

Values
into action



PENNSYLVANIA
DEVELOPMENTAL
DISABILITIES
COUNCIL

HOUSING OPTIONS TRAINING MODULE 1

Finally Home is a demonstration project of Values into Action funded by the Pennsylvania Developmental Disabilities Council (PADDC) to assist individuals with intellectual and developmental disabilities from rural communities in meeting their goals to access and maintain control of their own homes. Diana T. Myers and Associates, Inc. (DMA) and Values Into Action created the **Finally Home Housing Toolkit** as a user-friendly resource providing housing information and tools for advocates, Housing Service Providers, Supports Coordinators, Supports Brokers, family members and other interested parties to support people with disabilities in securing the housing of their choice.

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VALUES INTO ACTION

Offers individualized support to people with disabilities and their families, exclusively in their own homes and communities.

Believes that a person's strengths and aspirations defines who they are and that every human being has the right to self determination

Demonstrates that the more complex and significant one's support needs, the more compelling the reason to direct one's own services, and hence their lifecourse

TODAY'S FACILITATORS

(INSERT PRESENTER NAME(S) HERE)

(INSERT ORGANIZATION NAME)

(TEXT BOX: INSERT YOUR ORGANIZATION
DESCRIPTION/INFO HERE)

HOUSEKEEPING

Information presented is from a housing perspective.

Information regarding resources is presented as a general, high-level overview. Local programming may be more specific.

QUESTIONS?

PURPOSE OF TRAINING

- To introduce and show a range of housing choices and options
- To assist people with intellectual & developmental disabilities and their family members to understand the challenges and opportunities presented by each option
- To help people of all abilities to decide which features and options might be of interest to them

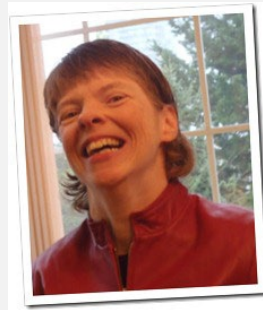


TOPICS TO BE COVERED

- Who do you want to live with?
- Where do you want to live?
- Do you want to own or rent?
- Other ideas to start thinking about....

WHO DO YOU WANT TO LIVE WITH?

- By Yourself?
- With Others?
 - Family?
 - Parents? Spouse? Aunt?
 - Friend?
 - Roommate?
- Opportunities and Challenges of Each?



WHERE DO YOU WANT TO LIVE?

YOU NEED TO DECIDE:

1. The Kind of Community or Neighborhood
2. The Kind of Home

TYPES OF COMMUNITIES AND NEIGHBORHOODS

URBAN

A built-up city, town or community
with many different types of buildings and
uses



Urban Neighborhood

URBAN LIVING

In an urban city or town, the store, the bus stop, the doctor's office and other places you want to go may be nearby.



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TYPES OF COMMUNITIES AND NEIGHBORHOODS

SUBURBAN

a community or other area where people live in
homes near a larger city



Suburban
Neighborhood

SUBURBAN LIVING

- Neighborhood is mostly houses and apartments
- Shopping may be nearby
- There may be public transportation access to the city for work, hospitals, recreation, etc.



TYPES OF COMMUNITIES AND NEIGHBORHOODS

RURAL

living in the country, a farm area



Rural Community

RURAL LIVING

- Private, far from neighbors
- Fewer homes and buildings
- Close to nature



TYPES OF COMMUNITIES AND NEIGHBORHOODS

- What are the things you would like or not like about living in each kind of community or neighborhood?
 - Urban
 - Suburban
 - Rural
- Which one would you choose?
- Why?

QUESTIONS?

TYPES OF BUILDINGS

SINGLE- FAMILY

- A home for one family

MULTI-FAMILY

- A building or group of buildings in which many families live, often more than four families
- According to Housing & Urban Development, a family is simply **one or more individuals who live together**. Members of the family do not need to be related by blood, marriage or in any other legal capacity.

