

Introduction to the Self-Determination Housing Project of PA, Inc (SDHP)



PHFA Eastern PA Forum

Jeffrey Fields

Regional Housing Coordinator, Region 10

Montgomery, Bucks, Delaware, Lehigh & Northampton
Counties

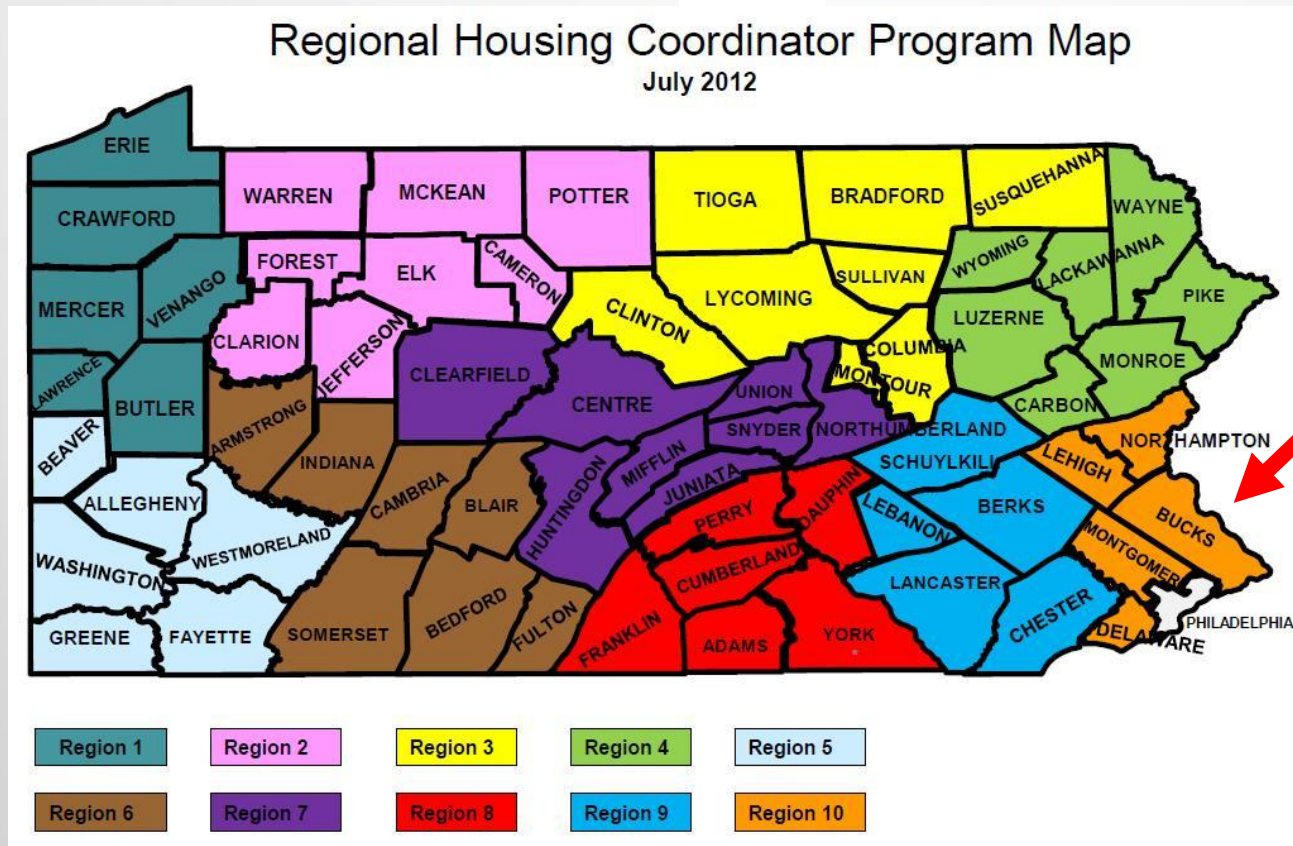
Self-Determination Housing Project of PA Inc.

