



Housing Expo 2017 - Information Sheet

Name of House of Organization: **WelcomeHouse, Inc.**

Year it Began **1981**

1. Describe the structure of the housing.
 - a. Family owned with Independent providers
 - b. Shared living/group home owned and operated by an agency
 - c. Privately owned and agency operated
 - d. Other: **Our agency assists individuals in a variety of settings from Intermediate Care Facilities (ICF/1D) to family owned housing with WH providing the staffing .**
2. . How many individuals live in the home? **varies**
3. How are the housemates chosen for the house? Who makes the decision? **This depends on the setting. As much as possible we try to get input from and give veto power to the other individuals in the home and/or their guardians/family.**
4. How many hours per day are staff present? **Varies from minimal drop in services to 24 hour supports with multiple staff.**
5. How does your home ensure safety? (Circle all that apply)
 - a. Staff
 - b. Cameras
 - c. Nest detectors
 - d. Ring doorbell
 - e. Automatic locks
 - f. Automatic garage door closer
 - g. FaceTime/Skype
 - h. Driveway monitor
 - i. Training of Residents
 - j. Other : **Also varies according to setting . Greatest emphasis is on staff training and supervision and Individual skill development.**
6. Who makes decision about activities for the house?
 - a. Family
 - b. Residents - **Primarily with assist from le a derstaff.**

c. Staff/case manager

7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
Varies according to specific home situation.

a. Less than \$500

b. \$500-\$1000

c. \$1000-\$1500

8. What waivers are used in your home? **All of the waivers accepted.**

a. Level I

b. SELF

c. IOWaiver

9. Do you use State plan services. **yes**

10. How much time on average do family members spend each week assisting or visiting their family member in the home? **Varies**

a. Less than 5 hours per week

b. 5-10 hours per week

c. More than 10 hours per week

11. What do the residents in the home do during the day? **All and we have a few people who have retired.**

a. Competitive employment

b. Supported employment

c. Day program

d. None of the above

Notes: Welcome House has worked with individuals with disabilities and their families to develop a variety of options for housing and support services. In an effort to empower families we developed a manual to assist with planning and navigating the support system. The manual was recently updated and is available for free on the web at...

<http://parentcompass.welcomehouseinc.org/>

PARENT COMPASS

Navigating the DD Field: A Guide for Families



Preparing for the future can be daunting for parents or caregivers of children with intellectual and developmental disabilities (IDD). Many want to be more proactive in finding residential services for their children and also have resources to contribute to a home and supports. However, many have found, amid the countless details involved, that there is no single source of information or assistance to navigate the often confusing system of public services and funding.

