PO Box 125</i> <i>Monroeton, PA 18832</i> <i>570-265-7460</i></p> <p><i>Via-Lehigh Co.</i> <i>336 W. Spruce St.</i> <i>Bethlehem, PA 18018</i> <i>610-317-8000</i></p> <p><i>Lehigh Co. CIL</i> <i>919 S. 9th Street</i> <i>Allentown, PA 18103</i> <i>610-770-9781</i></p> <p>Northwest Region:</p> <p><i>LIFT-CIL</i> <i>503 Arch St. Extension</i> <i>St. Marys, PA 15857</i> <i>814-781-3050</i></p> <p><i>Voices for Independence</i> <i>3711 W. 12th Street, Ste 3</i> <i>Erie, PA 16505</i> <i>814-838-9890</i></p> <p>Statewide:</p> <p><i>Autism Living and Working</i> <i>11 South Forge Manor Drive</i> <i>Phoenixville, PA 19460</i></p>	
<p><u>Homeownership</u> <i>Homeownership is becoming a more popular option for people with disabilities in Pennsylvania. Homeownership can be both a viable and a desirable option for people with disabilities since it provides equity and long term control and stability. Like many first time home buyers, people with disabilities often need support and information throughout the home buying process. People with disabilities are purchasing their homes alone, with other family members and with unrelated individuals. Individual support is provided by the SDHP Affiliates agencies, which have successfully assisted over 100 people with disabilities in their quest for ownership in the past several years.</i></p>	<p><u>ABUL,LLC- ALAW</u> Autism Living and Working (ALAW) is a non-profit agency that serves the needs of individuals with autism living in Pennsylvania. They are in the forefront of developing independent living housing options, including homeownership for individuals with autism. ABUL,LLC is their first successful project in which three young men with autism are living in their own home.</p> <p><u>The Happening Place</u> Three individuals with mental retardation live</p>

SOLUTIONS	EXAMPLES
	<p>together in the home they own jointly. While Northumberland County funds the support services, the families select the service provider and staff. Informal supports are provided by family and friends.</p> <p><u>COARSE</u> Consumer Ownership and Rental Strategies for Everyone is a product of Step-by-Step of Luzerne and Wyoming Counties. It helps prepare consumers for living independently in the community, including homeownership.</p> <p><u>Delaware Co. Homeownership First Program</u> This program assists low and moderate income individuals and families interested in purchasing a home within Delaware County. The program provides homeownership counseling and assistance with down payment and closing costs up to \$5000. This program has also made a special effort to include people with disabilities and recognize that additional supports are often needed to help them to become successful homeowners.</p>
<p><u>Homeownership Training</u> <i>Homebuyers training can be a critical factor in the success of a first time homebuyer. Courses are available statewide through the following sources:</i></p> <p>HUD <i>HUD sponsors certain approved housing counseling agencies to assist perspective homeowners with homeownership training and credit counseling.</i></p> <p>PHFA <i>PHFA requires that all buyers using PHFA mortgage products must complete homebuyer counseling which is provided at no cost through a network of PHFA-approved counseling agencies conveniently located across Pennsylvania.</i></p>	<p>For more information contact:</p> <p>Gail Hoffmann SDHP 6 South Easton Road Glenside, PA 19038</p> <p>1-888-550-SDHP (7347)</p>

SOLUTIONS	EXAMPLES
<p><i>Fannie Mae</i> <i>Fannie Mae’s network of homeownership counseling agencies are community based non-profits that specialize in pre- and post-purchase homeowner education and credit counseling.</i></p> <p><i>SDHP Homeownership Training</i> <i>In addition to “traditional” homebuyers training, SDHP has developed homeownership training materials targeted specifically to people with disabilities. It addresses both the two major obstacles to homeownership: negative attitudes about homeownership as a viable option for people with disabilities, and access to information on how to become a homeowner. The training also incorporates resource materials needed by people with disabilities to make informed choices about homeownership.</i></p>	
<p><u>Rental Housing Options</u> <i>People with disabilities are also moving into rental housing situations. Renting an apartment can be a long term or short term choice for living on one’s own. For some people with disabilities, renting is the first step to living independently. To others, it offers permanent mobility and maintenance free living. Sometimes people rent apartments with friends to share expenses or to see if they like living with someone else before they buy a home together.</i></p>	<p><u>Residential Service Systems, Inc. (RSS)</u> RSS is a non-profit agency serving the housing needs of individuals with mental retardation living in Montgomery, Delaware and Philadelphia Counties. Emphasis is placed on integrated housing settings with minimal supports. A number of individuals have been assisted to move to independent rental housing situations.</p> <p><u>Bell Socialization Services, Inc.</u> Bell Socialization Services, Inc. is a non-profit agency providing services to individuals with disabilities. Their MR Transitional Program assists individuals with disabilities to purchase or rent their own homes and provide the ongoing support to maintain independence in the community.</p> <p><u>Residential Living Options, Inc (RLO)</u> RLO is a non-profit agency that advocates for the right to housing choice for people with disabilities and assists them and their families to find housing solutions on an individual basis through developing extensive individual housing plans.</p>

EXAMPLE: SELF-DETERMINATION
Homeownership

Name of Project:	ABUL, LLC
Project Administrator:	ALAW
County Served:	ALAW is statewide. This project serves Chester County
Purpose of the Project:	To provide an independent home and the necessary support services for individuals with autism.
Populations Served:	Young adults with autism
Brief Description including Funding Sources:	In order to achieve homeownership for young adults with autism, their parents formed a Limited Liability Company, a for profit partnership to maintain ownership of the home. Each family provided equal amount of money for the down payment, closing costs and fees and the mortgage was financed through PHFA. This made the mortgage and utilities affordable for the three housemates who are receiving SSI. ALAW manages the home and the residents receive 24 hour supports to assist them with daily living that is paid for through a special allocation of state waiver funds.
Contact Information:	Rae Unger ALAW 11 South Forge Manor Drive Phoenixville, PA 19460 610-935-4320

EXAMPLE: SELF-DETERMINATION
Homeownership

Name of Project:	The Happening Place
Project Administrator:	None
Purpose of the Project:	To find affordable, independent, stable housing for three individuals with mental retardation.
Populations Served:	Three individuals with mental retardation.
Brief Description including Funding Sources:	The Happening Place was a grassroots effort of parents and their adult children with mental retardation secure an independent, stable, long term housing alternative. There was considerable coordination among parents, consumers and the county MR agency, which funds the in home supports to make this housing situation a reality. Each of the three owners receives SSI income, which is used to cover all the housing costs. Services are funded by the County MH/MR, but the families chose the provider and staff. Initial purchase of the home was financed through the PA Housing Finance Agency and SDHP. The home becomes more affordable by jointly owning the home and combining their resources.
Contact Information	Bonnie Garceau RR1 Box 372 Northumberland, PA 17857

**EXAMPLE: SELF-DETERMINATION
Homeownership**

Name of Project:	COARSE – Consumer Ownership and Rental Strategies for Everyone
Project Administrator:	Step By Step
County Served:	Luzerne and Wyoming Counties
Purpose of the Project:	To encourage homeownership for people with disabilities
Populations Served:	Individuals with mental retardation and mental illness.
Brief Description including Funding Sources:	The purpose of the program is to educate individuals with mental retardation and mental illness about all housing options so that they can make an educated housing choice for themselves. The program has a homeownership training component, followed by one on one counseling to address such issues as establishing credit histories. The process may take two or three years from beginning to the end of finally owning a home. Step By Step assists with coordinating support services in the home for the consumer. This program is funded through the Step By Step program and through the Luzerne County MH/MR Office.
Contact Information:	Mary Penny Step By Step 69 Public Square Wilkes-Barre, PA 18701 570-829-3477

