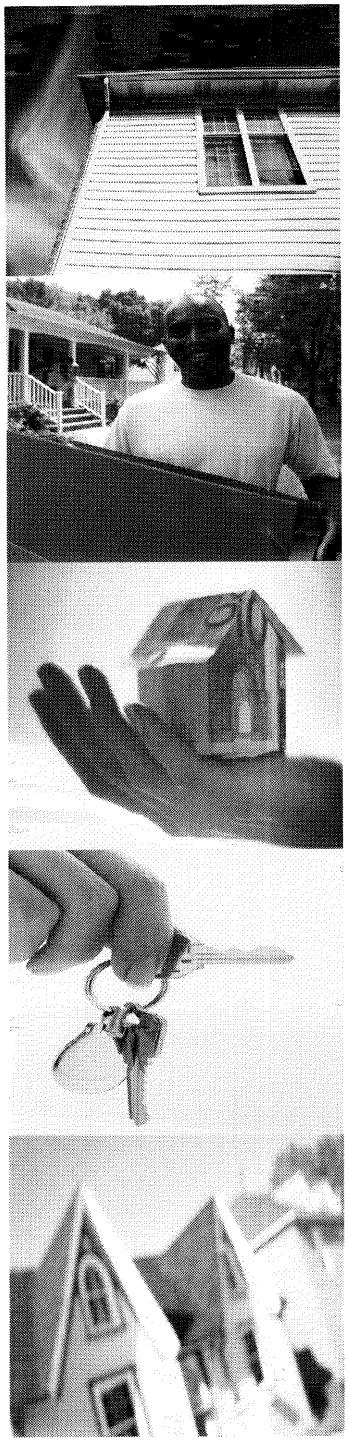


Creating a pool of eligible applicants

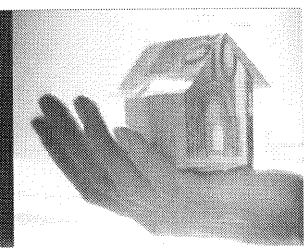
SDHP
Self-Determination Housing Project of Pennsylvania, Inc.

In today's session we will cover:

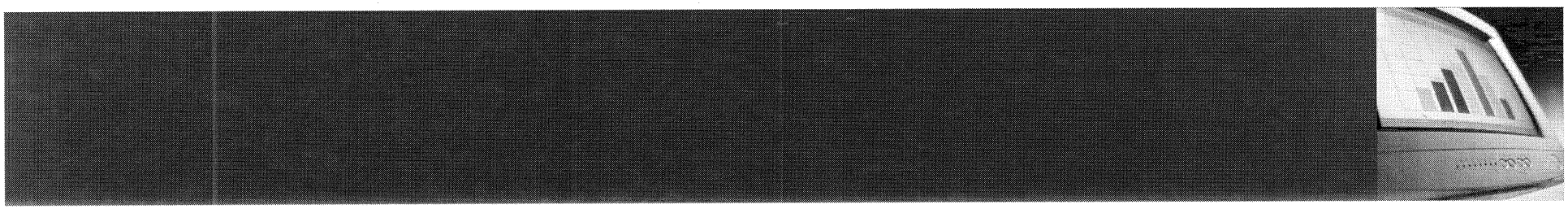
- How creating a pool of applicants can support the transition process.
- Tools for assessing housing needs
- Where to receive support to develop proactive strategies to overcome barriers.
  - Regional Housing Coordinator Initiative
    PREP "Prepared Renters Program"

The purpose for the pool is to collect and maintain data about:

