



**Accessible Housing:**

**A Human Right**

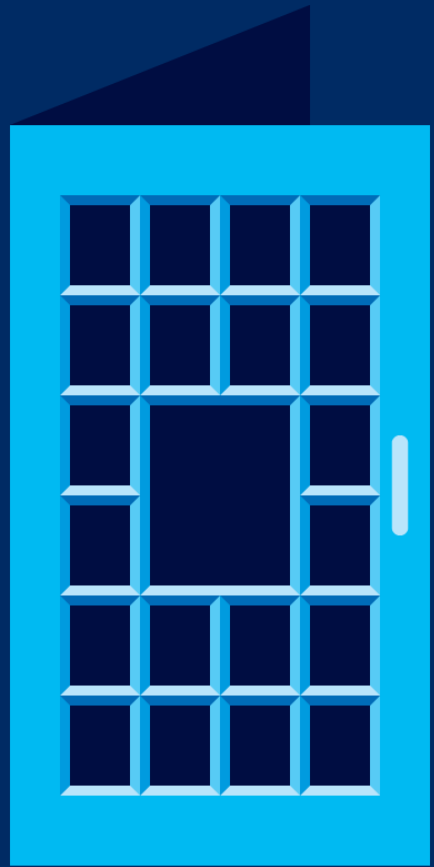
**Inglis Self-Determination Housing of PA**  
**Statewide Housing Conference**