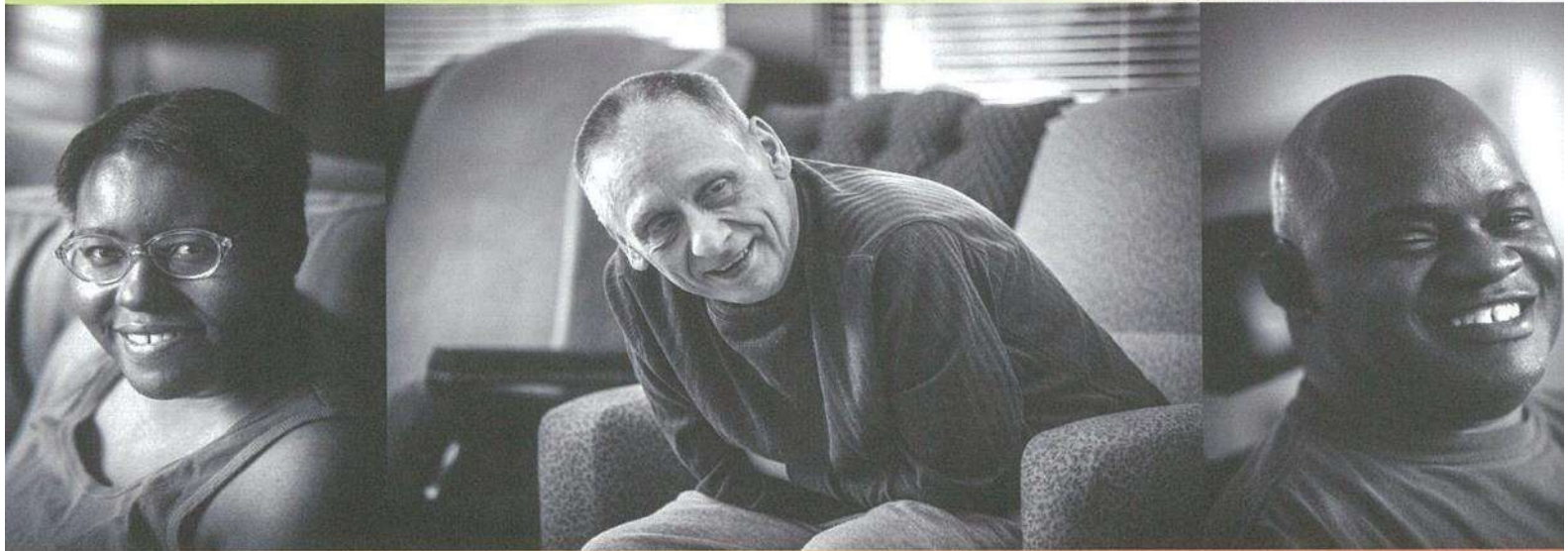


ParentCompass.WelcomeHouseInc.org



Welcome House.

Opening doors for people with developmental disabilities.



Opening doors to:

- Independent Living
- Healthy Lifestyles
- Community Involvement
- Friendship
- Peace of Mind for loved ones
- Future Generations of people with developmental disabilities

Your gift to Welcome House today will help us open more doors for some exceptional people!

Welcome House has served individuals with developmental disabilities in Northeast Ohio for over 40 years. Every day we, and our staff of over 300 dedicated caregivers, strive to create a supportive atmosphere in which clients develop independence and a sense of competence by experiencing success at home and in the community. Welcome House operates 32 locations throughout Cuyahoga County. For more information, check out our website at www.welcomehouseinc.org.



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Opening doors for people
with developmental disabilities

Housing Expo 2017 - Information Sheet

Name of House of Organization Maximum Accessible Housing of Ohio

Year it Began 1981

1. Describe the structure of the housing.

- a. Family owned with Independent providers
- b. Shared living/group home owned and operated by an agency
- c. Privately owned and agency operated**
- d. O t h e r

2 How many individuals live in the home? We own and operate independent living apartments for people with mobility disabilities. We have 143 apartments total.

3. How are the housemates chosen for the house? Who makes the decision?

In our apartments, it's up to the tenant to determine who lives with them; however, any co-head, live-in aide, or family member must apply and be approved.

4. How many hours per day are staff present? We have property management staff who work regular office hours and maintenance staff who live on-site full time to address custodial and maintenance needs. Any additional staff are at the purview of the tenant.

5. How does your home ensure safety? (Circle all that apply)

- a. Staff**
- b. Cameras**
- c. Nest detectors
- d. Ring doorbell
- e. Automatic locks
- f. Automatic garage door closer
- g. FaceTime/Skype
- h. Driveway monitor
- i. Training of Residents**
- j. Other Some tenants may have ring doorbells or specialized locks per a reasonable modification: all our apartments are designed to optimize accessibility and safety**

6. Who makes decisions about activities for the house?
- a. Family
 - b. Residents**
 - c. Staff/case manager
7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
- a. Less than \$500
 - b. \$500-\$1000
 - c. \$1000-\$1500
 - d. Our apartments are subsidized by HUD, so tenants pay 30% of their income toward rent. Utilities are included. All other household needs are up to the tenant.**
8. What waivers are used in your home?
- a. Level 1
 - b. SELF
 - c. 10 Waiver
 - d. The apartments are HUD subsidized. Tenants may utilize waivers for other needs, but that is their purview.**
9. Do you use State plan services. **No**
10. How much time on average do family members spend each week assisting or visiting their family member in the home?
- a. Less than 5 hours per week
 - b. 5-10 hours per week
 - c. More than 10 hours per week
 - d. Varies by tenant.**
11. What do the residents in the home do during the day?
- a. Competitive employment
 - b. Supported employment
 - c. Day program
 - d. Varies by tenant.**

Vistas Apartment Communities

Providing accessibility, promoting independence

The Vistas Apartment Communities are fully accessible, affordable one- and two bedroom apartments for people with physical mobility disabilities.