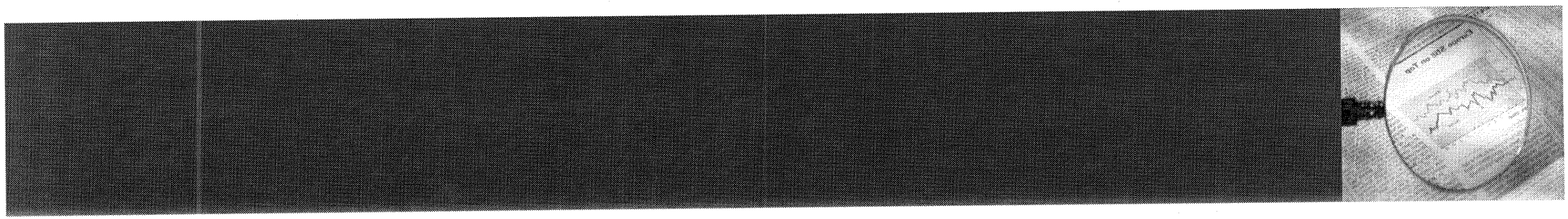
- Where housing is needed
- The types of housing needed
- Local housing deficits
- Barriers



- Collecting this data will provide a comprehensive overview of the housing situation in the area you serve.
- It will let you, or your housing person know the status of individuals who can not transition because they are waiting for housing to become available.

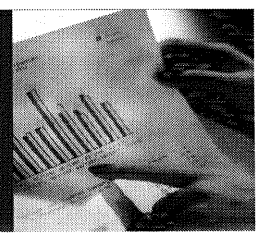


- This data can also be used to demonstrate local needs and barriers to
  - State and local government
  - Housing Authorities
  - HUD and PHFA
  - When applying for funding



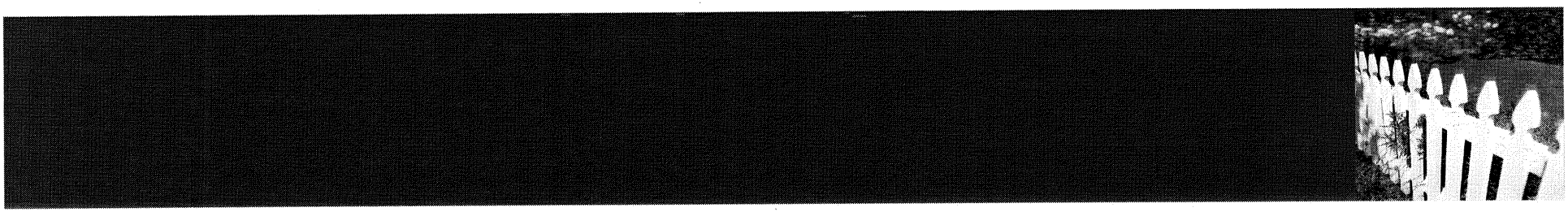
Information Management

- Can be very basic-
  - -An excel spread sheet
- Can be more detailed-
  - -An Access data Base



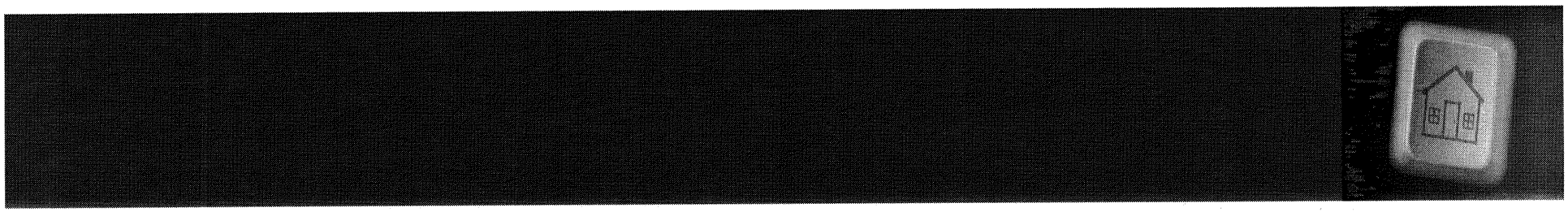
What you create depends on:

- Your agency needs
- Size of the population you are working to transition
- Time and resources available



