



Self-Determination Housing
of Pennsylvania

Self-Determination Housing of Pennsylvania

SDHP is a statewide non-profit organization working to expand housing options for people with disabilities and older adults in Pennsylvania. We work tirelessly to:

- Bridge the information gap between the housing and disability and older adult communities
- Promote state and local partnerships that enable people with disabilities/Older Adults to choose and control their own housing
- Increase the stock of affordable, accessible integrated housing



Who we work with:



Housing Providers

- Housing Authorities
- Landlord Associations
- Property Managers
- Developers
- Redevelopment Authorities
- Home Modification Providers
- PA Housing Finance Agency (PHFA)
- Housing & Urban Development (HUD)

Social Services

- Area Agencies on Aging
- Nursing Home Transition Providers
- Behavioral Health Providers
- Veterans' Affairs
- Advocacy Groups
- Department of Human Services
- Centers for Independent Living
- Office of Vocational Rehab



SDHP Trainings and Presentations

Audiences

- Case managers
- Social service agencies
- Housing providers
- Professionals that are new to the housing field
- Providers that would benefit from a basic review

Topics

- Housing 101
- Fair Housing
- Landlord Engagement
- PAHousingSearch.com
- Disability Etiquette
- Prepared Renters Education Program (PREP)



PREP

PREP is a train-the-trainer program that prepares individuals to enter the rental process, navigate housing issues, and successfully retain housing that meets their needs.

Participants learn how to:

- Assess housing needs
- Budget for housing
- Understand common barriers to housing
- Locate housing
- Understand common components to a lease
- Communicate with landlords
- Understand the eviction process
- Create housing folder





- One-stop shop for people in need of housing and related resources
- Features Include: details about amenities, **bilingual call center**, rent calculator, pictures, map links

www.pahousingsearch.com

Toll Free: 1.877.428.8844

PA Housing Resources & Programs

<http://www.phfa.org/mhp/serviceprovider/>



QUICK START HOUSING AND SERVICES INFORMATION FOR Clarion County

This information is provided through a partnership with PHFA and the Regional Housing Coordinator Program of the Self-Determination Housing Project. It is designed to help individuals identify and contact local resources to help with housing and services issues. Updates or corrections may be provided to your local Regional Housing Coordinator (listed below).

FREE to search FREE to List local housing in PA



PAHousingSearch.com

LOCAL HOUSING PROVIDER CONTACT INFORMATION

Regional Housing Coordinator:

RHCs work with state agencies, service providers, and housing professionals to improve access to housing for people with disabilities and older Pennsylvanians.

Self-Determination Housing Project

Amy Auman
310 West Mill St.
St. Marys, PA 15857
amy@sdhp.org
Ph: 814.389.4440 Website: www.sdhp.org

Access Modification Program:

This program provides resources to enable eligible persons with disabilities make their home more accessible.

Self-Determination Housing Project

Celia Jenkins
711 E. Lancaster Ave.
Downingtown, PA 19355
celia@sdhp.org
Ph: 610.873.9595 Website: www.sdhp.org

Builders Association:

Voluntary association of area builders; may have housing information or contacts for developers.

Builders Association of Northwestern PA

Bob Himes
PO Box 9546
Erie, PA 16506
Ph: 814.833.3999 Website: www.banwpa.com

Fair Housing Resources:

U.S., PA and local organizations offer info about fair housing and respond to complaints.

PA Human Relations Commission

Pittsburgh Office: 412.565.5395
Website: www.phrc.state.pa.us

HUD Fair Housing Enforcement

Pittsburgh Office: 412.644.6428

Habitat for Humanity

Organization builds "simple, decent, and affordable" housing using volunteer labor and supplies. Houses are sold at no profit.