Cotman Vistas • 1725 East 115th Street • Cleveland, OH 44106



Cotman Vistas opened in May 2013 and was built to replace our Circle Vistas building in University Circle. Cotman Vistas is a four story building with 36 units, 14 of which are two-bedroom. There is a lobby, community room, and patio area. There is also a laundry room and trash room on each floor. It is part of University Circle's arts and culture district and there are grocery stores, shops, banks, and restaurants nearby.

Pine Tree Vistas • 6905 Ridge Road • Parma, OH 44129



Pine Tree Vistas was built in 1989. It has four floors with 40 units, 20 of which are two-bedrooms. There is a community room, lobby, and laundry room, as well as a trash room on each floor. Pine Tree Vistas also has a patio with picnic tables, grills, and planters. It is located near a Target, three grocery stores, Parmatown Mall, restaurants, banks, a library, and other shops.

Lake Vistas • 5714 and 5734 Andrews Road • Mentor-on-the-Lake, OH 44060



Lake Vistas was built in 1995. The two buildings each have 12 units (10 one bedroom and 2 two-bedrooms), a laundry room, and a trash room. There is a patio with picnic tables and grills. Less than a mile north are Lake Erie, Mentor Beach Park, and the public library. Less than a mile south on Andrews Road is a shopping center with restaurants, grocery stores, banks, and other shops.



**Maximum
Accessible
Housing of
Ohio**

1725 East 115th Street, Cleveland, OH 44106
P: 216.231.7221 | TTY: 711
F: 216.231.8008 | info@mahohio.org
www.mahohio.org



Sheffield Vistas • 1480 and 1490 Lincoln Blvd. • Sheffield Township, OH 44055



Sheffield Vistas was built in 1996. The two buildings each have 12 units (10 one bedroom and 2 two-bedrooms), a laundry room, and a trash room. There is also a patio area with picnic tables, grills, and accessible planters. Sheffield Vistas is close to a shopping center with a grocery store, bank, restaurants, and other shops.

Meadow Vistas • 371 and 373 Lear Road • Avon Lake, OH 44012



Meadow Vistas was built in 1998. The two buildings each have 12 units (10 one bedroom and 2 two-bedrooms), a laundry room, and a trash room. The patio area includes picnic tables, planters, grills, and a pavilion. Meadow Vistas is located directly behind Learwood Square Shopping Center, which has a Giant Eagle, restaurants, banks, and other shops.

Accessibility Features in the Apartments

The Vistas Apartment Communities feature an environment designed for full accessibility, including wheelchair accessible kitchens, bathrooms, and common areas.

Features in the apartments include:

- No steps or barriers to enter
- Wide doorways and hallways
- Low kitchen counters and cabinets
- Sinks at wheelchair level and open underneath
- Roll-in showers

Features in the common areas include:

- Automatic exterior doors
- Mailboxes mounted low and easy to reach
- Laundry room with front-loading machines
- Handrail in hallways
- Outdoor patio area with accessible picnic tables



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Vistas Apartment Communities

Providing accessibility, promoting independence

The Vistas Apartment Communities are fully accessible, affordable one- and two bedroom apartments for people with physical mobility disabilities.

Where are the Vistas Communities located?

- Cuyahoga County: Cotman Vistas in Cleveland and Pine Tree Vistas in Parma
- Lake County: Lake Vistas in Mentor-on-the-Lake
- Lorain County: Meadow Vistas in Avon Lake and Sheffield Vistas in Sheffield Township

Who should apply?

- Head of household must have a physical mobility disability and be at least 18 years old
- Families welcome
- Those with a live-in aide or minor children may qualify for two-bedroom apartment
- Small pets allowed

What are some of the accessibility features?

- No steps or barriers
- Low kitchen counters and cabinets
- Roll-in showers and grab bars
- Windows that are easy to access and open
- Accessible coin laundry in each building
- Wide doorways and hallways
- Sinks at wheelchair level and open underneath
- Easy-to-reach light switches
- Automatic exterior doors
- Outdoor patio area with accessible seating

How much is rent?