EXAMPLE: SELF-DETERMINATION
Homeownership

Name of Project:	The Delaware County Homeownership First Program
Project Administrator:	Residential Living Options, Inc.
County Served:	Delaware County
Purpose of the Project:	To encourage homeownership for low and moderate income individuals and families, especially for people with disabilities.
Populations Served:	People with disabilities having a low to moderate income.
Brief Description including Funding Sources:	The program provides pre-purchase homeownership counseling and up to \$5000 for down payment and closing costs to first time homebuyers. The County Office of Housing and Community Development's homeownership initiatives utilize federal funds from the CDBG and HOME programs. The County then contracts with RLO, Chester Community Improvement Project and the Media Fellowship House to help administer the program.
Contact Information:	Sue Crossley RLO 797 E. Lancaster Avenue, Suite 13 Downingtown, PA 19335 610-5186242

EXAMPLE: SELF-DETERMINATION
Rental Housing Options

Name of Project:	Bell Socialization Services, Inc. MR Transitional Program
Project Administrator:	Bell Socialization Services
County Served:	York and Adams Counties
Purpose of the Project:	To assist individuals in an effort to promote a successful transition to the housing and life style of their choice.
Populations Served:	Individuals with mental retardation.
Brief Description including Funding Sources:	To provide assistance to individuals with disabilities to be able to purchase their own home or rent their own apartment. In addition to providing assistance purchasing or renting the home, the program also provides support and training for the person to remain in the home. The program starts with a Person-Centered Plan and a Transitional Plan. As part of those plans, it is determined what type of life skills training, financial planning, and support services consumer needs to live independently. There are monthly consumer meetings for program participants to meet others who are living independently.
Contact Information:	Sandra Mundis Bell Socialization Services, Inc. MR Transitional Program 160 South George Street York, PA 17401 717-848-5767 Ext. 310

EXAMPLE: SELF-DETERMINATION
Rental Housing Options

Name of Project:	Residential Living Options, Inc. (RLO)
Project Administrator:	RLO
County Served:	Chester and Delaware Counties
Purpose of the Project:	To promote independent living opportunities for people with disabilities.
Populations Served:	Individuals with disabilities.
Brief Description including Funding Sources:	To provide independent living situations for people with disabilities. Emphasis is placed on developing an extensive housing plan that details the “wants” and “needs” of the individual. RLO then assists the individual with finding the home of their choice. They do not provide support services, however they do coordinate the needed supports through various county and private agencies in order for the individual to live independently.
Contact Information:	Sue Crossley RLO 797 E. Lancaster Ave., Suite 13 Downingtown, PA 19335 610-518-6242

EXAMPLE: SELF-DETERMINATION
Rental Housing Options

Name of Project:	Residential Service System
Project Administrator:	RSS
County Served:	Montgomery, Delaware and Philadelphia Counties
Purpose of the Project:	To support individuals with mental retardation who are capable of living independently with a minimal amount of staff support.
Populations Served:	Individuals with mental retardation
Brief Description including Funding Sources:	RSS provides unlicensed supported living for individuals with mental retardation who need a minimal amount of support in their homes. RSS recognizes that individual housing planning is an important part in achieving self-determination. The program emphasizes integrated settings using private landlords and governmental rental subsidies whenever possible. Funding for the program is part of the array of mental retardation residential services under contract with the Montgomery County OMR.
Contact Information:	John Nicely Residential Service System 10 E. Athens Ave., Suite 201 Ardmore, PA 19003 610-649-5330

HOME MODIFICATIONS

PROBLEM/ISSUES TO BE ADDRESSED:

In order for a person with a physical or sensory disability to be independent and remain at home, the home may need to be modified to meet his/her individual needs. In many cases, the modifications are costly. Since people with disabilities often have low incomes, especially those receiving SSI, SSDI or other disability incomes, they cannot afford to make all the necessary modifications. Although there are a number of public sources to help finance home modifications, funds are limited and competitive.

SOLUTIONS

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Financial and technical assistance is available to assist eligible homeowners, home purchasers and landlords to make home modifications. Through state and local programs, loans and grants are made available to property owners. This assistance is sometimes accompanied by design and other services.

PA Access Program

This program is a combined financial effort among the PA Department of Community and Economic Development, the PA Department of Public Welfare and the PA Housing Finance Agency. The overall goal of the PA Access Grant Program is to provide low and moderate income residents with permanent disabilities increased accessibility in their current home, or to undertake modifications to a newly occupied home. There are two components to the PA Access Program. The first component is administered by PHFA. The PHFA Access Home Modification Program is for people with disabilities who are purchasing a home through one of PHFA's Single Family Homeownership Programs. DCED is the administrator of the second component, the PA Access Grant Program that provides funds for income eligible individuals to modify an existing home or apartment where they reside. This program is administered by the county government or redevelopment authority in the participating municipality.

PHFA Access Home Modification Program

The Access Home Modification Program provides

SOLUTIONS	EXAMPLES																										
<p><i>mortgage loans to assist individuals with disabilities or persons who have a family member(s) living in the household with a disability who are purchasing homes and need to make accessibility modifications. This program provides a deferred payment loan, with no interest and no repayment until the house is sold, transferred or the first mortgage is paid off or refinanced. Loans must be between \$1,000 and \$10,000. Access Home Modification loans are available in addition to any PHFA Closing Cost Assistance or PHFA Homestead Loans for which applicants may qualify.</i></p> <p><i>PHFA 2101 North Front Street Harrisburg, PA 17120 800-822-1174 or 717-780-3880</i></p> <p><u>PA Department of Community and Economic Development</u> <i>DCED is the administrator of the second component of the PA Access Grant Program, which provides funds for income eligible individuals to modify an existing home, or apartment where they reside or will reside. Municipalities and redevelopment authorities administer the program on the local level This is the list of current grantees.</i></p> <p>GRANTEES</p> <table border="0"> <tr> <td><i>Adams County</i></td> <td><i>Delaware County</i></td> </tr> <tr> <td><i>Allegheny County</i></td> <td><i>Elk County</i></td> </tr> <tr> <td><i>Armstrong County</i></td> <td><i>Fayette County</i></td> </tr> <tr> <td><i>Bedford County</i></td> <td><i>Franklin County</i></td> </tr> <tr> <td><i>Bucks County</i></td> <td><i>Jefferson County</i></td> </tr> <tr> <td><i>Butler County</i></td> <td><i>Lehigh County</i></td> </tr> <tr> <td><i>Chester County</i></td> <td><i>Lycoming County</i></td> </tr> <tr> <td><i>Clearfield County</i></td> <td><i>Mifflin County</i></td> </tr> <tr> <td><i>Cumberland County</i></td> <td><i>Monroe County</i></td> </tr> <tr> <td><i>Dauphin County</i></td> <td><i>Montgomery County</i></td> </tr> <tr> <td><i>Northampton County</i></td> <td><i>Snyder County</i></td> </tr> <tr> <td><i>Philadelphia, City of</i></td> <td><i>Wayne County</i></td> </tr> <tr> <td><i>Schuylkill County</i></td> <td></td> </tr> </table>	<i>Adams County</i>	<i>Delaware County</i>	<i>Allegheny County</i>	<i>Elk County</i>	<i>Armstrong County</i>	<i>Fayette County</i>	<i>Bedford County</i>	<i>Franklin County</i>	<i>Bucks County</i>	<i>Jefferson County</i>	<i>Butler County</i>	<i>Lehigh County</i>	<i>Chester County</i>	<i>Lycoming County</i>	<i>Clearfield County</i>	<i>Mifflin County</i>	<i>Cumberland County</i>	<i>Monroe County</i>	<i>Dauphin County</i>	<i>Montgomery County</i>	<i>Northampton County</i>	<i>Snyder County</i>	<i>Philadelphia, City of</i>	<i>Wayne County</i>	<i>Schuylkill County</i>		<p><u>Northern Tier Access Grant Program</u> NTAG is a consortium of agencies and organizations in Cameron, Elk, McKean and Potter Counties that funds home modifications to empower low and moderate income renters and homeowners with permanent disabilities to live independently.</p>
<i>Adams County</i>	<i>Delaware County</i>																										
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<i>Schuylkill County</i>																											