None

811 Project Rental Assistance

HUD funded collaboration between Pennsylvania Housing Finance Agency (PHFA) and Pennsylvania Department of Human Services (DHS)

- Provides extremely low income person with disabilities access to affordable, integrated, and accessible housing
- Project-based rental subsidy - pay 30% gross income for rent
- PHFA determines place of subsidy with input from DHS, Regional Housing Coordinators, and the Local Lead Agencies
- Subsidy for 400 units awarded to Pennsylvania. HCV leveraged for application by certain Housing Authorities



811 Eligibility

- Age 18 to 61 (at time of lease up)
- Person with a disability
- Medicaid eligible
- Eligible for long-term service and supports
- At or below 30 % area median income

Not eligible:

- Registered lifetime sex offender
- Conviction of methamphetamine possession or production in a federally subsidized building



Regional 811 Availability & Active Counties

County	# currently on waitlist	# units in RAC or LIHTC	# units currently available	LLA Name	LLA Contact
Berks	33	28	0	Lorena Keely	lkeely@sam-inc.org (610) 468-7270
Cumberland	42	6	0	Chris Cap	ckapp@cchra.com (717) 980-1410
Dauphin	151	59	7	George Payne	gpayne@hra-harrisburgpa.org (717) 255-6431
Franklin	41	12	2	Tracy Radtke	teradtke@franklincountypa.gov (717) 264-5387x21249
Lancaster	51	16	5	Brittany Mellinger	bmellinger@lhop.org (717) 291-9945 x109
York	41	8	0	Amy Hampson	aehampson@yorkcountypa.gov (717) 771-9900



Regional Statistics

Counties	% living below the poverty line	% < age 65 living with a disability
Huntington	15	12
Fulton	13	10
Lehigh	12	10.5
Dauphin	12	10
Berks	12	8
Lebanon	11	9
Northampton	10	8
Lancaster	10	8
Franklin	10	9
Perry	9.5	10
York	9	9.5
Adams	8	9
Cumberland	7	7



Regional Statistics

FMR	Eff.	1 BR	2BR	Annual affordable income for 1 BR	Number of hours work at minimum wage
Lehigh	\$737	\$887	\$1,229	\$31,932	85
Northampton	\$737	\$887	\$1,229	\$31,932	85
Lancaster	\$724	\$869	\$1,091	\$31,284	83
Dauphin	\$650	\$813	\$1,012	\$29,268	78
Perry	\$650	\$813	\$1,012	\$29,268	78
Cumberland	\$650	\$813	\$1,012	\$29,268	78
Berks	\$662	\$792	\$1,030	\$28,512	76
Adams	\$660	\$771	\$970	\$27,756	74
York	\$611	\$722	\$946	\$25,992	69
Lebanon	\$697	\$702	\$908	\$25,272	67
Franklin	\$595	\$700	\$929	\$25,200	67
Fulton	\$519	\$604	\$692	\$21,744	58
Huntington	\$519	\$563	\$692	\$20,268	54



Housing Products and Programs

Current picture

- PHARE RTT – State funding designed to meet local affordable housing needs.

RFP August 2019

Who can apply? Local government, non-profit and for profit entities, economic, community and housing development organizations.

- HUD Mainstream 811 Housing Voucher – housing vouchers for extremely low income persons with disabilities.

Who can apply? Housing Authorities

Currently three HA in our region have been awarded: Adams, Dauphin and Franklin

Another NOFA is to be issued in 2019



Housing Products and Programs

Current picture cont.

- Housing Choice Vouchers – most waiting lists are open but the wait is long. Most metro area lists are closed. Fulton County currently has vouchers available.
- LIHTC – administered through PHFA – currently the most robust funding for affordable housing although not necessarily for those with extremely low income unless set asides



Homelessness Contacts

Northampton, Lebanon, Huntington, Northumberland, Cumberland, Perry, Adams, Franklin, Fulton Counties - Eastern CoC

Dial 211 - <http://www.pennsylvaniacoc.org/>

Dauphin County - CACH - **HELP Ministries 717-238-2851**

www.cachpa.org

Lancaster County - Lancaster County Coalition to End Homelessness

Dial 211 - <http://www.lcceh.org/>

York County – **Bell Socialization Service – 717-356-2957**

<http://www.ycpc.org/>



Word on the Ground

- Growing senior homelessness
 - Inability to navigate the system
 - Dementia and increasing chronic illness
- Rural poverty and dilapidated housing
 - Invisible, silent and grim
 - Impossible home modifications



Questions? Contact

Julia Hoskins

610-873-9995 X 114

261 Old York Road, Suite 321A
Jenkintown, PA 19046
Phone: 610-873-9595

www.sdhp.org