**Presented By**



**In Partnership With**





# Statewide Housing Needs Call to Action!

## A Review of Statewide Housing Plans

Nathan Lampenfeld, Jessie Pierce, Stephanie Meyers, and  
Dyann Roth

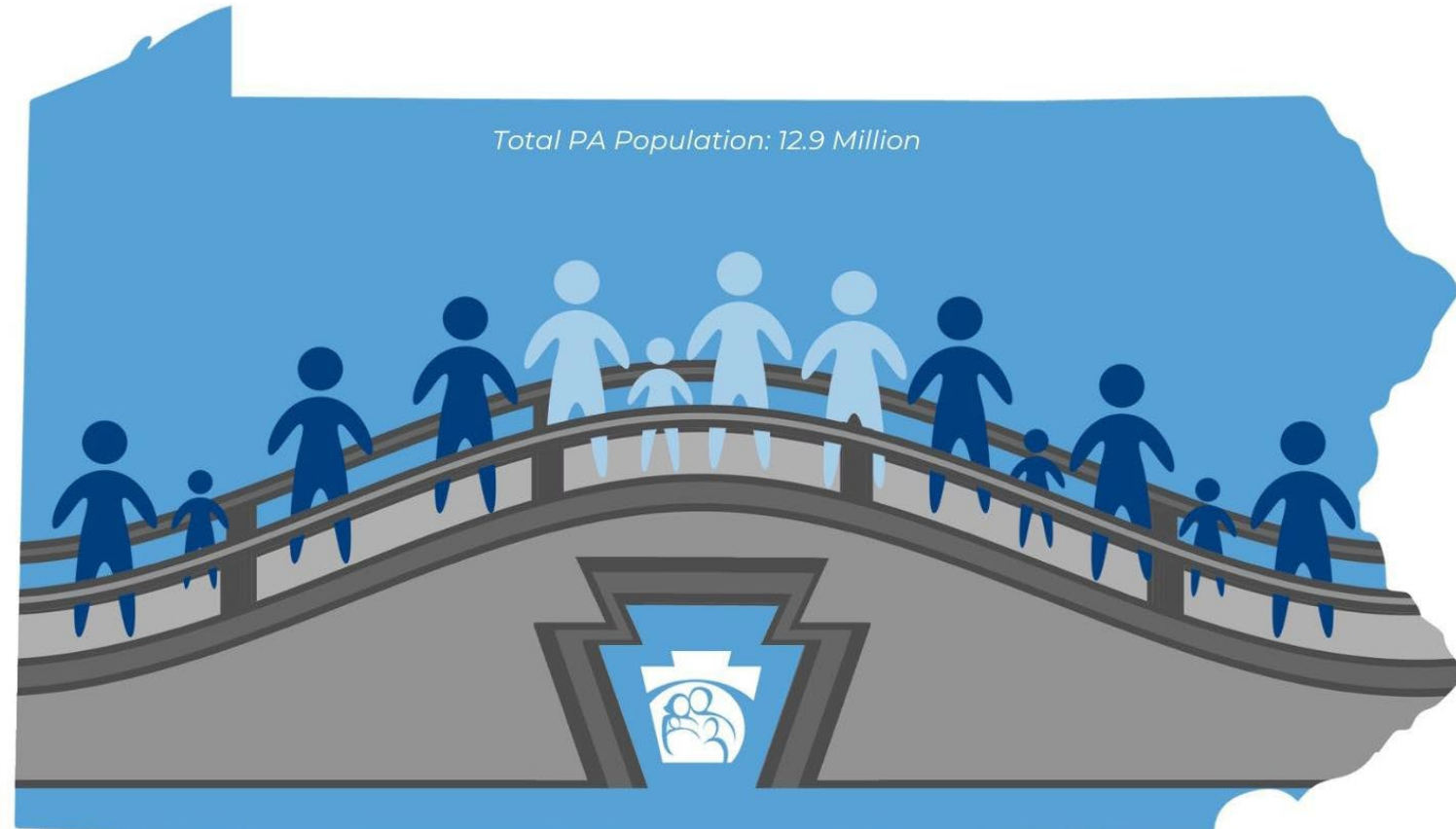


# Pennsylvanians Served by DHS

## DHS MISSION AND VISION

Our **mission** is to assist Pennsylvanians in leading safe, healthy, and productive lives through equitable, trauma-informed, and outcome-focused services while being an accountable steward of Commonwealth resources.

Our **vision** is that all Pennsylvanians live safe, healthy, and independent lives, free of discrimination and inequity.



3.5 Million Directly Served Through Public Assistance Programs



9+ Million People Reached Through Provider Licensing, Protective Services, and Other Supports

# DHS Housing Services and Programs

The following are highlighted samples of DHS housing services and programming.

<p><b>Department of Human Services-Wide</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Bridges to Success: Keystones of Health for Pennsylvania</u></a></li> <li>• <a href="#"><u>Human Services Block Grants</u></a></li> <li>• Support of the <a href="#"><u>Regional Housing Coordinator program</u></a></li> </ul>	<p><b>Office of Administration</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Mass Care and Emergency Assistance</u></a></li> <li>• Support for communities after disaster</li> </ul>	<p><b>Office of Child Development and Early Learning</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Child Care Works</u></a></li> <li>• <a href="#"><u>Early Learning Resource Centers</u></a></li> <li>• <a href="#"><u>Pennsylvania Head Start State Collaboration Office, Early Childhood Homeless Stakeholders</u></a></li> <li>• <a href="#"><u>Continuums of Care and Head Start Working Together</u></a></li> </ul>
<p><b>Office of Children, Youth and Families</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Independent Living and Chafee Foster Care Programs</u></a></li> <li>• Stable Housing Interventions in Facilitated Teams (SHIFT)</li> <li>• Needs Based Budget</li> </ul>	<p><b>Office of Developmental Program</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Everyday Lives</u></a></li> <li>• <a href="#"><u>Lifesharing</u></a></li> <li>• Housing Transition and Tenancy Sustaining Services</li> </ul>	<p><b>Office of Income Maintenance</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Homeless Assistance Program</u></a></li> <li>• <a href="#"><u>Low-Income Home Energy Assistance Program</u></a></li> <li>• <a href="#"><u>Emergency Rental Assistance Program</u></a></li> <li>• <a href="#"><u>Emergency Shelter Allowance</u></a></li> <li>• <a href="#"><u>Temporary Assistance for Needy Families Diversion</u></a></li> <li>• <a href="#"><u>Refugee Resettlement Program</u></a></li> </ul>
<p><b>Office of Long-Term Living</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Community HealthChoices</u></a></li> <li>• <a href="#"><u>Nursing Home Transitions Program</u></a></li> </ul>	<p><b>Office of Medical Assistance Programs</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Physical HealthChoices</u></a></li> <li>• Community-Based Care Management</li> </ul>	<p><b>Office of Mental Health and Substance Abuse Services</b></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Reinvestment and Housing Strategies</u></a></li> <li>• <a href="#"><u>Behavioral HealthChoices</u></a></li> <li>• <a href="#"><u>SSI/SSDI Outreach, Access, and Recovery</u></a></li> </ul>

## WHAT IS **AFFORDABLE** HOUSING?

According to the U.S. Department of Housing and Urban Development (HUD), an affordable home is one where rent/mortgage costs inclusive of utility payments are **30% or less of occupants' monthly household income**, regardless of income level. People who pay more are considered cost burdened.

To afford a **1 - BEDROOM** rental home at Fair Market Rent in Pennsylvania, you must have a yearly take home salary of ~\$40,000.