SOLUTIONS	EXAMPLES
<p><i>For more information contact: Aldoni Kartorie DCED 576 Forum Building Harrisburg, PA 17101 717-720-7300</i></p>	
<p><u>Local Programs</u> <i>Some communities have special programs that provide funds for home modifications in addition to or instead of participating in the two PA Access Grant Programs.</i></p>	<p><u>Rural Accessibility Modification Project (RAMP)</u> RAMP is an innovative local program of the CIL of Central PA that provides ramps and small home modifications for people with disabilities.</p>
<p><i>Other State Programs - Funds from the following State programs can also be used for home modifications for specified persons or purposes:</i></p> <p><i>Office of Vocational Rehabilitation (OVR)</i> <i>OVR can provide financial assistance to make a home accessible for people who receive other OVR services that relate to employment. Contact: 215-560-1900</i></p> <p><i>Veterans Administration (VA)</i> <i>The VA can provide financial assistance for home modifications for veterans. Contact: 800-827-1000</i></p> <p><i>Pennsylvania’s Initiative on Assistive Technology (PIAT)</i> <i>PIAT is the Commonwealth’s statewide, cross-age and cross-disability program under the Technology related Assistance for Individuals with Disabilities Act.. PIAT provides low interest loans to consumers to purchase assistive devices to increase, maintain or improve their functional capabilities in their homes. They also maintain a Lending Library so that consumers may borrow items on a trial basis before purchasing them. Contact: 800-204-PIAT (voice) 800-750-PIAT (TTY)</i></p>	

**EXAMPLE: HOME MODIFICATIONS
DCED Access Grant Program**

Name of Project:	Northern Tier Access Grant Program (NTAG)
Project Administrator:	Life and Independence for Today (LIFT)
County Served:	Cameron, Elk, McKean and Potter Counties
Purpose of the Project:	NTAG program is a consortium of agencies and organizations in Cameron, Elk, McKean and Potter Counties that funds home modifications to empower low and moderate income renters or homeowners with permanent disabilities to live independently.
Populations Served:	Homeowners and renters that have a household member with a physical or sensory disability and a household income at or below 235% of the federal poverty level are eligible to receive NTAG funds.
Brief Description including Funding Sources:	The PA Access Grant Program was developed by Gov. Ridge’s Disabilities Agenda Housing Work Group, part of PA’s first government-wide program to identify and implement ways to make all parts of the community accessible to Pennsylvanian’s with disabilities. Funding for NTAG is through a grant from PA DCED. Life and Independence for Today (LIFT), a Center for Independent Living, is the primary contact point for NTAG. LIFT processes all applications and determines the order of service. NTAG will award grants on a “first come, first served” basis, based on receipt of the completed application.
Contact Information:	Tom Wenner LIFT 503 Arch Street Extension St Marys, PA 15857 814-781-3050

EXAMPLE: HOME MODIFICATIONS

Local Program

Name of Project:	RAMP
Project Administrator:	CIL of Central PA
Counties Served:	Mifflin, Juniata and Perry Counties
Purpose of the Project:	To provide ramps and small home modifications for people with disabilities who have no financial resources or funding sources to pay for the modifications
Populations Served:	People with physical disabilities
Brief Description including Funding Sources:	The Project Administrator receives the request for the home modification that is needed. She then coordinates the community resources for building the ramp with donated materials and labor by tapping into the network of volunteers, such as friends, student groups, church members and civic groups. The program's administrative costs are funded for through a grant by the {A Developmental Disabilities Council.
Contact Information:	Ann Neimer CIL of Central PA 415 Fallowfield Road, Suite 101 Camp Hill, PA 17011 717-731-1900

DESIGN AND ACCESSIBILITY

PROBLEM/ISSUES TO BE ADDRESSED:

There are many barriers that people with disabilities must face in order to meet their housing needs. One of the obvious needs is to finding housing that is accessible not only for people with mobility issues, but also for people with sensory (hearing and visual) disabilities. This can translate to the need for modifications to one’s existing home (see Home Modifications on pages 48 to 52) or for new construction of accessible or VisitAble housing. When designing a new home for accessibility, first and foremost it is important to understand the needs of the person with the disability. Developers must also meet the necessary codes and regulations that are required to make a home accessible. Accessible design specifications must be planned carefully so as not to make costly mistakes. In some cases where complete accessibility is not necessary until later on, building an adaptable home that can easily be modified in the future is much more cost effective. (Accessibility, Adaptability and VisitAbility are defined in the Glossary on page 77).

SOLUTIONS	EXAMPLES
<p><u>VisitAbility:</u> <i>Under current Fair Housing Laws, all new multifamily buildings must meet certain accessibility standards. However, new single family construction is exempt from these requirements. Therefore, disability groups are advocating for new single family homes to be VisitAble.</i> <i>VisitAbility is a design criterion that affords all persons basic access to homes and residential buildings. Constructing units to be VisitAble includes the creation of a zero step entrance; wider doors and passageways within the dwelling; locating at least one bathroom or powder room on the accessible entry floor and the ability to install grab bars within such restrooms. Advocates are pressing for communities to adopt VisitAbility ordinances, for funders to adopt VisitAbility guidelines, and for builders and developers to incorporate VisitAbility features in new single family home construction. For more information on VisitAbility contact Tom Wenner, VisitAbility in Pennsylvania at 800-341-5438.</i></p>	<p>North Newton Homes A nonprofit housing developer, Susquehanna Housing, Inc. built VisitAble, cost effective single-family homes for homeownership for people with disabilities in Cumberland County.</p> <p>Pennsy Commons Two for profit affordable housing developers, Susquehanna Valley Development Group and the Segal Group are collaborating to provide neighborhood revitalization in the City of Williamsport through building 50 affordable homeownership units, 25 of which will be VisitAble,</p> <p>Pennsylvania Housing Finance Agency Funding Applications Pennsylvania Housing Finance Agency (PHFA) is encouraging the development of VisitAble homes and provides guidelines for VisitAbility Design as well as referrals for more information in their funding applications.</p> <p>Philadelphia Ordinance – A Proposal A Philadelphia City Counsel member has proposed an amendment to “The Philadelphia Building Construction and Occupancy Code,” Subcode B, Chapter 11, B-1101 has been amended to require newly constructed single and multi-family dwellings receiving public funds to be constructed according to the principles of VisitAbility. This ordinance shall take effect immediately upon final approval.</p>