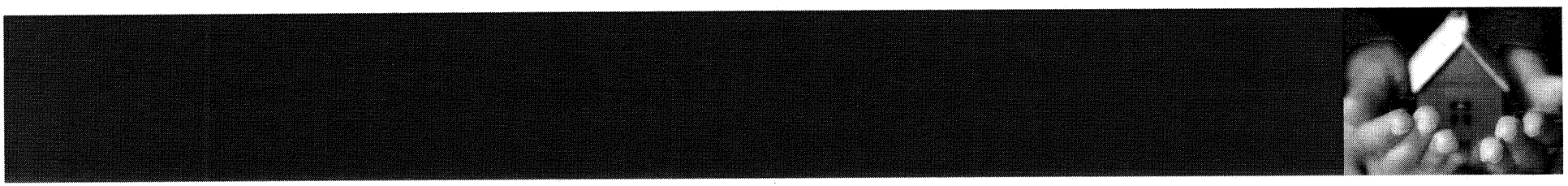
Types of information that should be collected

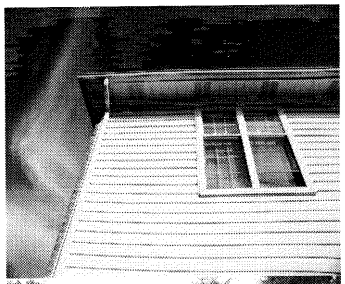
- A Basic way to identify individuals.
- What type of income they will have.
- Will they need subsidized housing?
- Type of housing
  - Fully Accessible
  - Partial modifications
- Who will they live with?
- Preferred locations
- Home and Community based service expectations
- Transportation needs
- Other needed supports

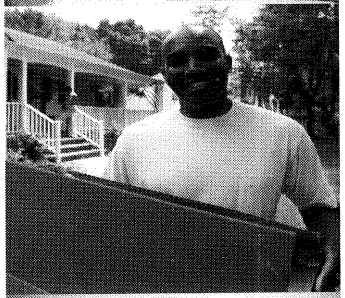


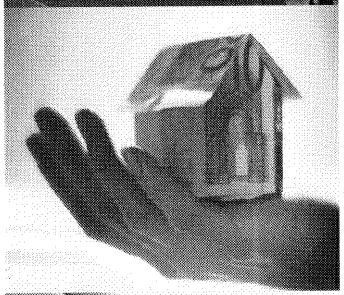
- Where does the information needed to create the data base come from?
  - -Existing records, assessments
  - -The individual

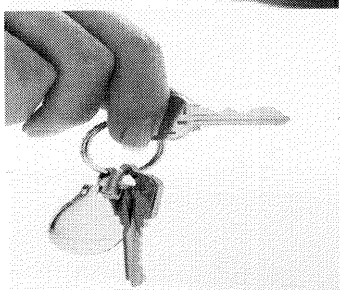
- Do you need an additional assessment for housing?









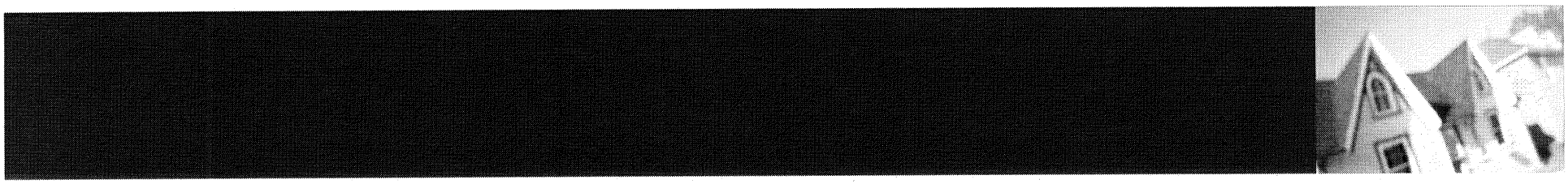


A housing Assessment is not just about an individuals need…

It is about personal choice!