**\$23.61/hour**  
REQUIRED TO  
AFFORD A  
**2 - BEDROOM**  
RENTAL HOME

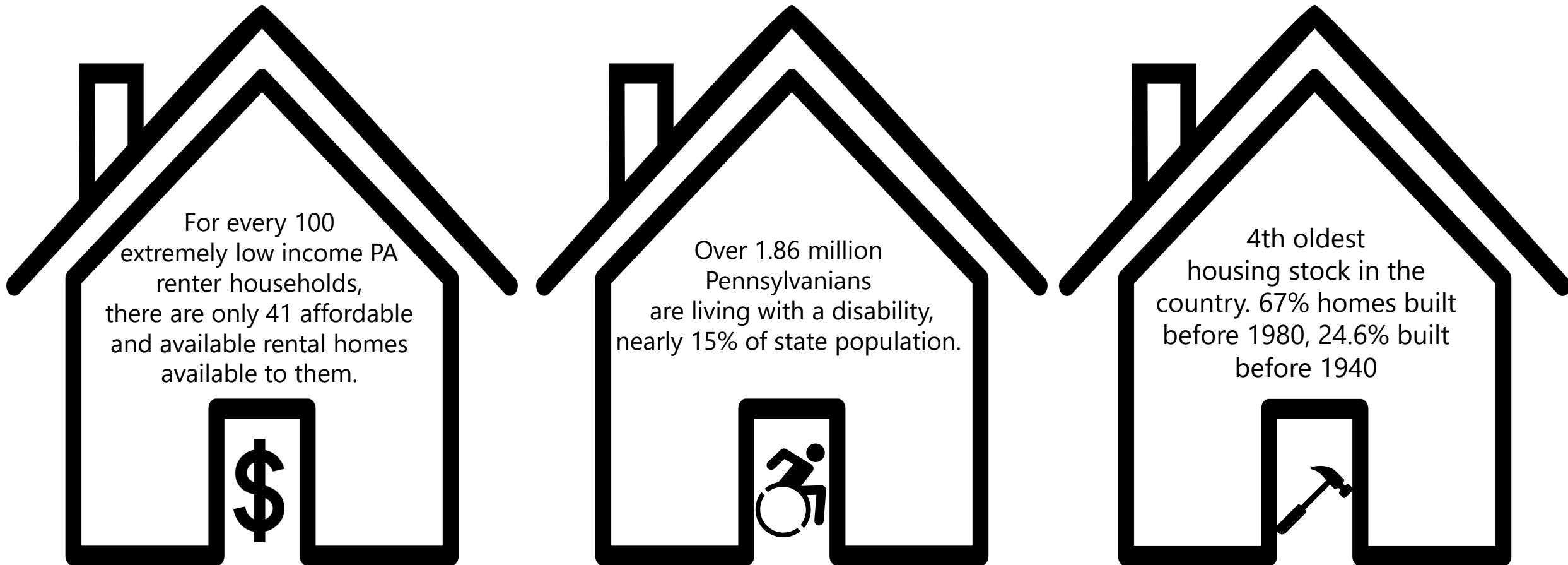
**\$1,228/month**  
**2 - BEDROOM**  
FAIR MARKET  
RENT

PENNSYLVANIA  
MEDIAN WAGE

**\$22.98/HOUR**

THE MEDIAN WAGE ACROSS ALL  
PENNSYLVANIA OCCUPATIONS  
IS **NOT ENOUGH** TO AFFORD A MODEST  
2-BEDROOM RENTAL HOME WITHOUT  
EXPERIENCING COST BURDEN.

# Affordability and Accessibility

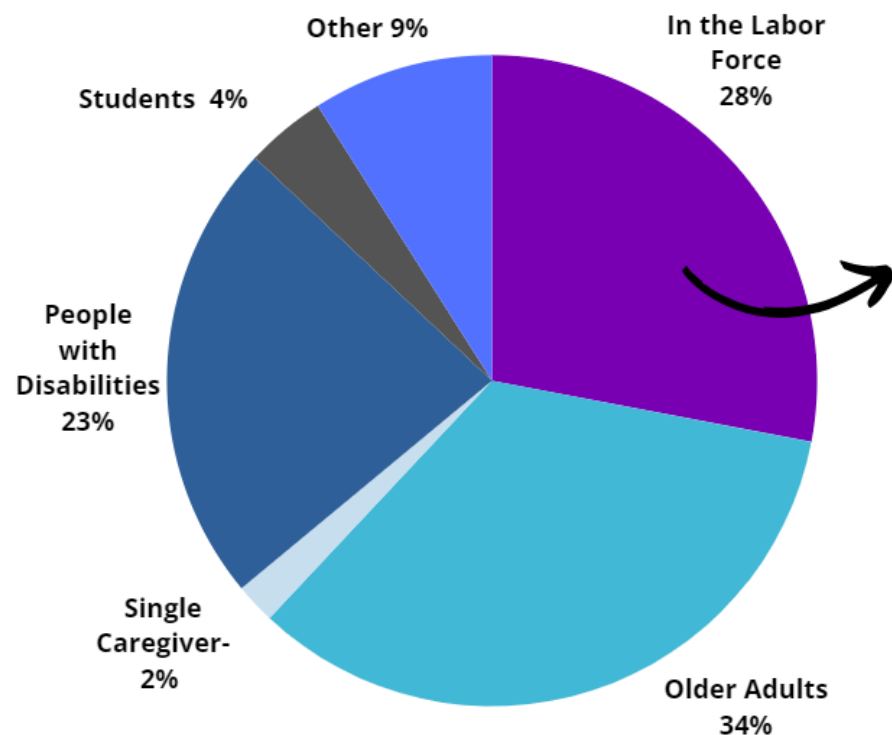


Sources:  
US Census Bureau  
Pennsylvania Housing Finance Agency 2023 Comprehensive Housing Study  
National Low Income Housing Coalition

# Pennsylvania Housing Context (2)

In Pennsylvania, there is a **significant shortage of rental homes affordable and accessible to extremely low-income households**, whose incomes fall at or below the poverty guideline or 30% of their area's median income.