TYPES OF BUILDINGS SINGLE FAMILY

DETACHED

- Stands Alone
- Often with a Yard and/or a Porch
- Could be mobile or manufactured housing

ATTACHED

- Connected to other Single-Family Homes
- Often called a row home or townhouse



Detached Single-Family

VISITABLE SINGLE FAMILY

- No step entry
- Wider halls and doorways
- Powder room on first floor





Mobile or Manufactured Homes

Attached Single-Family (also called Row Home or townhouse)



TYPES OF BUILDINGS

MULTI-FAMILY BUILDING OR APARTMENT

Three kinds:

- 1- High Rise Apartment Building - with elevator
- 2- Mid Rise Apartment Building - Walk-up
- 3- Garden Apartment - Garden setting





High Rise Apartment



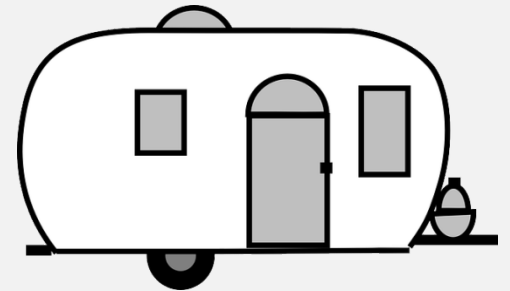
Mid-Rise Apartment



Garden Apartment

TYPES OF BUILDINGS

- What are the pros and cons about living in each kind of building?
 - Single Family? Detached? Mobile Home? Row Home?
 - Multi-Family? High Rise? Mid Rise? Garden?
- Which type of building would you like to live in?



QUESTIONS?

OPTIONS

- Now that you have some idea about:
 - Who you want to live with, and
 - Where you might want to live
- Let's look at some other choices about how you would like to live



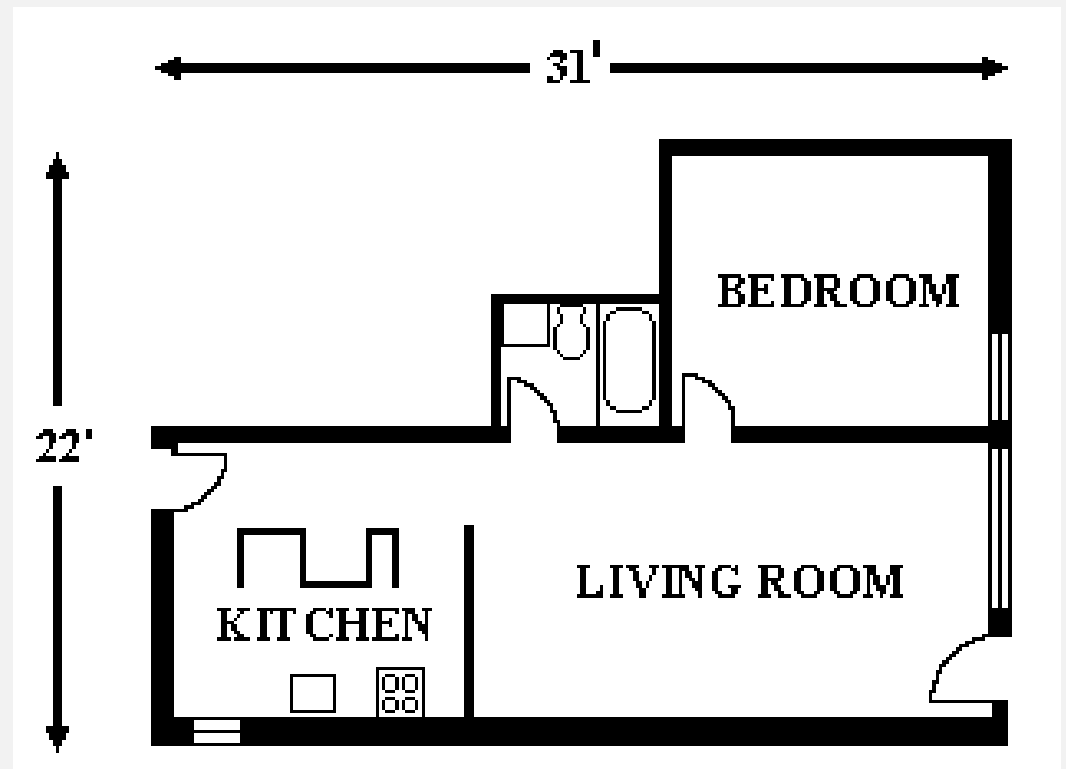
OPTION: LIVING ALONE

- You may want to live alone in your own house or apartment
- Some examples are:
 - one-bedroom apartment
 - an efficiency apartment