EXAMPLE: DESIGN AND ACCESSIBILITY VisitAble	
Name of Project:	North Newton Homes – VisitAble Construction
Builder/Developer:	Susquehanna Homes, Inc. (A non-profit builder/developer)
Counties Served:	Dauphin, Cumberland, Franklin, Perry
Partners:	Redevelopment Authority of Cumberland County, Self-Determination Housing Project of PA (SDHP), and VisitAble in Pennsylvania
Purpose of Project:	To build accessible, cost effective and affordable single-family homes for people with disabilities in Cumberland County.
Populations Served:	Low and moderate income and/or disabled persons and families who want to become homeowners.
Brief Description including Funding Sources:	A development of single-family homes was built with VisitAble features which include at least one zero grade exterior entrance, interior doorways with a minimum of 32 inches clearance, and a bathroom on the first floor with basic accessibility. Since these features were incorporated during the initial construction of the homes, little additional cost was added to the purchase price. The project demonstrates a cost effective design concept that significantly enhances opportunities for persons with mobility disabilities to participate in family and community social life. Susquehanna Homes, Inc., a non-profit organization designed and developed the homes while the Redevelopment Authority of Cumberland County and SDHP helped finance the project.
Contact Information:	Jack Berger Susquehanna Housing, Inc. 1822 South 3 rd Street, Suite 502 Harrisburg, PA 17101 717-238-4121

EXAMPLE: DESIGN AND ACCESSIBILITY VisitAble	
Name of Project:	Pennsy Commons – VisitAble Construction
Builder/Developer:	The Segal Group and Susquehanna Valley Development Group (for profit builder/developer)
Counties Served:	Lycoming County
Partners:	The City of Williamsport, Center for Independent Living of North Central Pennsylvania, The Pennsylvania Housing Finance Agency
Purpose of Project:	To revitalize a depressed area of Williamsport with 50 affordable homeownership units, at least half of which will be VisitAble.
Populations Served:	The general public and people with disabilities who want to become homeowners.
Brief Description including Funding Sources:	This is a neighborhood revitalization project incorporating 50 affordable condominium units in a depressed area of the City of Williamsport. At least 25 of these homes will be built with VisitAble features which include at least one zero grade exterior entrance, interior doorways with a minimum of 32 inches clearance, and a bathroom on the first floor with basic accessibility. The project demonstrates a partnership between different agencies to build cost effective units that will provide opportunities for the general public and people with disabilities. The project is being funded in part by the City of Williamsport and The Pennsylvania Housing Finance Agency.
Contact Information:	Larry Segal The Segal Group P.O. Box 622 Southeastern, PA 19399 610-639-0116

EXAMPLE: DESIGN AND ACCESSIBILITY VisitAbility	
Name of Project:	Pennsylvania Housing Finance Agency Funding Applications
Administrator:	Pennsylvania Housing Finance Agency (PHFA)
Counties Served:	All Pennsylvania Counties
Partners:	
Purpose of Project:	To encourage builders and developers to use VisitAbility design in the construction of multifamily and single family homes.
Populations Served:	Low-income people in Pennsylvania
Brief Description including Funding Sources:	The PHFA finances hundreds of affordable rental units in Pennsylvania each year. In addition to meeting federal accessibility requirements, all developers applying to PHFA are now encouraged to incorporate VisitAbility standards in their design. VisitAbility has many benefits. It affords all persons the opportunity to access all buildings with a minimum of obstacles. Based on good design and a practical sense of community, VisitAbility provides persons of all ages and capacities the ability to visit homes of neighbors, family or friends that might otherwise not be accessible to them. These principles also make housing safer and more functional for everyone but do not necessarily cost more to construct. They contribute to the well being of people of all ages and with varying capabilities, and make it possible for people to remain in their homes as they age, or in the event of a temporary or permanent disability.
Sample Materials:	PHFA Guidelines and Grant Application Forms
Contact Information:	Wylie Bradley Pennsylvania Housing Finance Agency 2101 N. Front Street Harrisburg, PA 17110 717-780-1864 www.phfa.org

EXAMPLE: DESIGN AND ACCESSIBILITY
VisitAbility

Name of Project:	Philadelphia Ordinance (<i>Bill #010742 - this ordinance proposes to amend Title 4 of “The Philadelphia Building Construction and Occupancy Code,” Subcode B, “The Philadelphia Building Code,” and Section B-1101 of Chapter 11. The proposal shall take effect immediately upon final approval.</i>)
Project Administrator:	The Council of the City of Philadelphia
Counties Served:	Philadelphia
Partners:	The Pennsylvania Housing Finance Agency, U.S. Department of Housing and Urban Development, Philadelphia Office of Housing and Community Development
Purpose of Project:	To amend the Philadelphia Building Code to require newly constructed single and multi-family dwellings to be constructed according to the principles of VisitAbility.
Populations Served:	People with disabilities, their families, visitors and many others.
Brief Description including Funding Sources:	The ordinance is proposed to mandate that all newly constructed units receiving public funds are designed to be VisitAble. This will allow people with disabilities the opportunity to visit as many neighbors as possible. This ordinance would apply to projects receiving assistance for construction from the Redevelopment Authority of the City of Philadelphia, the Philadelphia Housing Development Corporation, the Philadelphia Housing Authority, PHFA, the Federal Community Development Block Grant program, Home Investment Partnership program, Housing Opportunities for Persons with AIDS program, Section 108 Loan Guarantee program, Supporting Housing program or Hope VI fund program.
Sample Materials:	Copy of the proposed Ordinance.
Contact Information:	Darwin Beauvais Staff Attorney for Jannie Blackwell City Hall Room 408 Philadelphia, PA 19107 215-686-3418(9)

HOMELESS PROGRAMS

PROBLEM/ISSUES TO BE ADDRESSED:

People who are homeless and, in particular, those who also have a disability, often need rental subsidies and long-term access to supportive services to live successfully in permanent housing. Depending on the needs of the target population, some agencies provide transitional housing while others provide permanent supportive housing. Transitional housing is typically service enriched housing that is targeted to assisting households to move to permanent housing within 24 months. Agencies serving households with chronic disabilities such as severe mental illness, chronic substance abuse, dual diagnosis (co-occurring mental illness and substance abuse), and/or HIV/AIDS, often provide permanent supportive housing opportunities.

There are two key mechanisms for providing transitional or permanent supportive housing for homeless households. One is for a developer to build or rehabilitate housing to provide site-based housing. The other is to provide rental subsidies for the household to obtain housing in scattered sites throughout the community at a reduced cost. A key element of both models is to have the involvement of appropriate, experienced service providers.

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Transitional Housing:

Transitional housing is housing in which homeless households may live for up to 18 or 24 months (depending on the funding source) and receive supportive services that enable them to live more independently. The supportive services may be provided by the organization managing the housing or coordinated by them and provided by other public or private agencies. Transitional housing can be provided in one structure or in scattered sites. There are two major funding sources for transitional housing. The first is the Transitional Housing component of the HUD Supportive Housing Program that provides funding for acquisition, construction, rehabilitation, leasing, supportive services, and operating expenses. This program is part of

Site Based Programs:

Deshon Place

The Housing Authority of Butler County in conjunction with Catholic Charities developed a 10 unit transitional housing facility for homeless individuals.

Interim House West

The Philadelphia Health Management Corporation (PHMC) is developing a 20 unit transitional housing facility for substance abusing women and their children.