## WHO ARE EXTREMELY LOW-INCOME RENTER HOUSEHOLDS?

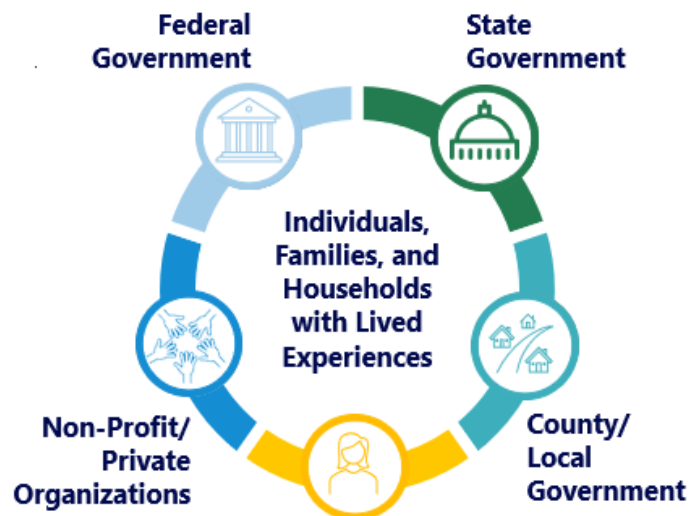


## ALICE HOUSEHOLDS

ALICE, a United Way acronym which stands for **Asset Limited, Income Constrained, Employed**, represents the increasing number of individuals and families who work, but are unable to meet their basic needs, including food, childcare, housing, health care and transportation.

- Many extremely low-income households are severely housing cost-burdened, spending more than half of their income on housing.
- Severely cost-burdened households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay their rent, and to experience unstable housing situations like evictions.

# DHS Housing Strategy Overview



## Housing Strategy Priority Areas

-  **Supportive Housing**
-  **Homelessness & Housing Stability**
-  **Housing Services & Supports**
-  **Housing Affordability**
-  **Housing Supply & Accessibility**

## Aligning with the Secretary's Vision

“Together, we can develop a 5-year DHS Housing Strategy that centers the needs of our Pennsylvania neighbors and communities through aligning our services and partnerships to **address housing as both a human right and an essential social driver of health and wellbeing.** We will work to increase access to affordable and workforce housing and to ensure access to supports – in times of crisis to weather unexpected challenges and to provide trauma-informed, high-quality services that meet Pennsylvanians’ needs now and for our future.”

**Dr. Val Arkoosh**

*Secretary of the Pennsylvania Department of Human Services*





# Feedback Survey Responses: Listening to Community Voices & Lived Experience

Approximately **two out of three** feedback survey respondents had experienced a situation related to housing instability.

- **300+ responses to Housing Survey**
- **10 Focus Groups with 266 participants**
- **3 Public Forums with 386 participants**
- **1,100+ stakeholders on outreach list**
  
- **48-member Cross-Sector Steering Committee Engagement**
- **22-member DHS-Internal Steering Team Collaboration**

I have **been on a waiting list for subsidized or permanent supportive housing** – 38 respondents

I have **not had a safe and stable place to sleep** at night – 35 respondents

I have **needed help finding housing I can afford** but did not know where to go – 48 respondents

**37%** of respondents currently **experience housing cost burden** (pay more than 30% of income on housing costs).

I have **struggled to find housing I can afford that meets the needs of my family, including children or elders** – 44 respondents

I have **struggled to find decent quality housing I can afford in a safe neighborhood with access to the services and resources I need** – 60 respondents

I have **experienced discrimination** by a landlord, property manager, real estate agent, or mortgage lender **when looking for housing** – 28 respondents

I have **lived in a group shelter** designed to provide temporary housing – 20 respondents

I have **struggled to find housing I can afford that meets my needs** as a person with a **physical or intellectual disability** – 42 respondents

I have lived in a **home that needs repairs** to be in good condition, but I cannot afford the cost – 64 respondents