ONE BEDROOM APARTMENT

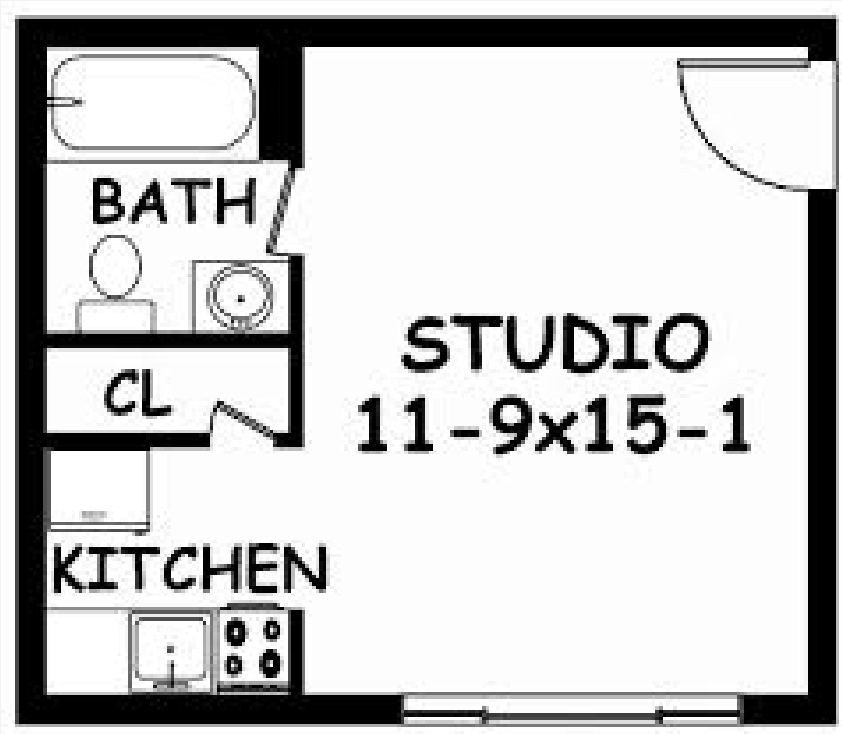
TYPICAL LAYOUT

- Usually for one or sometimes two people
- A separate living room, bedroom, kitchen and bathroom



EFFICIENCY OR STUDIO APARTMENT

- Apartment for one person or sometimes, a couple
- The living room, bedroom and kitchen are in the same room





Efficiency Apartment

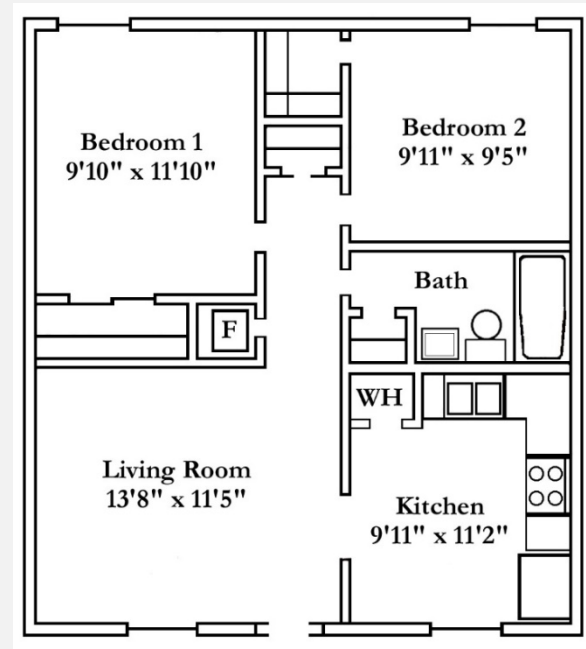
OPTION: LIVING WITH FAMILY

- You may want to live with your own family or relatives
- You would probably have your own bedroom in a house, apartment or mobile home and share the kitchen, living room, and other areas

OPTION: LIVING WITH FAMILY

A TYPICAL APARTMENT

- Usually for a family of two or more people
- Separate bedroom
- Shared living room, kitchen & bathroom