Men's Bridge House and Women's Bridge House

The Men's Bridge House and the Women's Bridge House, both located at the YMCA of Reading and Berks County provides 15 transitional housing units for homeless men in recovery and 8 transitional housing units for homeless women in recovery and their children.

Ralph Moses House

Family and Community Service of Delaware County developed a 10 room transitional housing program which provides case management and services for 12 homeless men living with HIV/AIDS.

SOLUTIONS	EXAMPLES
<p><i>the McKinney-Vento Continuum of Care Program. Participants may remain in this program for up to 24 months. The second major source of funding is the PA Department of Public Welfare, Office of Social Programs which funds transitional housing through the Bridge Housing component of the Homeless Assistance Program (HAP). This program provides funding for homeless households to live in a supportive living arrangement for up to 18 months. Eligible expenses include rental subsidies, minor repairs, furnishings, supportive services and operations. Like Transitional Housing, Bridge Housing may be in a shared living arrangement, individual apartments within a building, or scattered sites. Currently 31 of 67 counties use a portion of their HAP funds for Bridge Housing.</i></p>	<p>Womanspace East Womanspace East is a 10 unit transitional housing program in Allegheny County for homeless women, many of whom need help with chemical dependency or mental illness.</p> <p><u>Scattered Site Programs:</u></p> <p>PREPARE Program Horizon House, Inc. provides rental assistance and case management for homeless families with a history of substance abuse and/or a diagnosis of mental illness in the City of Philadelphia.</p> <p>Supports to Achieve Self-Sufficiency and Homeless Intervention Program Horizon House, Inc. provides short-term transitional housing and case management to assist individuals with mental illness to obtain the skills they need to move into independent living situations.</p>
<p><u>Permanent Supportive Housing:</u> <i>Permanent Supportive Housing is long-term community-based housing and supportive services for homeless persons with disabilities. The purpose of this type of housing is to enable homeless people with disabilities to live as independently as possible in a permanent setting. The primary funding sources for permanent supportive housing for people with disabilities are: the Permanent Supportive Housing Component of the Supportive Housing Program, the Shelter Plus</i></p>	<p><u>Site-Based Programs:</u></p> <p>Grant Street Project Human Services Center is renovating six contiguous buildings in New Castle’s Historic North Hill to provide 8 SRO units for homeless adults with mental illness, office space for HSC staff, and a drop-in center for adults with mental illness.</p> <p>Supportive Housing Program Northwestern Human Services uses Project Based Section 8 to provide permanent supportive housing for 6 to 8 homeless individuals with mental illness in Northumberland County.</p>

SOLUTIONS	EXAMPLES
<p><i>Care Program and the Section 8 Moderate Rehabilitation SRO Program, all funded through the HUD McKinney-Vento Continuum of Care. The Supportive Housing Program funds the same activities as the Transitional Housing Program. Shelter Plus Care and the Section 8 SRO Program are both rental subsidy programs. Shelter Plus Care requires the provision of supportive services but does not provide funding for the services. Services must be leveraged from local providers.</i></p>	<p><u>Scattered-Site Programs:</u></p> <p>Shelter Plus Care (Cumberland County) The Housing Authority of Cumberland County collaborates with local service providers to sponsor 4 Shelter Plus Care Programs, providing a total of 50 rental units for homeless people with disabilities.</p> <p>Shelter Plus Care (Philadelphia) Horizon House, Inc. operates a 91 unit Shelter Plus Care program serving homeless families, single adults, and adults who have identified themselves as gay, lesbian, bisexual and transsexual/gendered individuals.</p> <p>Tenant-based Rental Assistance for Homeless Persons with Mental Illness Valley Housing Development Corporation administers three Supportive Housing Programs in Lehigh and Northampton Counties for homeless individuals and families with mental illness. These programs serve over 150 households.</p>

EXAMPLE: HOMELESS PROGRAMS
Transitional Housing

Name of Project:	Deshon Place
Project Administrator:	Housing Authority of the County of Butler
County Served:	Butler County
Partners:	Catholic Charities of Butler County (Service Provider)
Purpose of Project:	To assist single homeless Butler County residents to become self-sufficient.
Populations Served:	Homeless individuals. While not targeted specifically to people with disabilities, the program does serve individuals in recovery from substance abuse and people with mental illness.
Brief Description including Funding Sources:	Deshon Place contains 10 efficiency apartments, a lounge area for the residents, and office areas for counseling and staff use. This project is a collaboration utilizing the expertise of the Housing Authority of Butler County in housing rehabilitation and administration and the experience of Catholic Charities in providing services to homeless individuals. The site was originally a nursing dorm at the Veterans Hospital. This cost-effective project was a national pilot model for how to utilize VA properties to provide housing opportunities for the homeless. In addition to the nominal acquisition cost, the property was already configured for housing individuals. The rehabilitation of Deshon Place was funded through the HUD Supportive Housing Program, HOME funds through the PA Dept of Community and Economic Development, and the Federal Home Loan Bank Affordable Housing Program
Contact Information:	Perry O'Malley Executive Director Housing Authority of the County of Butler 114 Woody Drive Butler, PA 16001 724-287-6797 (phone) 724-287-7906 (fax)

EXAMPLE: HOMELESS PROGRAMS
Transitional Housing

Name of Project:	Interim House West
Project Administrator:	Philadelphia Health Management Corporation
County Served:	Philadelphia
Partners	
Purpose of Project:	To provide transitional supportive housing and treatment for 20 substance abusing women and their children. The facility will accommodate 20 women and up to 45 children at any given time.
Populations Served:	Homeless, chemically dependent women and their children.
Brief Description including Funding Sources:	Interim House, to be located in Philadelphia, will include 20 SRO units, as well as a communal kitchen and dining room, licensed day care space, two medical exam rooms, eight administrative offices for treatment and support staff, two group treatment rooms, a computer/life skills room, two client lounges, a laundry room, and an outdoor park/play area. Funding sources for this project include: the Pennsylvania Housing Finance Agency, First Union Bank, PNC Bank, the City of Philadelphia, the Philadelphia Health Management Corporation, Cigna, Connelly Foundation, First Union Foundation, Helen D. Groome Beatty Trust, Independence Foundation, Lincoln Financial Group Foundation, McLean Foundation, Philadelphia Foundation, Philadelphia Health Care Trust, Potamkin Foundation, W.W. Smith, and the William Penn Foundation.
Contact Information:	John Loeb Senior Vice President Philadelphia Health Management Corporation 260 South Broad Street Philadelphia, PA 19102 215-286-9550 (phone) 215-731-2044 (fax)

EXAMPLE: HOMELESS PROGRAM
Transitional Housing

Name of Project:	Men’s Bridge House and Women’s Bridge House
Project Administrator:	Council on Chemical Abuse
County Served:	Berks County
Partners:	YMCA of Reading and Berks County (services for men) Berks Counseling Center (services for women)
Purpose of Project:	To provide transitional housing within a sobriety-based community.
Populations Served:	Homeless single men in recovery from substance abuse and homeless women in recovery and their children.
Brief Description including Funding Sources:	The Men’s Bridge House and the Women’s Bridge House are both located in the YMCA of Reading and Berks County. The men’s program consists of 15 SRO units and the women’s program has 8 SRO units. Both are community-based recovery programs. Each resident has his or her own room and shares a kitchen, dining room and living room with the other residents. This model prevents isolation and encourages relationship building. The men’s and women’s programs are fully separated from each other. The facility has 24-hour security. Both programs require the residents to engage in outpatient therapy for addiction and to participate in daily AA and/or NA meetings. The Men’s Bridge is funded through the PA Department of Public Welfare’s Bridge Housing Program and the Women’s Bridge House is funded through the HUD Supportive Housing Program.
Contact Information:	George Vogel Council on Chemical Abuse 633 Court Street – 12 floor Reading, PA 19601 610-376-8669 (phone) 610-376-8423 (fax)