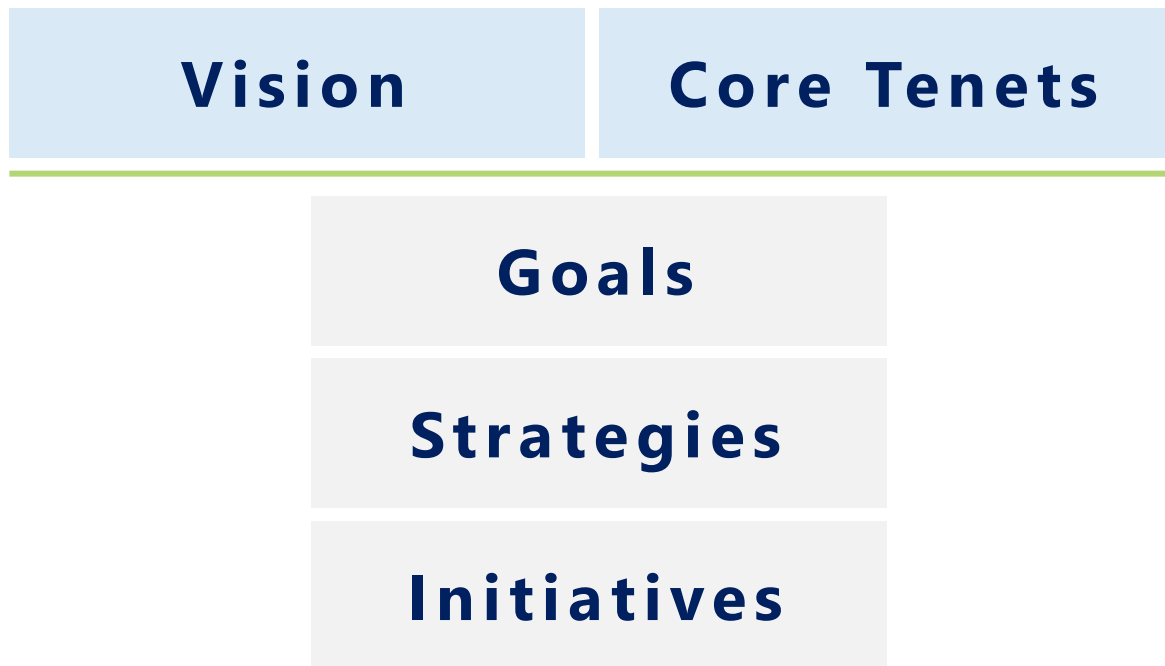
# Feedback Survey Responses: Identifying Housing Needs

**Question:** Please **select up to five housing issues** most in need of attention in the Pennsylvania community where you live or work in the housing sector.

## Top Responses:

1. Increase affordable housing for families – **193 respondents**
2. Increase available housing for people with low credit scores, previous evictions, or criminal records – **115 respondents**
3. Increase affordable housing with supportive services for homeless individuals and families – **114 respondents**
4. Increase affordable housing for seniors – **110 respondents**
5. Offer incentives to redevelop vacant, abandoned, or delinquent properties – **108 respondents**
6. Increase affordable housing with supportive services for people with disabilities – **108 respondents**
7. Increase collaboration between levels of government, private businesses, and nonprofit organizations to better serve Pennsylvanians' housing needs – **92 respondents**
8. Increase affordable housing in high-opportunity neighborhoods (e.g., high-quality schools, access to public transportation and essential services, close to public facilities like parks, community centers, and libraries) – **91 respondents**
9. Preserve affordable housing options in areas where housing costs are increasing rapidly – **89 respondents**
10. Increase available rental housing for people using Housing Choice Vouchers – **79 respondents**
11. Provide short-term assistance with rent/mortgage/utility payments – **77 respondents**
12. Provide assistance for property owners to repair/modernize affordable rental housing – **62 respondents**

# Keystone Connected Vision & Core Tenets



DHS strives to work with our partners toward our vision and our desired future state where every Pennsylvanian has a safe home as a foundation to stabilize their health, independence, and wellbeing.

We approach this work with commitment to **promoting Diversity, Equity, and Inclusion**

- **Engage Diverse Perspectives**
- **Pursue an Equitable and Inclusive Pennsylvania Housing Landscape**

**Keystone Connected** includes **goals** (high-level themes), **strategies** (mid-level approaches), and **initiatives** (specific tactics with owners and partners) to address Commonwealth-wide housing challenges and opportunities.

# Keystone Connected Goals

## **Goal 1: Support Abundant Housing Opportunities**

Encompasses an array of initiatives to create abundant, attainable, affordable, accessible housing in high opportunity locations, and preserve existing affordable housing.

## **Goal 2: Open Doors to Housing Stability**

Promotes proactive housing supports, easier access to housing and homeownership opportunities, boosting crisis response systems, increasing supportive housing options, and encouraging shared and creative housing solutions.

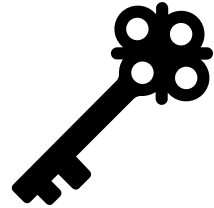
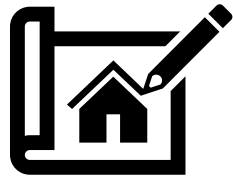
## **Goal 3: Align Education and Navigation**

Focuses on education and navigation of the housing resources that exist in Pennsylvania and aligning efforts across various agencies and platforms to better serve Pennsylvanians.