- Subsidized by HUD so that tenant rent is only 30% of adjusted monthly income
 - The FY 2014 income limit for 1 person: \$21,950 per year
 - The FY 2014 income limit for 2 people: \$25,050 per year
- Heat, water, and electricity are included

How to apply?

- One application for all five properties
- Application process can take up to several months
 - Verification of Disability form: Must be completed by applicant's physician
 - References: landlord, social service professional, personal
 - Criminal check: 7 years of clean slate
 - Credit check: May request a letter of explanation for poor credit history
- In-person interview



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www.mahohio.org





Housing Expo 2017 - Information Sheet

Name of House of Organization: **Orange House**

Year it Began **2016**

1. Describe the structure of the housing.
 - a. **Family owned with Independent providers**
 - b. . Shared living/group home owned and operated by an agency
 - c. Privately owned and agency operated
 - d. Other _____
2. H o m a n y individuals live in the home? **2**
3. How are the housemates chosen for the house? Who makes the decision?
Housemates are chosen by parents.
4. How many hours per day are staff present? **4**
5. How does your home ensure safety? (Circle all that apply)
 - a. **Staff**
 - b. **Cameras**
 - c. **Nest detectors**
 - d. **Ring doorbell**
 - e. **Automatic locks**
 - f. **Automatic garage door closer**
 - g. **FaceTime/Skype**
 - h. **Driveway monitor**
 - i. **Training of Residents**
 - j. Convection oven
 - k. Other **Medical Alert necklace**
6. Who makes decisions about activities for the house?
 - a. . **Family**
 - b. **Residents**

c. Staff/case manager

7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
- a. Less than \$500
 - b. \$500-\$1000
 - c. \$1000-\$1500**
8. What waivers are used in your home?
- a. Level 1**
 - b. SELF
 - c. 10 Waiver
9. Do you use State plan services. **yes**
10. How much time on average do family members spend each week assisting or visiting their family member in the home?
- a. Less than 5 hours per week
 - b. 5-10 hours per week** (different for each individual due to needs)
 - c. More than 10 hours per week**
11. What do the residents in the home do during the day?
- a. Competitive employment
 - b. Supported employment**
 - c. Day program**
 - d. None of the above

Notes:



Housing Expo 2017 - Information Sheet

Name of House of Organization: **Lyndhurst House**

Year it Began **2009**

1. Describe the structure of the housing.
 - a. **Family owned with Independent providers**
 - b. Shared living/group home owned and operated by an agency
 - c. Privately owned and agency operated
 - d. Other _____

2. How many individuals live in the home? **4**

3. How are the housemates chosen for the house? Who makes the decision?
Housemates are chosen by parents with input from the boys who live there.

4. How many hours per day are staff present? **2-5**

5. How does your home ensure safety? (Circle all that apply)
 - a. **Staff**
 - b. **Cameras**
 - c. **Nest detectors**
 - d. **Ring doorbell**
 - e. **Automatic locks**
 - f. **Automatic garage door closer**
 - g. **FaceTime/Skype**
 - h. Driveway monitor** (not used anymore)
 - i. **Training of Residents**
 - j. Other _____

6. Who makes decisions about activities for the house?
 - a. **Family**
 - b. **Residents**
 - c. **Staff/case manager**

7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
- a. Less than \$500
 - b. \$500-\$1000**
 - c. \$1000-\$1500
8. What waivers are used in your home?
- a. Level 1**
 - b. SELF
 - c. 10 Waiver
9. Do you use State plan services. **yes**
10. How much time on average do family members spend each week assisting or visiting their family member in the home?
- a. Less than 5 hours per week
 - b. 5-10 hours per week**
 - c. More than 10 hours per week
11. What do the residents in the home do during the day?
- a. Competitive employment
 - b. Supported employment**
 - c. Day program**
 - d. None of the above

Notes:

Housing Expo 2017 - Information Sheet

Name of House of Organization **Sydenstricker**

Year it Began **2009**

1. Describe the structure of the housing.
 - a. Family owned with Independent providers
 - b. Shared living/group home owned and operated by an agency
 - c. Privately owned and agency operated
 - d. Other **Family owned with live-in providers**