EXAMPLE: HOMELESS PROGRAMS
Transitional Housing

Name of Project:	Ralph Moses House
Project Administrator:	Family and Community Service of Delaware County (FCS)
County Served	Delaware County
Other Partners Names and Roles:	The following are among the local service agencies providing services to the residents as leveraged resources: AIDS Care Group (case management, health services, nutritional education), Catholic Social Services (financial counseling and permanent housing placement, Crozer-Keystone Medical Center (health services, mental health services, substance abuse services).
Purpose of Project:	To provide housing and services to assist program participants to successfully move to permanent housing..
Populations Served:	Homeless men living with HIV/AIDS. Many of the residents are also in recovery from substance abuse and mental illness.
Brief Description including Funding Sources:	FCS developed a new 10-room house to provide transitional housing for 12 individuals. The first floor is fully accessible. The Ralph Moses House has a living room, dining room and kitchen for use by the residents and offices for on-site 24 hour staff. All residents receive case management and referral to needed services. FCS is now in the process of converting the basement into a computer center. The funding sources for the Ralph Moses House are: HUD Supportive Housing Program, HOPWA, and the Federal Home Loan Bank. Emergency Shelter Grant funds through the PA Department of Community and Economic Development are being used for the computer center.
Contact Information:	Alan Edelstein Executive Director Family and Community Service of Delaware County 100 West Front Street Media, PA 19063 610-566-7540 (phone) 610-566-7677 (fax) aedelstein@fcsdc.org

EXAMPLE: HOMELESS PROGRAMS
Transitional Housing

Name of Project:	Womanspace East
Project Administrator:	Womanspace East, Inc.
County Served:	Allegheny County
Partners:	
Purpose of Project:	To provide transitional housing with services aimed at assisting the residents to achieve self-sufficiency within 24 months.
Populations Served:	Lower income, formerly homeless women, many of whom need assistance with chemical dependency and mental health issues.
Brief Description including Funding Sources:	Womanspace is located at 2004-2008 Fifth Avenue in Pittsburgh. The project entailed the construction of a new 3-story building containing 10 two-bedroom apartment units. Funding sources included: the HUD Supportive Housing Program, the Pennsylvania Housing Finance Agency PennHOMES Program, a HOME loan from the Urban Redevelopment Authority of Pittsburgh, the Federal Home Loan Bank Affordable Housing Program, and various foundation grants.
Contact Information:	Toni K. Pendleton Executive Director Womanspace East, Inc. 2004 Fifth Avenue Pittsburgh, PA 15219 412-765-2665 (phone) 412-765-3830 (fax)

EXAMPLE: HOMELESS PROGRAMS
Transitional Housing

Name of Project:	PREPARE Program: Promoting Readiness to Enable Parents to Achieve Residential Enrichment Program
Project Administrator:	Horizon House, Inc.
County Served:	Philadelphia
Partners:	1260 Housing Corporation (provides appropriate affordable housing for families based on their locational preferences)
Purpose of Project:	To provide subsidized transitional housing, case management services, and other supportive services to homeless persons coming out of Philadelphia shelters.
Populations Served:	Homeless families with behavioral health needs – history of substance abuse and/or diagnosis of mental illness
Brief Description including Funding Sources:	The PREPARE Program provides transitional housing plus assistance in obtaining mental health treatment, substance abuse counseling, job training, education, employment, permanent housing, and other services that are essential for achieving and maintaining independent living. PREPARE enables participants to address their behavioral health needs, address the needs of their children, secure permanent housing, enhance basic life skills, and develop healthy support systems. HOME funds are used for the rental assistance and a combination of City and State funds for case management.
Contact Information:	Nancy Fisher Project Manager Horizon House, Inc. 1201 Chestnut Street, 14 th Floor Philadelphia, PA 19107 215-636-0606 (phone) 215-636-0766 (fax) nancy.fisher@hhline.org

EXAMPLE: HOMELESS PROGRAMS
Transitional Housing

Name of Project:	Supports to Achieve Self-Sufficiency (SASS)/Homeless Intervention Program (HIP)
Project Administrator:	Horizon House, Inc.
County Served	Philadelphia
Other Partners Names and Roles:	
Purpose of Project:	To provide case management and residential supports to homeless individuals with severe mental illness to assist them with re-integration into the community.
Populations Served:	Adults with a primary diagnosis of severe mental illness who experience situational or episodic (less than 1 year) homelessness.
Brief Description including Funding Sources:	SASS provides short-term transitional housing to individuals who want to obtain the skills needed to move into an independent living environment. The units are leased in scattered sites within a single apartment development. HIP provides short-term case management for these individuals, linking them to healthcare, housing, vocational training, and educational and financial supports to help prepare them to obtain and remain in permanent housing. Leasing and services costs are both funded through the HUD Supportive Housing Program.
Contact Information:	Carla Williams Stanford HIP Program Manager Horizon House, Inc. 1201 Chestnut Street Philadelphia, PA 19107 215-636-0606 (phone) Carla.Stanford@hhinc.org

EXAMPLE: HOMELESS PROGRAMS
Permanent Supportive Housing

Name of Project:	Grant Street Project
Project Administrator:	Human Services Center
County Served:	Lawrence County
Partners:	
Purpose of Project:	To provide affordable, permanent housing; office space for staff; and a recreation/leisure program
Populations Served:	Chronically mentally ill homeless adults
Brief Description including Funding Sources:	<p>The Grant Street Project involves the renovation of six contiguous buildings in New Castle’s Historic North Hill as follows:</p> <p><u>111 and 115 East Grant Street:</u> These properties will be renovated and used as an SRO facility for 8 homeless adults who have a history of mental illness. Residents of this facility will pay rent and will be required to enroll in a vocational training program that will prepare them for independent living. A case manager will ensure that residents avail themselves of needed services and follow through with vocational opportunities.</p> <p><u>117,119, and 123 East Grant Street:</u> These properties will be used for office space for HSC staff, primarily case managers who work with children and adults who are mentally ill and/or mentally retarded.</p> <p><u>301 Highland Avenue:</u> This property will be used as a drop-in center for adults with mental illness.</p> <p>Funding sources for this project are: McKinney-Vento HUD Section 8 Moderate Rehab SRO, PA Department of Community and Economic Development, the Federal Home Loan Bank Affordable Housing Program, and area foundations.</p>
Contact Information:	<p>Roger Smith Director, Community Services Human Services Center 130 West North Street New Castle, PA 16101 724-654-8848 724-654-6627 Roger295@webtv.net</p>