## **Goal 4: Achieve Collective Housing Goals**

Identifies opportunities for cross-agency and cross-sector coordination, tracking progress toward shared goals, investing in the services and supports workforce, and building capacity at the local level.

# Keystone Connected Initiatives



Promote adoption of Visitability and Universal Design principles, to ensure properties and neighborhood amenities are accessible.

Update state and DHS websites to coordinate and consolidate information about state-funded housing programs and resources.

Support and evaluate the Office of Developmental Programs (ODP) supportive housing pilot program, which provides housing subsidies for people with Intellectual Disabilities (ID) and autism.

Support the development of landlord engagement and incentive strategies to encourage more landlords to rent to people with barriers and to accept housing subsidies.

Increase available assistance for home modifications and assistive technologies through aligning and braiding funding opportunities to address repair and accessibility needs.

Affirmatively Further Fair Housing and reduce discrimination through education and policy action on fair housing rights, advocacy, and enforcement.

# Bridges to Success: Keystones of Health for Pennsylvania

- **Bring new tools to our Medicaid program to work upstream**
- **Build on our foundational knowledge and experience to address social determinants of health**

## Focus Areas

- **Reentry supports**
- **Food & nutrition supports**
- **Housing supports**
- **Continuous coverage under age six**



# Housing Potential Populations & Services

The goal of housing supports is to ensure stable housing as a **foundation for overall health and well-being.**



## POTENTIAL POPULATIONS

People experiencing homelessness who:

- Have serious mental illness or a substance use disorder
- Are pregnant or in the 12-month postpartum period
- Are identified for reentry supports, including those at risk of homelessness
- Have a chronic health condition (to be defined)

## HOUSING SERVICES

1. Connect people to existing housing supports and services.
2. Provide help during transitions with moving expenses and necessary household items like, pots and pans, furniture, and air conditioning units.
3. Provide short-term help paying rent.
4. Provide education and support to keep housing.

# Collaborating on Commonwealth Priorities

[Governor Shapiro's proposed 2024-2025 budget](#) includes the following investments in housing and related supports.

- Increases funding by \$10 million for the Homeless Assistance Program, where rental assistance, bridge housing, emergency shelter, eviction prevention, and other innovative supportive housing services can be provided.
- Providing \$5 million in matching funds to ensure tenants have access to legal representation in eviction proceedings and keep more Pennsylvanians in their homes.
- Increasing the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) cap to \$100 million by 2027-28 to address critical housing needs.
- Proposing \$50 million for the Whole Home Repairs program, to continue to provide direct assistance to homeowners with repairs and accessibility, and keep more Pennsylvanians in their homes.
- Cutting costs for older adults and people with disabilities through expanding the Property Tax and Rent Rebate Program.



# Next Steps & Call to Action



**PA NAVIGATE**

linking patients to community resources

- *Housing Strategy* Public Comment Period: Sign up for updates
- [PA Navigate](#) is a new statewide closed loop referral platform to address social determinants of health. The Community Action Association of Pennsylvania is partnering with Findhelp to conduct outreach to community based organizations (CBOs) and onboard them to the platform. CAAP will host local and regional listening sessions to ensure that CBOs are equal members of this collaborative effort to improve health outcomes for Pennsylvanians. To be connected to the Community Engagement team, please email [PANavigate@thecaap.org](mailto:PANavigate@thecaap.org).

# Connect with DHS

Please see the following for more information about Keystones of Health and DHS Housing initiatives.

## Where you can find more information:

### 1115 DEMONSTRATION WEBSITE

Read detailed context and information about the 1115 application with helpful resources:

[Keystones of Health | Commonwealth of Pennsylvania \(pa.gov\)](#)

### JOIN THE KEYSTONES OF HEALTH LISTSERV

Subscribe to receive email updates on Pennsylvania's 1115 waiver  
[Subscribe to 1115 Listserv](#)



Join the Keystones of Health Listserv

### JOIN THE HOUSING STRATEGY LISTSERV

Subscribe to receive email updates on Housing Strategy  
[Subscribe to Housing Strategy Listserv](#)



Contact the Housing Strategy Project Team  
at [PADHSHousingStrategy@deloitte.com](mailto:PADHSHousingStrategy@deloitte.com)

# Pennsylvania Department of Aging Housing Programs

- **Domiciliary Care (Dom Care)** : Certified Dom Care providers provide a family-like living arrangement, daily support, and supervision to up to three participants, who compensate providers a monthly rate.
- **Elder Cottage Housing Opportunity (ECHO)**: small, accessible, temporary residences placed in the side or backyard of family or friends, which can then be reassigned when an older adult's living needs change.
- **Shared Housing and Resource Exchange (SHARE)**: homesharing program that matches homeowners or renters with home sharers in exchange for a contribution to living expenses, household help, or a combination of both.