2. How many individuals live in the home? **4 (2 with disabilities, 2 caregivers)**

3. How are the housemates chosen for the house? Who makes the decision?
Parents, residents with disabilities, and other housemates, as appropriate

4. How many hours per day are staff present? **Overnight (9pm - 8 am), around dinnertime, and as needed to drive residents to many activities**

5. How does your home ensure safety? (Circle all that apply)
 - a. **Staff**
 - b. Cameras
 - c. Nest detectors
 - d. Ring doorbell
 - e. **Automatic locks**
 - f. **Automatic garage door closer**
 - g. FaceTime/Skype
 - h. Driveway monitor
 - i. **Training of Residents**
 - j. Convection oven
 - k. Other: **induction stove, technology sensors and prompters**

6. Who makes decisions about activities for the house? **All of those listed below participate in decision making, but family & residents play the major role**

- a. Family
 - b. Residents
 - c. Staff/case manager
7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
- a. Less than \$500
 - b. \$500-\$1000
 - c. \$1000-\$1500
8. What waivers are used in your home?
- a. Level 1
 - b. **SELF**
 - c. 10 Waiver
9. Do you use State plan services. **Used to, but no longer**
10. How much time on average do family members spend each week assisting or visiting their family member in the home?
- a. **Less than 5 hours per week**
 - b. 5-10 hours per week
 - c. More than 10 hours per week
11. What do the residents in the home do during the day?
- a. Competitive employment **one competitively employed 2 days/week, with volunteer activities 2 other days**
 - b. Supported employment **One is in enclave**
 - c. Day program
 - d. None of the above

Notes:

Housing Expo 2017 - Information Sheet

Name of House of Organization: **Caregiver Homes**

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Year it Began: **2002**

1. Describe the structure of the housing .
 - a. Family owned with Independent providers
 - b. Shared living/group home owned and operated by an agency**
 - c. . Privately owned and agency operated
 - d. Other_____

Shared Living is a live-in/live-with caregiving model. The Individual with the 1/0 Waiver and the Caregiver providing those with supports live together in the same home at all times.

2. How many individuals live in the home? **Usually services are provided 1:1. State rule (DODD) allows up to 4 but Caregiver Homes' model is generally a 1 to 1 model.**
3. How does the model work? **Either people come to us already together (an individual with an 1/0 waiver and a caregiver (family or non-family) requesting Shared Living Services through us or individuals with an 1/0 waiver (and/or their family, advocate, guardian, County Board SSA) choose Caregiver Homes for Shared Living services and work with us (specifically with our caregiver recruiter) to identify where they want to live and the type/characteristics of the person/caregiver they would like us to recruit to provide their services and supports.**
4. How many hours per day are staff present? **Shared Living is a live -in/ live-with caregiving model. The Individual with the 1/0 Waiver and the Caregiver providing those with supports live together in the same home at all times.**
5. How does your home ensure safety? (Circle all that apply)
 - a. **Staff**
 - b. Cameras
 - c. Nest detectors
 - d. Ring doorbell**
 - e. Automatic locks
 - f. Automatic garage door closer

- g. FaceTime/Skype
- h. Driveway monitor
- i. Training of Residents
- j. Other --through required background checks, face-to-face monitoring by Caregiver Homes staff, and through any other supports/services identified as part of the Individuals Service and Support Plan**

6. Who makes decisions about activities for the house?

- a. Family
- b. Residents
- c. Staff/case manager
- d. Other-in the Shared Living option, the individuals receiving services and supports, as well as their caregiver(s) that they live with, are in charge of what they do in their free time (activities, fun, household tasks, etc.). Shared Living is an individualized option that allows the individual receiving services and the caregiver providing live-in supports, to make decisions and choices at all times.**

**** Guidance is provided through the individual's service plan, other team members, family, guardian, etc.**

7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)

- a. Less than \$500**
- b. \$500-\$1000
- c. \$1000-\$1500

8. What waivers are used in your home?

- a. Level 1
- b. SELF
- c. 10 Waiver**

9. Do you use State plan services. **Yes-Individuals who chose Shared Living are eligible to receive and use State Plan services as identified by their support plans and state rules.**