EXAMPLE: HOMELESS PROGRAMS

Permanent Supportive Housing

Name of Project:	Supportive Housing Program
Project Administrator:	Northwestern Human Services of PA (NHS)
County Served:	Northumberland County
Other Partners Names and Roles:	Sunbury Housing Authority: project-based Section 8 Northumberland County MH/MR: referral
Purpose of Project:	To provide permanent supportive housing to homeless adults with chronic and persistent mental illness.
Populations Served:	Adults with chronic and persistent mental illness.
Brief Description including Funding Sources:	NHS works collaboratively with the Sunbury Housing Authority and the County Office of Mental Health. When an appropriate tenant is identified, the County refers him or her to the Housing Authority for Section 8 authorization and NHS for program intake. The Sunbury Housing Authority provides Project-Based Section 8 for the privately owned 6-unit apartment building which houses 6 to 8 individuals. NHS case management staff provide the following supports: monitoring of mental status, linking tenants with emergency services as needed, maintaining a linkage with the county mental health case managers, providing crisis management, transporting tenants to activities and appointments, and working with the tenants on achieving their personal and programmatic goals. The funding sources for this project are: the HUD Supportive Housing Program, County MH/MR and the Sunbury Housing Authority rental subsidies.
Contact Information:	Dawn Martina Mental Health Program Director Northwestern Human Services of PA 503 Market Street Sunbury, PA 17801 570-286-9550, ext 16 (phone) 570-286-9674 (fax) boogptd.net

EXAMPLE: HOMELESS PROGRAMS
Permanent Supportive Housing

Name of Project:	Shelter Plus Care
Project Administrator:	Housing Authority of Cumberland County
County Served:	Cumberland, Perry, Franklin Counties
Partners:	Cumberland/Perry MH/MR, Holy Spirit Hospital, Stevens Center, and New Visions (supportive services)
Purpose of Project:	To provide permanent supportive housing for homeless people with disabilities.
Populations Served:	Homeless individuals and families with disabilities, primarily mental illness and mental retardation.
Brief Description including Funding Sources:	The Housing Authority of Cumberland County is the sponsor for four Shelter Plus Care Programs funded under the HUD Continuum of Care. The Shelter Plus Care Program funds rental subsidies and local service providers commit to provide the necessary services. Under these programs, the Housing Authority enters into leases with local landlords on behalf of program participants. Through these four programs, the Housing Authority of Cumberland County is providing affordable, supported housing for 50 formerly homeless households with disabilities.
Contact Information:	Christopher Gulotta Housing Authority of Cumberland County 114 North Hanover Street Carlisle, PA 17013 717-249-0789 (phone) 717-249-4071 (fax) ccha@pa.net

EXAMPLE: HOMELESS PROGRAMS
Permanent Supportive Housing

Name of Project:	Shelter Plus Care Program (SPC)
Project Administrator:	Horizon House, Inc.
County Served:	Philadelphia
Partners	1260 Housing Development Corporation (assists participants in locating housing)
Purpose of Project:	To provide supportive housing for homeless individuals who are recovering from drug and/or alcohol addiction.
Populations Served:	Twenty-three families, 48 single adults and a total of 20 adults who have identified themselves as gay, lesbian, bisexual or transsexual/gendered. All participants must have at least six months of sobriety and have demonstrated a high motivation towards recovery and living independently.
Brief Description including Funding Sources:	<p>SPC works in partnership with 1260 Housing Development Corporation (HDC). As the service provider, SPC provides case management and other supportive services through the following staff: five case managers, two peer support specialists, a mobile clinical specialist and a program manager. HDC assists the program participants in identifying an affordable rental unit, enters into the lease with the landlord and sublets the unit to SPC for use in the program. Units are scattered throughout Philadelphia.</p> <p>The HUD Shelter Plus Care Program provides funding for the rental subsidies and case management services are funded through the City of Philadelphia Coordinating Office of Drug and Alcohol Abuse Program (CODAAP).</p>
Contact Information:	<p>Jay A. Hills Program Manager Horizon House, Inc. 1201 Chestnut Street, 14th floor Philadelphia, PA 19107 215-636-0606 ext. 116 (phone) 215-636-0766 (fax) jay.hills@hhinc.org</p>

EXAMPLE: HOMELESS PROGRAMS
Permanent Supportive Housing

Name of Project:	Tenant-based Rental Assistance for Homeless Persons with Mental Illness
Project Administrator:	Valley Housing Development Corporation (VHDC)
County Served:	Lehigh and Northampton Counties
Partners:	Lehigh and Northampton County MH/MR Offices, Haven House, Step-by-Step, Inc., Salisbury House of Northeast PA, Inc., Safe Harbor of Easton, Lehigh County Conference of Churches, Resources for Human Development (support services)
Purpose of Project:	To provide permanent supportive housing for homeless persons with mental illness
Populations Served:	Homeless individuals and families with mental illness
Brief Description including Funding Sources:	Valley Housing Development Corporation administers three Supportive Housing Programs funded under the HUD Continuum of Care. The SHP programs provide scattered-site rental assistance to homeless persons with mental illness in Lehigh and Northampton Counties. While VHDC provides the rental assistance, the individual participant enters into a lease with a private landlord; necessary and appropriate support services are provided by local social service agencies and VHDC. One SHP program provides new participants with basic household needs such as a bed, linens, kitchen items, etc. Through these three programs VHDC has provided affordable, supported housing to over 150 formerly homeless persons with mental illness.
Contact Information:	A. Robin McFarland Valley Housing Development Corporation 943 Long Street Bethlehem, PA 18015 610-866-0124, ext.12 (phone) 610-866-7395 (fax) hsgdir@aol.com

YOUTH IN TRANSITION

PROBLEM/ISSUES TO BE ADDRESSED:

In most counties once an individual with disabilities reaches the age of 18 he/she is no longer eligible for youth services through the children and youth system. This means that the individual is expected to receive services through the adult system. Unfortunately, adult mental health systems are generally designed for people with severe mental illness, and the majority of adolescents are diagnosed with conduct disorder, disruptive behavior disorders, or substance use disorder. For many adolescents, their diagnoses do not meet the criteria for the adult system and they end up making the dramatic step to adulthood with no support. The result is that many young adults with disabilities, including those with psychological disabilities and those “aging” out of foster care, have difficulty making a smooth transition to adulthood. Many do not have the necessary skills to live independently and cope with their conditions and the challenges of adulthood. They often find themselves truly on their own, with few, if any, financial resources; limited education, training and employment options; no place to live; and little or no support from family, friends, and community. Yet, they must be ready to take on all the challenges of adulthood - finding a place to live, getting a good job, securing health insurance, and continuing their education.

SOLUTIONS

Adolescents in transition need access to an array of services including mental health services, housing, education and vocational training, employment placement, health services, recreational services, and crisis intervention. A comprehensive approach and a well-coordinated system are crucial. Systems are being developed to support providers in achieving these goals. Agencies are developing comprehensive systems that incorporate a few important principles: care for all who need it; individualized treatment plans; clear roles for youth and their families; and ongoing monitoring and refinement.

EXAMPLES

PATH – Youth In Transition

This program provides outreach case management services to adolescents diagnosed with mental illness who are transitioning into the adult system in Cameron, Elk, McKean, Clearfield, Jefferson and Potter Counties.

Stepping Stones

Stepping Stone’s program serves homeless youth between the ages of 16 – 21 years. The program seeks to reduce the rate of homelessness living in Centre County by providing critical assistance for youth during their transition to adulthood. Youth move through five phases of the program as they progress toward independent living.

Valley Youth House

Valley Youth House offers a comprehensive range of innovative independent living services through three programs. The Outclient Program for Adolescent Life Skills (OPALS). It assists youth ages 16 – 21 from Northampton County in transitioning from foster care to independence in the community. The Transitional Living Program (TLP) and Realistic Environment for Adolescent Living Program (REAL) help youth learn independent living skills.