# Dom Care

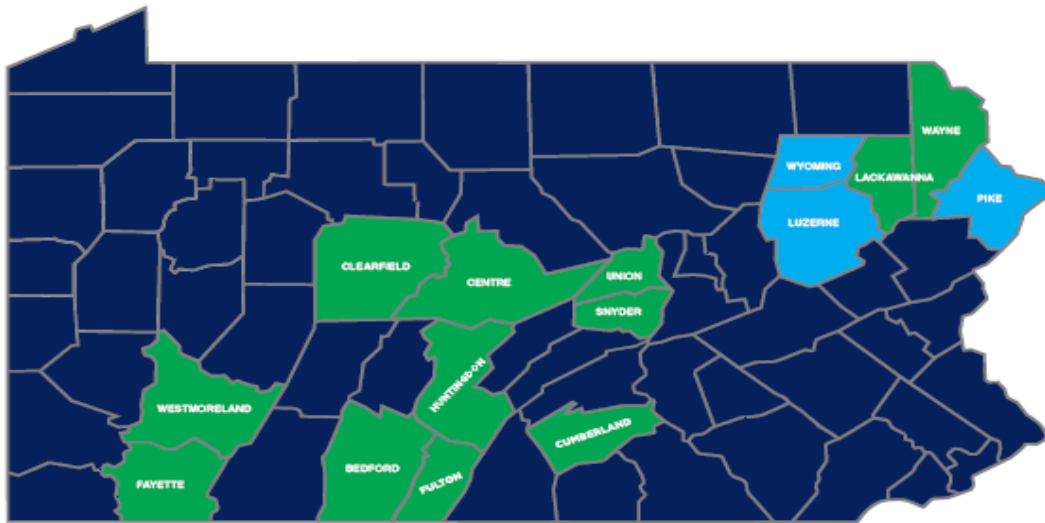


## Program Reach:

- 31 Participating Counties
- 286 Dom Care Providers
- 538 Dom Care Residents

**Participating Counties** - Adams, Allegheny, Armstrong, Beaver, Bedford, Blair, Butler, Cambria, Centre, Columbia, Crawford, Dauphin, Delaware, Erie, Fayette, Greene, Huntingdon, Jefferson, Lackawanna, Lancaster, Luzerne, McKean, Mifflin, Montgomery, Philadelphia, Snyder, Somerset, Washington, Westmoreland, Wyoming, York.

# ECHO



**All Participating Counties**

2018 (Pilot) & 2019 – Clearfield  
2020 – Phase 1 – Clearfield, Snyder, Union, Westmoreland  
2021 – Phase 2 – Centre, Fayette, Huntingdon  
/Bedford/Fulton Service Area, Lackawanna (2)

2022 – Phase 3 – Lackawanna, Wayne  
2023 – Phase 4 – Cumberland, Luzerne/Wyoming Counties  
**Phase 5 Counties**  
2024 – Phase 5 – Pike, Luzerne/Wyoming Counties

## Program Reach:

- 15 Cottages
- 10 Participating AAAs
- Awaiting Phase 5 funding decision

# SHARE



**Participating Counties** - Allegheny, Bucks, Carbon, Crawford, Lackawanna, Lehigh, Monroe, Montgomery, Northampton, Northumberland, Pike, Snyder, Union, Wayne

## Program Reach:

- 14 Participating Counties
- 142 Matches Made
- 284 Individuals Served



**GOVERNOR  
SHAPIRO**  
PENNSYLVANIA.GOV

# *Aging* **Our Way, PA**

A Plan for Lifelong Independence

# *Aging Our Way, PA is:*

**A 10-year strategic plan designed to help transform the infrastructure and coordination of services for Pennsylvania's older adults.**

- **Necessary:** The investments and improvements outlined in the Plan are needed for Pennsylvania to grow alongside its aging population.
- **Stakeholder-Driven:** PDA invited community members across the state – including Pennsylvanians over 60, caregivers, families, subject-matter experts and community members - to recommend improvements to the services and infrastructure in their communities.
- **Collaborative:** Drawn from stakeholder input, and as directed by the Governor Shapiro's Executive Order 2023-09, state agencies and community expert partners worked together to articulate the priorities, strategies, and tactics included in the plan.
- **Achievable:** To guarantee achievability, each Tactic has been refined in active partnership with the agencies responsible for its implementation.
- **Responsive:** The Plan is designed to adapt alongside shifting needs and resources over its 10-year timeframe.
- **Effective:** The Plan presents an opportunity for Pennsylvania's government to work smarter.



