

# Finally Home: Stories and Lessons Learned from Pennsylvania's Housing Demonstration Projects

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NCAPPS



# Welcome to Today's Webinar



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Thank you for joining us to learn about Pennsylvania's Housing Demonstration Project.

Today's webinar is sponsored by the National Center on Advancing Person-Centered Practices and Systems (NCAPPS).

NCAPPS is funded by the Administration for Community Living (ACL) and Centers for Medicare & Medicaid Services (CMS).

NCAPPS webinars are free and open to the public.

The goal of NCAPPS is to promote systems change that makes person-centered principles not just an aspiration but a reality in the lives of people across the lifespan.





# Webinar Logistics

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- Participants will be muted during this webinar. You can use the chat feature in Zoom to post questions and communicate with the hosts.
- Toward the end of the webinar, our speakers will have an opportunity to respond to questions that have been entered into chat.
- The webinar will be live captioned in English and live interpreted in Spanish.
  - Live English captions can be accessed by clicking the “CC” button at the bottom of your Zoom screen.
  - Live Spanish interpretation can be accessed by clicking the “interpretation” button at the bottom of your Zoom screen (world icon). Once in the Spanish channel, please silence the original audio.
  - Se puede acceder a la interpretación en español en vivo haciendo clic en el botón "interpretation" en la parte inferior de la pantalla de Zoom (icono del mundo). Una vez en el canal español, por favor silencie el audio original.
- This live webinar includes polls and evaluation questions. Please be prepared to interact during polling times.





# Feedback and Follow-Up

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- After the webinar, you can send follow-up questions and feedback about the webinar to [NCAPPS@hsri.org](mailto:NCAPPS@hsri.org).

(Please note that this email address is not monitored during the webinar.)

- The recorded webinar, along with a PDF version of the slides and a plain language summary, will be available within a few weeks at [NCAPPS.acl.gov](http://NCAPPS.acl.gov). We will also include questions and responses in the materials that are posted following the webinar.



# Who's Here?

**“In what role(s) do you self-identify? Select all that apply.”**

1. Person with a disability/person who uses long-term services and supports
2. Family member/loved one of a person who uses long-term services and supports
3. Self-advocate/advocate
4. Peer specialist/peer mentor
5. Social worker, counselor, or care manager
6. Researcher/analyst
7. Community or faith-based service provider organization employee
8. Government employee (federal, state, tribal, or municipal)

# Meet Our Speakers



**ROBERT ZOTYNIA**



**PAMELA ZOTYNIA**



**SARA CRIMM**



**AMBER BORRELI**



**MARIAN  
FRATTAROLA-  
SAULINO**



**DAVID GATES**



**DANA THOMPSON**



**ABBY MARTUCCI**



**JEREMY YALE**



**LISA TESLER**

# Pennsylvania Developmental Disabilities Council



- Established by DD Act and Executive Order
- Funded by Congress
- Do advocacy, capacity building, and systems change to fulfill mission
- Activities driven by state plan goals



# PADDC – Why?

- Community Input – 2014 Listening Tour
- Separate housing from services –  
“To demonstrate sustainable housing and services which are separate from each other, exchangeable, sustainable, and are person directed and controlled by people with developmental disabilities.”
- 2017 – PA Health Law Project (urban & suburban)
- 2018 – Values Into Action (rural)



# What the Data Tells Us

Most people with developmental disabilities say **SOMEONE ELSE CHOSE** where they live. (Independent Monitoring for Quality)

- 2010: 55%
- 2015: 51%
- 2021: 46%

In 2021, only 46% had a choice to live in a non-disability setting

- Only 2% owned their own homes
- In PA, 69.2% is the owner occupied housing rate from 2017 – 2021  
(US Census Bureau, QuickFacts Pennsylvania)

# Focus on Person-Centered Approach

Individuals and families decide where they live and all other systems and resources respond to and organize around their needs.

- Service providers
- Disability System
- Housing System
- Community and resources

People would be in control and lead the way...but how?