EXAMPLE: YOUTH IN TRANSITION

Name of Project:	Projects for Assistance in Transition from Homelessness - PATH
Project Administrator:	Cameron, Elk, McKean Mental Health/Mental Retardation Program
Counties Served:	Cameron, Elk, McKean, Clearfield, Jefferson and Potter Counties
Partners:	Clearfield/Jefferson MH/MR Program, Potter County Department of Human Services and county offices of Children and Youth Services, Drug & Alcohol, Intermediate Unit, Probation
Purpose of Project:	To identify gaps in housing services and supports in order to ensure successful transition from school to adult life.
Populations Served:	Youth ages 16 – 25 years old diagnosed with a mental illness and who are homeless or at-risk of homelessness who reside in Cameron, Elk, McKean, Clearfield, Jefferson and Potter Counties and who are involved in multiple service systems
Brief Description including Funding Sources:	The PATH (Projects for Assistance in Transition from Homelessness) project provides a liaison between youth and service agencies. The PATH Liaison acts as a resource manager and coordinates services which include referral to the most appropriate and least restrictive housing option available. These referrals are based on individual strengths and needs. Referrals are also made for other services and periodic assessments are made. Funding for a case manager comes from the PA Office of Mental Health and Substance Abuse Services. He/she provides outreach services to homeless or at-risk homeless adolescents.
Contact Information:	Linda Thompson PATH Liaison Cameron, Elk, McKean MH/MR Program 79 N. Kendall Avenue Bradford, PA 16701 814-362-4601 (phone) 814-362-7219 (fax)

EXAMPLE: YOUTH IN TRANSITION

Name of Project:	Stepping Stones
Project Administrator:	Stepping Stones
Counties Served:	Centre County
Partners:	Children and Youth Services, the Probation Department, and other shelters in the area
Purpose of Project:	To reduce the rate of homelessness in the region by providing critical assistance to youth during their transition to adulthood
Populations Served:	Homeless youth between the ages of 16 – 21 years
Brief Description including Funding Sources:	Youth move through three phases of this program as they progress toward independent living. Program participants reside in the programs' supervised group home. Phases I spans the first 30 days during which the client becomes acquainted with the community and completes necessary assessments to evaluate his or her strengths and needs. Participants address program requirements for education, employment, and community services during the second phase. Phase III focuses on living independently. The participants move to a supervised apartment setting where they receive a subsidy to assist with rent while continuing to work on their goals in the Individualized Treatment Plan. There is a focus on long-term goals and plans. Youth receive aftercare services while living independently in the community.
Contact Information:	Mark Theiss Stepping Stone 334 South Burrowes Street State College, PA 16701 (814) 234-2791 (phone) (814)234-2470 (fax)

EXAMPLE: YOUTH IN TRANSITION

Name of Project:	Outclient Program for Adolescent Life Skills (OPALS), Transitional Living Program (TLP), and Realistic Environment for Adolescent Living Program (REAL)
Project Administrator:	Valley Youth House
Counties Served:	Northampton County, Greater Lehigh Valley, and one program serving all counties in the state
Partners:	Children and Youth Services, the Probation Department, and other shelters in the area
Purpose of Project:	To reduce the rate of homelessness in the region by providing critical assistance to youth during their transition to adulthood
Populations Served:	OPALS - youth ages 16 – 21 from Northampton County transitioning from foster care to independence in the community, TLP - homeless and near homeless youth, age 16 – 21, Lehigh Valley, REAL - Youth from across the state between the ages of 16 and 20
Brief Description including Funding Sources:	OPALS include development and implementation of an individual goal plan focusing on housing, employment, education, life skills and therapy goals, stipends, group and individual counseling. TLP provides supervised housing in agency- leased apartments, counseling focused on education, employment, housing, and life skills goals, subsidized independent apartments in the community, a comprehensive group curriculum, and individual therapy. REAL provides services similar to those in TLP for youth involved in the child welfare or juvenile justice system and offered as an alternative to traditional foster care and residential programs. Valley Youth House is financially supported by Lehigh and Northampton County governments, the United Way of Greater Lehigh Valley, and other state and federal agencies.
Contact Information:	Bill Motsavage Valley Youth House 103 West Fourth St Bethlehem, PA 18015 (610) 317-0721 (phone) (610) 317-8569 (fax)

GLOSSARY

ACCESSIBLE HOUSING

Generally, this means that the unit meets prescribed or mandatory federal, state or local building code requirements for full wheelchair accessibility including such features as wide doors, sufficient clear floor space for wheelchairs, lower countertops, lever and loop type handles on hardware, seats at bathing fixtures, grab bars in bathrooms, knee spaces under sinks and counters, audible and visual signals, switches and controls in easily reached locations, entrances free of steps and stairs, and accessibility throughout the house.

ADAPTABLE HOUSING

Adaptable housing includes features that are either adjustable or capable of being easily and immediately added or removed to "adapt" the unit to individual needs or preferences. Adaptations can be made in a short time by unskilled labor without involving structural or finish material changes. An adaptable dwelling unit has many accessible features that a fixed accessible unit has but allows some items to be omitted or concealed until needed so the dwelling units can look the same as others and be better matched to individual needs when occupied.

AFFORDABLE

Government guidelines define "affordable housing" as costing less than 30% of one's gross household income.

DOWN PAYMENT

A down payment is the amount in cash to be paid by the buyer at closing which is typically the difference between the sales price and the mortgage amount.

FAIR HOUSING

The Fair Housing Amendment Act of 1988 prohibits discrimination in housing because of disability, race or color, national origin, religion, sex and familial status. In addition to not discriminating against people with disabilities, real estate agents, lenders, property managers, and appraisers must provide individuals with disabilities with "reasonable accommodations" in their policies, practice and services.

GLOSSARY

HOME MODIFICATION

This includes modification or physical changes to a unit to accommodate the needs of a person with physical or sensory disabilities.

LEASE

A lease is a contract for renting of land or property for a specified monetary amount.

MORTGAGE

A mortgage is a debt instrument, which uses real property to collateralize, or secure, the indebtedness.

REASONABLE ACCOMMODATION

A Reasonable accommodation is a change in the way a service is provided or an activity is conducted which will allow an otherwise qualified individual to participate in a housing facility, service or program.

SECTION 8/HOUSING CHOICE VOUCHERS

Section 8 is a rental subsidy paid on the tenant's behalf to the landlord making up the difference between 30% of the qualified household's income and the fair market rental price of the unit.

SECURITY DEPOSIT

This is the amount of money (typically equal to 2 months rent) given to the landlord of a rental unit to be used toward the repair of damages caused by the tenant, but not reasonable wear and tear, at the time of tenants move out.

SELF-DETERMINATION

Self-determination is the ability to assume greater control over and participate in decisions which affect one's life and to make one's own choices about the type of housing in which to live, where to live, with whom to live, the type of services received, and who provides these services, without interference from external sources.

GLOSSARY

SUPPORTED HOUSING

Housing that provides accommodation for people who need some degree of physical care on a regular, day-to-day basis.

UNIVERSAL DESIGN

Universal design involves items that are usable by most people regardless of their level of ability or disability, such as lever handles which are readily available in all price ranges, styles and colors and are usable by almost everyone.

VISITABILITY

A housing design concept that includes basic features which allow the unit to accommodate visits by persons with disabilities. Three features make a unit VisitAble: at least one zero-step entrance; all doors as wide as possible (at least 32”) and basic accessibility in a first-floor bathroom.