# Stakeholder Engagement

## Direct Engagement (Qualitative)

- Partnership with Area Agencies on Aging
- **210** listening sessions (at least 1 per county), plus over **3,300** comments

**Over 10,000**  
responses

## Needs Assessment Survey (Quantitative)

- Partnership with University of Pittsburgh School of Public Health
- Survey of **900** older adults, plus nearly **7,000** online form responses

**Nearly 8,000**  
responses

## Public Comment Engagement

- Online Form: 606 responses from 125 respondents
- E-Mail, Mail, Voicemail: 221 comments

**Over 800**  
responses

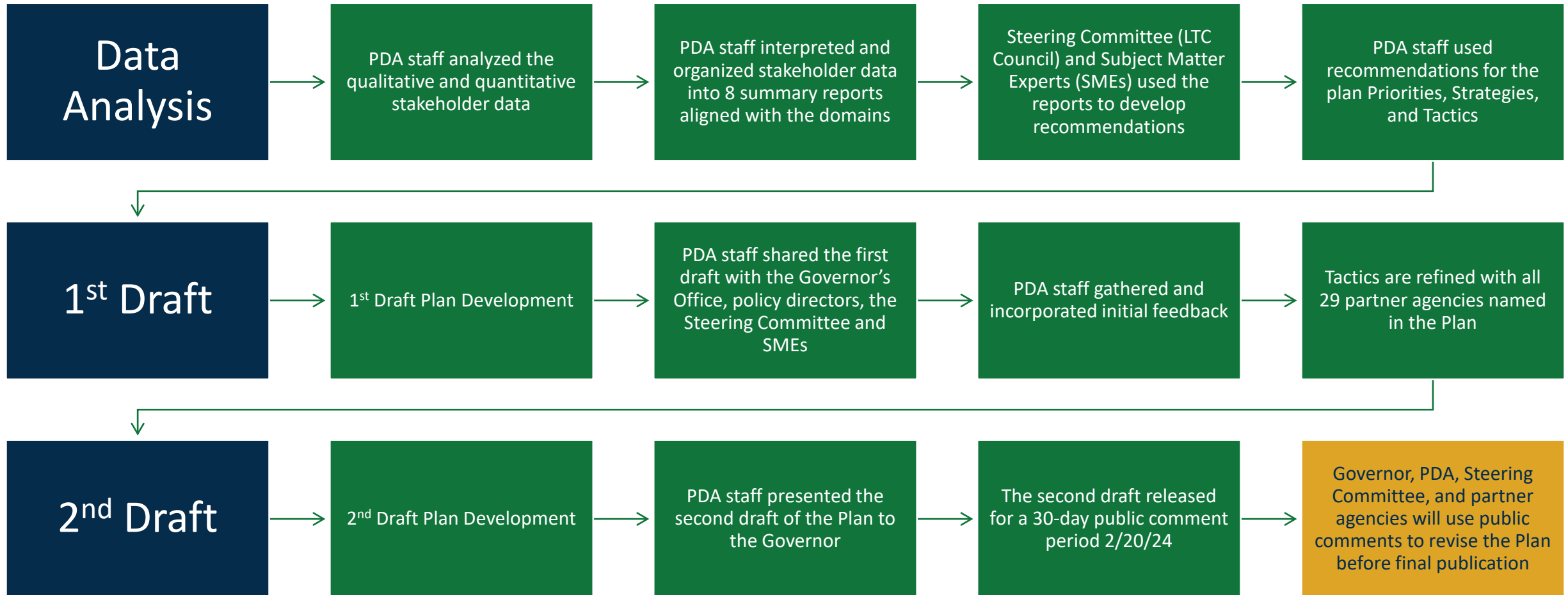
# Stakeholder Engagement Framework



## Data Collection Framework: 8 Domains of Livability

- **Person-centered:** creates snapshot of a person's lived experience
- **Community-focused:** emphasizes relationship between community and quality of life
- **Evidence-based:** regarded as "Gold Standard" for age-friendly community development

# Development Phase II: Crafting Policy Initiatives



# Plan Structure: Priorities, Strategies, and Tactics

*Aging Our Way, PA* is structured around **Priorities** (high-level themes), **Strategies** (mid-level approaches), and **Tactics** (specific, measurable initiatives).



# Housing Tactics



Spread and fund Shared Housing and Resource Exchange (SHARE) model to additional counties and expand the model to more populations including veterans and reentrants.

Incentivize the integration of Universal Design principles and Smart Technology in new housing constructions.

Advocate for legislation that requires higher-density options, such as Accessory Dwelling Units (ADUs) or Elder Cottage Housing Opportunities (ECHOs), to be considered in local zoning and planning regulations.



Launch a campaign to promote awareness around accessibility-related housing resources and options.

Launch a campaign targeting local officials regarding housing needs, options available, best practices, and promising models that would allow for more diversity in housing options.

Establish at least one dedicated navigator in every AAA equipped with standardized training in case management, information and referral tools, customer service, and resources related to health services and community supports, housing, social engagement, and transportation.

# Questions?



**Thank you for attending this session! Please take a moment to fill out this survey**  
(Also available in your program book)



**Accessible Housing:**

**A Human Right**