# PAHLP - Overall Approach

- Started with an RFP from the PA DD Council in 2016- “Person Directed Housing and Service Demonstration”
- A collaborative effort started with 5 organizations- 2 legal advocacy organizations, a family support organization and 2 community service providers: PA Health Law Project (prime contractor), Carousel Connections, Families CCAN, Regional Housing Legal Services and Values Into Action. In the 5th year of the grant we added a 6th organization, a leading organization in assistive technology and financial education for people with disabilities - PA Assistive Technology Foundation





# Key Elements

- Housing options evaluated by each individual with disabilities and their family to determine the approach that best fits each person's preference, needs, and resources.
- Comprehensive assessment of skills, experiences and preferences.
- Assessment used to develop a person-centered action plan that includes goals to promote independence and community integration prior to the move in date.



# Key Elements (2)

- Initial supports plan developed and implemented using a system changing approach.
- Focuses on detailed plans to enable individuals to acquire skills of independent living using coaching/mentoring model.
- Goal of fading supports once skills are attained.



# Key Elements (3)

- Supports plans include assistance for families and individuals with disabilities to conduct networking strategy.
- Develop plans to increase community integration with a focus on developing new relationships as well as becoming more engaged in the community.
- Assist each participant to develop a Personal Support Network which will help them make decisions and more fully participate in the community, even after their family is too elderly to do so.



# Lessons Learned

- Transitioning from housing with family or from a congregate facility takes significant planning.
- Planning requires good communication between the self-advocate, family and other natural supporters, supports coordinator, service providers, the Housing Transition and Tenancy Sustaining service provider and other members of the self-advocate's team.
- Planning must start with supporting the self-advocate to identify their housing goals and preferences and how those fit into their vision of a meaningful life.





# Lessons Learned (2)

- Each plan must be tailored to the self-advocate's wishes and available resources.
- Self-advocates and their families should be provided with a wide range of housing options including rental, rental with one or more housemates, and homeownership.
- Financial resources and social capital need to be considered in developing the housing plan.
- Given limited income, the high cost of housing and the limited number of subsidized housing units, self-advocates may need to explore sharing housing with one or more other individuals.



# Lessons Learned (3)

- While every effort must be made to identify housing in areas of the self-advocate's choice, the financial realities of housing costs in certain areas may result in limiting areas with housing the self-advocate can realistically afford.
- The housing plan must include activities aimed at developing housing readiness skills.
- Housing readiness must also include financial education (budgeting, understanding credit, opening a bank account etc.).



# Lessons Learned (4)

- Each self-advocate will move through housing readiness stages at their own pace.
- For self-advocates living with families, housing readiness for family members is just as important and can sometimes be even more challenging than housing readiness for the self-advocate.
- Housing readiness must include addressing fears and concerns about housing arrangements that will probably not include 24/7 on site staff and will not include 24/7 family support.



# Lessons Learned (5)

- Peer mentors can be very helpful in addressing some of those fears and concerns by showing that individuals with developmental disabilities can live in their own home.
- The team must expect that unplanned events (including a change in housing location or housemate) will occur which will require revisions to the housing plan and are likely to change the timetable for housing readiness activities.
- Agencies providing housing counseling will be more effective if they can identify and develop good working relationships with local housing resources.





# Lessons Learned (6)

- Supports are likely to continue to be needed once a self-advocate moves into their own home.
- There is an evolution of readiness that can occur with supports ebbing and flowing depending on the individual's life circumstances.
- While some of those supports can be provided by supports coordinators and service providers, having a provider who focuses specifically on Tenancy Sustaining services is vitally important.



# Lessons Learned (7)

- Individuals with higher support needs are generally less successful in obtaining housing in the community because of significant barriers to creating sustainable support plans (in the current PA Waiver system) outside of using residential supports administered by service providers.
- Costs of staff to manage housing and services are paid to agency—run group homes in PA but not to individuals or families who choose to self-direct and special approval must be obtained for 24/7 staffing outside a group home.



# Outcomes

- Zoning ordinance amended - local level
- Coverage of staffing for remote monitoring
- Increased knowledge of housing options and access to housing counselors to assist participants
- Increased access to Housing Transition and Tenancy Sustaining (“HTTS”) supports



# Outcomes (2)

- Successfully piloted financial education course
- Focused ODP's attention on housing options not controlled by service providers
- Comprehensive set of recommendations to expand housing options developed by grant partners and DD Council
- Formation of broad coalition to advocate with state agencies on adoption of our housing recommendations
- State ID/A agency established workgroup on housing



# FINALLY HOME

*A project supported by a grant from the Pennsylvania Developmental Disabilities Council.*



# Our Partners

- Housing Developers, Experts and Professionals
- Self Advocates
- Family Members
- Support Coordinators
- Supports Brokers
- Service Providers
- Administrative Entities
- Office of Developmental Programs Leadership Team
- Pennsylvania Housing Finance Agency
- Local Housing Authorities



# What we were asked to do & What we did

To demonstrate a person-directed housing model that ensures people with developmental disabilities can control their own housing, choose where and with whom to live, and ensure that the housing is separate from their services.