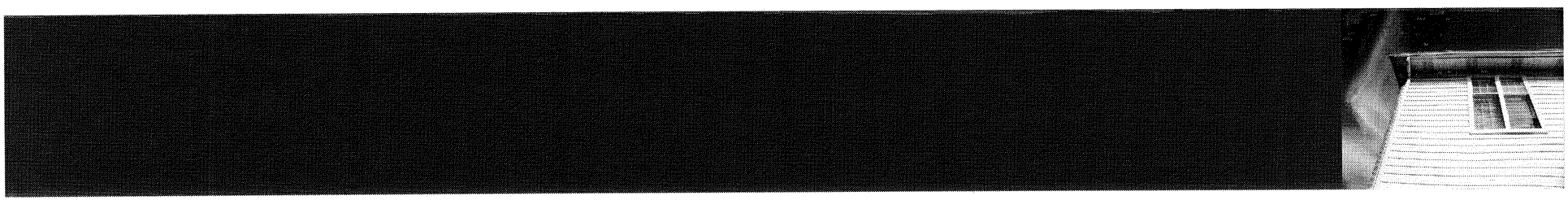
Why recreate the wheel?

- SDHP Housing Preference Tool
  - Free training available!
- "Choices" Assessment
- Other housing assessments.



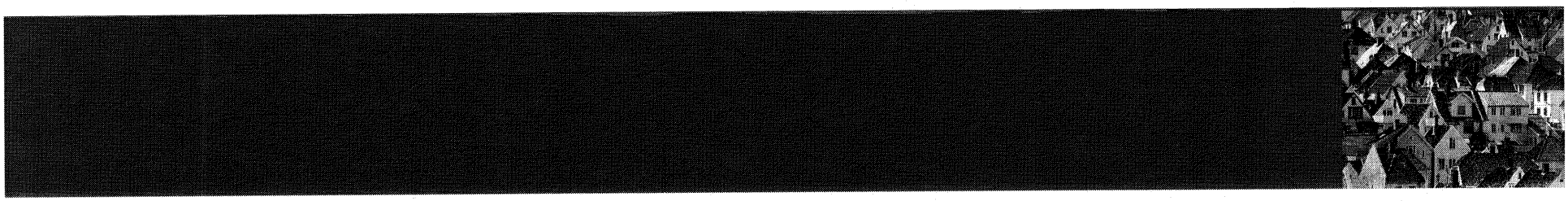
Barriers To finding Housing

- Low income/Affordability
- Inexperienced renter
  - no references
  - Lack of life skills
- Renter with difficult history
  - Credit Problems
  - Criminal History
  - Reputation



Affordability

- Is the number one barrier to housing
- Possible solutions include:
  - Shared Housing
  - Roommate matching programs



Prepared Renter Program

Creating positive rental experiences for everyone!

SDHP
Self-Determination Housing Project of Pennsylvania, Inc.

PHFA

About Prep

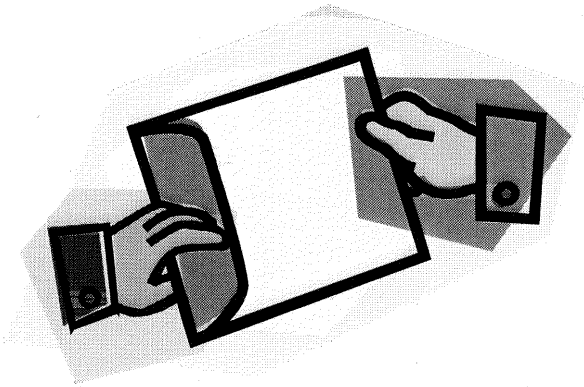
- ✓ SDHP Provides instructor classes to agency's wishing to train the individuals they serve.
- ✓ Instructor class takes about four hours.
- ✓ Training is offered free of charge to entities served by SDHP's Regional Housing Coordinators and PHFA.