- SDHP Inc. is a statewide non-profit organization founded in 1994 that works to expand housing options for people with disabilities and older adults in Pennsylvania.
- Goals
 - To bridge the information gap between the housing and disability/Older Adult communities
 - To promote state and local partnerships and coalitions that enable people with disabilities/Older Adults to choose and control their own housing
 - To increase the stock of affordable, accessible integrated housing
 - To expand access to public and private housing programs for people with disabilities/Older Adults

PA Accessible Housing Program (PAHP)

- Enable low and moderate-income persons (under 80% AMI or 235% FPL, whichever is higher) with permanent disabilities to make their current home more accessible.
 - Owners & renters eligible, but only for home mods, not rehab like CDBG
- SDHP provides: (for 29 out of 67 counties)
 - Home modification assessments and recommendations
 - Modification specifications and hiring of contractors
 - Construction management
 - Final inspections and close out
- Must have permanent disability that leads to limited access to property, cannot be in the process of foreclosure
- Contact Ceila Jenkins at (610) 873-9595

Regional Housing Coordinator Program Map



Region 10!



Regional Housing Coordinator Program

- Serves as a single point of contact for technical assistance and information related to housing and services for people with disabilities and older adults
- Developed by:
- Self-Determination Housing Project of PA, Inc.



- Pennsylvania Housing Finance Agency



Regional Housing Coordinator Roles

Self-Determination Housing Project of PA, Inc.

- **Information & Referral**
 - Connections to Services & Resources for Housing & Maintaining Independence (waiver, mods, assistive tech...)
 - Not Consumer Facing – work only with Social Service or Housing Providers due to size of area
- **Education/Advocacy**
 - Presentations – Affordable Housing Basics, Fair Housing, etc...
 - Trainings (PREP)
 - Landlord Forums & Outreach
- **Coordination of Resources**
 - Resource Clearinghouse for Older Adults and People w/Disabilities for housing and housing supportive services

RHC Roles with Landlords

- Market vacant properties to Older Adults & Individuals with Disabilities
- Guidance on making units accessible
- Maintain list of accessible units in community, vacant or occupied (www.pahousingsearch.com)
- Provide resource connections to landlords for tenants
- Answer Fair Housing Questions
 - Housing Equality Center of PA: www.equalhousing.org
- Educate on voucher options for rental payments
- NHT (Nursing Home Transition) Support

Pennsylvania's Nursing Home Transition (NHT) Program

- Area Agencies on Aging and disability agencies assist older adults and adults with disabilities residing in nursing facilities to transition back to the community, the home of their choice
- Individuals typically receive HCBS to maintain independence
- Services can be paid by Medicaid, Medicare, state dollars, or private pay
- Cost effective: serve 2 people in community for every 1 person in an institution

NHT Success

- PA's NHT Program has become one of the most successful programs in the country because of the focus on **housing**
- Several initiatives to increase access to affordable/accessible housing to individuals transitioning back to the community
 - Regional Housing Coordinator Program
 - NHT Tenant Based Rental Assistance (NHT TBRA)
 - PAHousingSearch.com
- In the last fiscal year, the program saved the Commonwealth \$200 million dollars
 - Avg. Nursing Home Cost 36k whereas for 60+ HCBS only 15k and for under 60, 29k

Providers We Work With

Housing

- Housing Authorities
- Landlord Associations
- Builders, Developers, Architects
- Lenders
- Redevelopment Authorities
- Home modification providers
- PA Finance Agency (PHFA)
- Housing & Urban Development (HUD)

Social Services

- Area Agencies on Aging
- Private providers
- NHT Providers
- Legal Aid Offices
- Veterans' Affairs
- Advocacy groups
- Dept. of Public Welfare
- Centers for Independent Living
- Office of Vocational Rehab

Contact Information

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