Typical Apartment
Living Room

OPTION: LIVING ALONE BUT NEAR FAMILY OR OTHERS

- You might want to live in your own apartment, but be near or in the home of a family member, friend or someone you know
- Examples of this are:
 - Accessory Apartments
 - Elder Cottage Housing Opportunities
(ECHO Housing)

ACCESSORY APARTMENT

- An accessory apartment is a separate living space within a single-family home
- The apartment changes the home from a single-family to a two-family home
- The apartment is usually for one or two persons and is used as an “in-law suite” or for rental





Accessory Apartment

ELDER COTTAGE HOUSING OPPORTUNITY (ECHO HOUSING)

- ECHO housing is a *temporary* apartment style house or mobile home placed on a homeowner's property
- It is usually designed to meet the needs of an older family member, but could be for a family member with a disability
- When living requirements change, the home is moved to another location



Elder Cottage Housing Opportunities (ECHO Housing)

Elder Cottage



OPTION: SHARING WITH OTHERS

- You may not want or be able to live with family members or relatives
- But you also may not want to live alone
- You can choose to share a home with a friend or someone else that is not a member of your family
- Two types:
 - Shared Housing
 - Shared Living



SHARED HOUSING

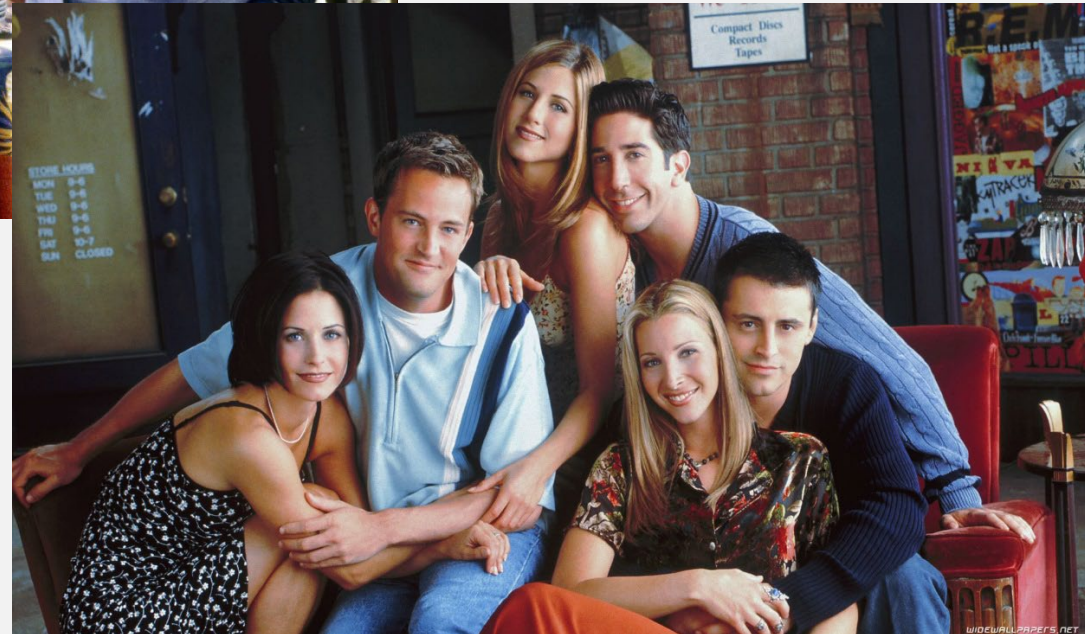
- Two or more unrelated people share a home
- Can be people with similar interests or people sharing expenses

Shared Housing



Golden Girls

Friends



SHARED HOUSING

- Each person has a private bedroom and often a private bathroom
- The living room, kitchen and other common areas are shared
- The home looks the same from the outside as any other home



Single-Family

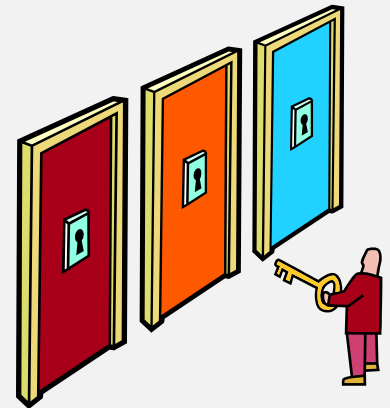


Shared Housing

SHARED HOUSING

Shared housing has many benefits:

- Provides companionship
- Lowers individual housing costs
- Home sharers have
 - Choice
 - Control



WHAT IS IMPORTANT TO YOU?

