



Self-Determination Housing
of Pennsylvania

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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, 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 **access to/knowledge of/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 of a lease
- Communicate with landlords
- Understand the eviction process
- Create the **PREP Folder/housing folder**



Regional Statistics

FMR	Eff.	1 BR	2BR	Annual affordable income for 1 BR	Number of hours work at minimum wage
York	\$611	\$722	\$946	\$25,992	69
Bucks, Chester, Delaware, Montgomery and Philadelphia	\$690 – 1260	\$810 – 1490	\$990 - \$1800	\$32,400 - \$59,600	158
Lancaster	\$724	\$869	\$1091	\$34,760	92
Lebanon	\$697	\$702	\$908	\$28,080	74
Lehigh	\$737	\$887	\$1,229	\$31,932	85
Northampton	\$737	\$887	\$1,229	\$31,932	85
Schuylkill	\$552	\$556	\$692	\$22,240	59
York	\$611	\$722	\$946	\$25,992	69



Housing Products and Programs

Housing Choice Vouchers – most waiting lists are open but the wait is long. Most metro area lists are closed.

LIHTC – administered through PHFA – currently the most robust funding for affordable housing although not necessarily for those with extremely low income unless set asides



Housing Products and Programs

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

Another NOFA is to be issued in 2019



County	Housing Authorities	website
Berks	Berks Co. HA & Reading HA	www.berksha.org www.readingha.org
Bucks	Bucks Co. HA	www.buckssha.org
Chester	Delaware Co. HA	www.dcha1.org
Delaware	Chester Co. HA	www.chesterha.org
Lancaster	City of Lancaster HA Lancaster HA	www.lchapa.org www.lchra.com
Lebanon	Lebanon Co. HA	www.lebanoncountyhousing.com
Lehigh	Lehigh Co. HA Allentown HA Bethlehem HA	www.lehighcountyha.org www.allentownhousing.org www.bha646.homestead.com
Montgomery	Montgomery HA	www.montcoha.org
Northampton	Northampton Co. HA & Easton HA	www.northamptoncountyha.org
Philadelphia	Philadelphia HA	www.pha.phila.gov
Schuylkill	Schuylkill County Housing Authority Pottsville HA	www.schcoha.org www.pottsvillehousing.net
York	Housing Authority of the City of York	www.yorkhousingauthority.com



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

www.pahousingsearch.com

Toll Free: 1.877.428.8844

PA Housing Resources & Programs

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



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



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



811 Eligibility

- If you have any questions concerning 811 you can email the 811 team: 811@sdhp.org



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
Bucks	8	5	0	Joyce Schug	jmschug@co.bucks.pa.us
Chester	55	15	0	Gene Suski	gsuski@chesco.org
Montgomery	42	8, with 11 to be added soon	3, Limerick Green	Tim Pirog	tpirog@montcopa.org
Philadelphia	76	75	9	Emily Camp-Landis	Emily.Camp-Landis@phila.gov

Philadelphia: (3) 1 Bedrooms, (5) 2 Bedrooms and (1) 3 Bedrooms. The waitlist for Philly is EXTREMELY SHORT!! Referrals for the waitlist is crucial.



Homelessness Programs



County	Continuum of Care	website
Berks	Berks Coalition to End Homelessness	www.bceh.org Dial or text 211; enter zip code
Bucks	Housing Continuum of Care of Bucks Co.	www.hcocbc.com Bucks County Housing Link at 1-800-810-4434
Chester	Family Service of Chester County; Connect Point	www.connectpoints.org <u>Monday through Sunday from 9am to 5pm.</u> Call or TEXT 1-800-935-3181
Delaware	Delaware Co. Homeless Coalition	www.delcohsa.org 610-713-2365
Lancaster	Lancaster County Coalition to End Homelessness	www.lcceh.org Call or text 211; enter zip code
Lebanon	Lebanon Co. Coalition to End Homelessness (Eastern CoC)	http://communityhealthcouncil.com/homelessness/ Call or text 211; enter zip code

Homelessness Programs



County	Continuum of Care	Website/call number
Lehigh	Lehigh Valley RHAB (Eastern CoC)	https://www.lehighcounty.org/Departments/Human-Services/Aging-and-Adult-Services/Programs/Housing-Assistance Call or text 211; enter zip code
Montgomery	Montgomery CoC	www.yourwayhome.org Call or text 211; enter zip code
Northampton	Lehigh Valley RHAB (Eastern CoC) Northampton County	County contact number:610-435-1541 https://pa211sw.communityos.org/zf/profile/service/id/1906160 Call or t 211; enter zip code
Philadelphia	Office of Homeless Services	www.Philadelphiaofficeofhomelessservices.org 215-686-7175
Schuykill	Central Valley RHAB (Eastern CoC)	Call or text 211; enter zip code
York	York Co. CoC	http://www.ycpc.org/164/York-County-Continuum-of-Care-CoC Call or text 211; enter zip code

Questions? Contact

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