# Meaningful Participation

## What We Did:

- Informed stakeholders about HTTS and Project during State Center Closure Hearings
- PAC chaired by a self- advocate
- Housing Toolkit developed and available to all
- People using HTTS speaking/sharing their experiences
- Statewide Housing Symposium, open to all
- Continued HTTS' participant feedback
- ODP's ISAC forming a Housing Subcommittee to consider greater system impact

# System Change: ODP Waiver Service Housing Transition and Tenancy Sustaining Service

## What We Did:

- Limitations Removed
- Indirect Support Allowed
- Feedback Accepted:
  - Rate Increase
  - Qualification Revision
  - 2 to 1 Rate
- HTTS Curriculum developed in partnership with ODP

## What's Next:

- Increase in number of people interested in, and using the HTTS Service
- Increase in the number of providers qualified to provide HTTS
- Learn of and curate further changes needed
- Finalize HTTS Curriculum for provider certification as a qualification standard

# Panel Presentation





## Lessons Learned => New Pilot Position

Bridging the supports/services and housing gap through a Housing Program Coordinator position

Person-centered programming to support individuals to:

- Problem-solve more independently
- Build confidence & self-esteem
- Develop self-advocacy skills

Long-standing benefits to participants, especially around housing-related issues



The Dignity of Independence



# Collaboration Opportunities

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- HTTS Curriculum Approval as Qualification Standards
- Advocacy Coalition
- ISAC Housing Subcommittee





**pennsylvania**

**DEPARTMENT OF HUMAN SERVICES**

# **PA Office of Developmental Programs**

## **MISSION**

Support Pennsylvanians with developmental disabilities to achieve greater independence, choice and opportunity in their lives.

# VISION

Continuously improve an effective system of accessible services and supports that are flexible, innovative, and person-centered.

# EVERYDAY LIVES

Promotes the belief that, with the support of family and friends, people with disabilities can and should decide how to live their lives.



# Office of Developmental Programs: Housing Updates

- Housing Transition and Tenancy Sustaining (2017 Waiver)
- Waiver Incentive Payments (Residential Hab to Supported Living) (2022)
- Intellectual Disabilities Augmentation Account
  - Act 54 of 2022 created fund directing savings from state center closures to the ID/A community program.
  - Funds may be used for Housing for people with intellectual disabilities
- Housing Subsidies
- Housing Development





# Questions?



# Real-Time Evaluation Questions

- Please take a moment to respond to these six evaluation questions to help us deliver high-quality NCAPPS webinars.
- If you have suggestions on how we might improve NCAPPS webinars, or if you have ideas or requests for future webinar topics, please send us a note at [NCAPPS@hsri.org](mailto:NCAPPS@hsri.org)

# Real-Time Evaluation Questions (cont.)

- 1. Overall, how would you rate the quality of this webinar?**
- 2. How well did the webinar meet your expectations?**
- 3. Do you think the webinar was too long, too short, or about right?**
- 4. How likely are you to use this information in your work or day-to-day activities?**
- 5. How likely are you to share the recording of this webinar or the PDF slides with colleagues, people you provide services to, or friends?**
- 6. How could future webinars be improved?**



# Resources

Finally Home Housing Toolkit User Guide:

<https://valuesintoaction.org/pa/housing-toolkit/>

Cents and Sensibility: A Guide to Money Management:

<https://patf.us/who-we-are/publications/cents-sensibility/>

# Thank You.

Register for upcoming webinars at  
[ncapps.acl.gov](https://ncapps.acl.gov)

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The content and views expressed in this webinar are those of the presenters and do not necessarily reflect that of Centers for Medicare and Medicaid Services (CMS) or the Administration for Community Living (ACL) .