Safety? Pets? Accessibility?

Noise? Shopping?

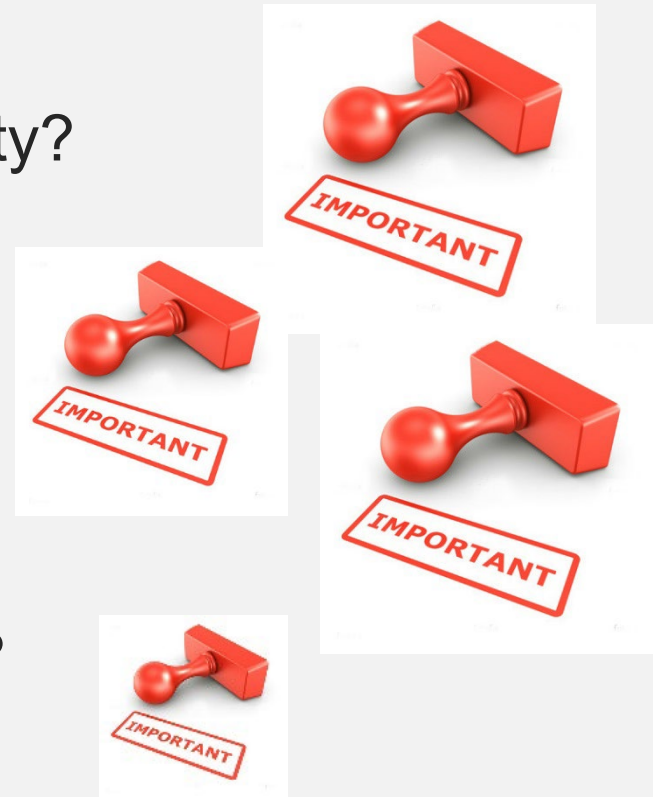
Climate?

Work?

Ability to stay long-term?

Transportation? Schools?

Other?



QUESTIONS?

DO YOU PREFER TO OWN OR RENT YOUR HOME?

When you rent:

- You sign a lease with a landlord, generally for at least one year; the lease can be terminated by the landlord at the end of the lease
- You are responsible for rent and often utilities
- You need to pay rent on time, keep the property in good condition and respect your neighbors
- Your landlord is responsible for maintaining the property
- There may be restrictions about the use of the property, (e.g. no holes in the wall to hang paintings)

DO YOU PREFER TO OWN OR RENT YOUR HOME?

When you own:

- You need to have one-time funds for a down payment and closing costs
- You need a stable income to pay for monthly costs, including mortgage principal, interest, taxes, and insurance (PITI) as well as utilities
- You can use the property in any legal manner you please and stay as long as you own it
- You are responsible for all the maintenance and repairs

IS HOMEOWNERSHIP FOR ME?

- Do you get excited about the idea of owning your own home?
- Do you want to leave where you are currently living?
- Are you ready to live in one neighborhood or community for a long period of time?
- Do you have steady income and/or employment?
- Do you pay your monthly bills on time?

HOUSING COSTS RENTING VS. PURCHASING

	Renting	Purchasing
Rent	✓	
Mortgage Principal		✓
Mortgage Interest		✓
Taxes		✓
Mortgage Insurance		✓
Insurance	recommended	✓
Utilities	✓	✓
Repairs		✓
Maintenance		✓

HOMEOWNERSHIP MAINTENANCE CONSIDERATIONS

Are there additional maintenance tasks needed, how often, and what is the cost?

- Snow removal?
- Leaf collection?
- Change air conditioning filters?
- Furnace cleaning?
- Other?

HOUSING OPTIONS

- Based on your preferences, do you like any of these housing options?
- What do you like about them?
- What don't you like?
- Is there one option you like more than the others?
- Would you like to explore more about that housing option for the future?
- What do you think you should do next?



QUESTIONS?

THANK YOU!!

Thank you for reviewing the HOT 1 slides.

For more information about housing resources,
contact Values Into Action

<https://valuesintoaction.org/pa/contact-us/>

(610) 565-5177