What participants will learn:

- ✓ How to become better renters
- ✓ How to address problems with credit and personal history.
- ✓ How to create a "PREP" folder that contains all the information needed to apply for housing.

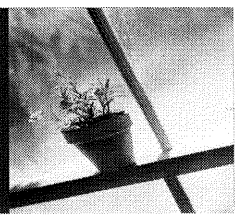
Prepared Renter Folder

- For <u>each</u> member of the household, provide



Income verification

- Employment
- Child Support
- Social Security
- Pension
- Public Assistance
- Other



PREP folder continued

- Full names of each household member.
- Dates of birth
- Social Security numbers
- Alien registration numbers, if applicable.
- Be sure to take along money for a possible Application Fee

  *Typically $25

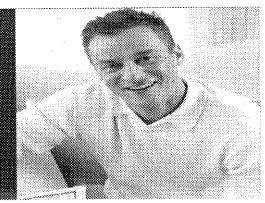
- **Asset Information**

  -Bank Information

  -Investment Information
- **Landlord References**

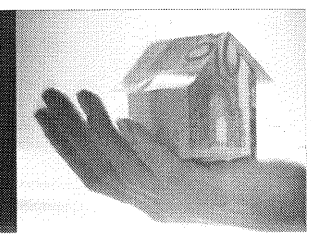
  - Including name, address & phone
- **Live-in Aid Agreement**

  -Visit www.phfa.org for a sample agreement



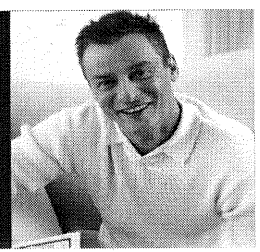
If there is no vacancy at the site where your client wishes to live:

- ✓Inquire about available efficiency units.
- ✓***Ask*** to be placed on a waiting list.
- ✓***Ask*** if there is a preference for persons with a
- ✓disability. ***Request*** the preference.
- ✓***Ask*** if someone is living in an accessible unit
- ✓ who does not need the features. ***Ask*** them to
- ✓ call you for the "bumpable" unit.



ALWAYS apply for a Housing Voucher through your local Housing Authority.

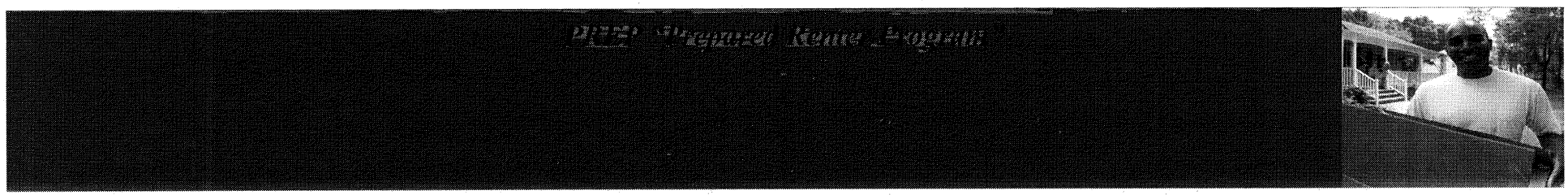
- Some have set-asides for persons with a disability.
- It may be a two-year wait, but in two years your client will be glad you did!



Resources to locate apartments

The PA Affordable Apartment Locator (PAL): **www.phfa.org/pal**

- ✓There are over 64,000 affordable
- ✓apartment units listed
- ✓Mailings of available accessible
- ✓units are sent out every other week



Local Housing Resources

- Regional Housing Coordinator Initiative
- Service Organizations and Housing Resources Database http://www.phfa.org/applications/housing_services_resources.aspx

PHFA

www.phfa.org

SDHP
Self-Determination Housing Project of Pennsylvania, Inc.

www.sdhp.org

SDHP

Self-Determination Housing Project of Pennsylvania, Inc.

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