10. How much time on average do family members spend each week assisting or visiting their family member in the home?

- a. Less than 5 hours per week

- b. 5-10 hours per week
- c. More than 10hours per week
- d. Other-as much as they want!**

11. What do the residents in the home do during the day?

- a. Competitive employment
- b. Supported employment
- c. Day program
- d. None of the above
- e. Other-potentially all of theabove**

Notes:

Housing Expo2017 - Information Sheet

Name of House of Organization **Monarch Hall/ Monarch Life Works/ Bellefaire JCB.**
(Questionnaire filled out by participating family member)

Year it Began **2011**

1. Describe the structure of the housing.
 - a. Family owned with Independent providers
 - b. Shared living/group home owned and operated by an agency
 - c. Privately owned and agency operated
 - d. Other **ICF-110 (Intermediate Care Facility - Individuals with Intellectual Disabilities) - owned and operated by Bellefaire JCB / Monarch Life Works/ Wingspan**

2. How many individuals live in the home? **Currently 7, there are about to be 8.**

3. How are the housemates chosen for the house? Who makes the decision?
All housemates have autism and are selected by the full Monarch team through recommendations, compatibility and space available.

4. How many hours per day are staff present? **24/7 days a week**

5. How does your home ensure safety? (Circle all that apply)
 - a. **Staff**
 - b. Cameras
 - c. Nest detectors
 - d. Ring doorbell**
 - e. Automatic locks**
 - f. Automatic garage door closer
 - g. FaceTime/Skype
 - h. Driveway monitor**
 - i. Training of Residents
 - j. Other _____

6. Who makes decisions about activities for the house?

- a. Family
 - b. Residents**
 - c. Staff/case manager**
7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
- a. Less than \$500
 - b. \$500-\$1000
 - c. \$1000-\$1500**
8. What waivers are used in your home?
- a. Level I
 - b. SELF
 - c. 10 Waiver
 - d. None - ICF-11D's are a higher level of funding than Waivers because of the higher level of services needed.**
9. Do you use State plan services?
10. How much time on average do family members spend each week assisting or visiting their family member in the home?
- a. Less than 5 hours per week**
 - b. 5-10 hours per week
 - c. More than 10 hours per week
11. What do the residents in the home do during the day?
- a. Competitive employment
 - b. Supported employment
 - c. Day program**
 - d. None of the above



Housing Expo 2017 - Information Sheet

Name of House of Organization: **Medina Creative Transitions**

Year it Began: **2017**

1. Describe the structure of the housing.
 - a. Family owned with Independent providers
 - b. Shared living/group home owned and operated by an agency**
 - c. Privately owned and agency operated
 - d. O t h e r _ _ _ _ _
- 2 . many individuals live in the home? **8 Personal apartments**
3. How are the housemates chosen for the house? Who makes the decision?
Academic director and Tri-C college
4. How many hours per day are staff present? **7:30 AM -10:00 PM with on-call after hours**
5. How does your home ensure safety? (Circle all that apply)
 - a. **Staff**
 - b. Cameras
 - c. Nest detectors
 - d. Ring doorbell**
 - e. Automatic locks
 - f. Automatic garage door closer
 - g. FaceTime/Skype
 - h. Driveway monitor
 - I. Training of Residents**
 - j. Other - trained by Medina Creative Housing**
6. Who makes decisions about activities for the house?
 - a. Family
 - b. Residents
 - c. Staff/case manager

d. **All of the above**

7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
- a. Less than \$500
 - b. \$500-\$1000
 - c. **\$1000-\$1500**
8. What waivers are used in your home?
- a. Level 1
 - b. SELF
 - c. 10 Waiver
 - d. **All of the above**
9. Do you use State plan services. **No**
10. How much time on average do family members spend each week assisting or visiting their family member in the home?
- a. Less than 5 hours per week
 - b. 5-10 hours per week
 - c. More than 10 hours per week
 - d. **Family allowed to visit anytime**
11. What do the residents in the home do during the day?
- a. Competitive employment
 - b. Supported employment
 - c. **Day program at Tric-C with afternoon classes at the resident facility.**

Notes:



Housing Expo 2017 - Information Sheet

Name of House of Organization: **Jewish Family Service Association**

Year it Began

JFSA supports over 60 sites in eastern Cuyahoga, Geauga and Summit counties. Many types of residential possibilities are offered, customized to fit specific needs and wishes:

- **Individual supports for an adult living in their own apartment**
- **Supported living sites for 2-4 adults**
- **Specialized services for adults with hearing impairment, traumatic brain injury, Autism spectrum disorder and young adults.**
- **24/7 on-call supervisory staff to provide assistance when needed**
- **Licensed group homes (8 beds)**
- **Other unique living arrangements can be created**

Residential clients enjoy many services and activities:

- **Social and recreational programming, including field trips, outings to sports activities, and other leisure activities.**
- **Assistance with shopping, food preparation, household management, housekeeping, cooking, cleaning, making/keeping appointments.**
- **Mental health services including counseling and case management**

1. Describe the structure of the housing.

- a. Family owned with Independent providers
- b. Shared living/group home owned and operated by an agency
- c. Privately owned and agency operated
- d. Other

Most homes are rented by the residents who live in them. There are a few family owned homes or homes owned by the county.

2. How many individuals live in the home?

Varies, the smallest setting is 1 person receiving services. Our largest setting is 8. The most typical setting is 3-4 individuals sharing a home and staffing supports.

3. How are the house mate chosen for the house? Who makes the decision?

JFSA has an admissions committee who reviews all interested individuals. Once it is determined *we* can meet the needs of the individual then the individuals who live in the potential home and the families are included in the process.

4. How many hours per day is staff present?

This is determined the individual's ISP and funding range. This could be anywhere from 5 hours per week to 24/7 staffing.

5. How does your home ensure safety? (Circle all that apply)

a. Staff

b. Cameras- remote monitoring

c. Nest detectors

d. Ring doorbell

e. Automatic locks

f. Automatic garage door closer

g. FaceTime/Skype

h. Driveway monitor

i. Training of Residents

j. Convection oven

k. Other

6. Who makes decisions about activities for the house?

a. Family

b. Residents

c. Staff/case manager

In most cases the individuals make decisions about what they would like to do and where they would like to go. However, sometimes individuals need assistance from staff to provide ideas. We also work closely with families and respect their input regarding activities and plans for the home.

7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)

a. Less than \$500

b. \$500-\$1000

c. \$1000-\$1500

Cost vary based on the environment many of our individuals are able to get assistance such as section 8, food stamps... etc. Individuals and or their families are responsible for all housing costs regardless if they have a waiver. Staffing most time is paid by the waiver but can also be privately paid.

8. What waivers are used in your home?

- a. Level 1
- b. SELF
- c. 10 Waiver

We accept all waivers currently most individuals have a Level 1 or 10 waiver.

9. Do you use State plan services. **yes**

10.How much time on average do family members spend each week assisting or visiting their family member in the home?

- a. Less than 5 hours per week
- b. 5-10 hours per week
- c. More than 10 hours per week

This varies some site to site some families are very involved other individuals may not have an involved family.

11. What do the residents in the home do during the day?

- a. Competitive employment
- b. Supported employment
- c. Day program
- d. None of the above

Most of the individual we serve have some type of meaningful day program which can be a variation of all of the above options.

Notes:

Housing Expo 2017 - Information Sheet

Name of House of Organization: **Transitions**

Year it Began: **2013**

1. Describe the structure of the housing.
 - a. Family owned with Independent providers
 - b. Shared living/group home owned and operated by an agency
 - c. Privately owned and agency operated
 - d. Other: **Apartments rented by individuals. Agency provides services.**
2. How many individuals live in the home? **4 people live in Individual apartments. They share one community room**
3. How are the housemates chosen for the house? Who makes the decision?
Family
4. How many hours per day are staff present? **4-6 hours a day, 6 days/week**
5. How does your home ensure safety? (Circle all that apply)
 - a. **Staff**
 - b. . Cameras
 - c.. Nest detectors
 - d. Ring doorbell
 - d. Automatic locks
 - e. Automatic garage door closer
 - g. FaceTime/Skype
 - h. Driveway monitor
 - i. **Training of Residents**
 - j. Other : **emergency button**
6. Who makes decisions about activities for the house?
 - a. Family
 - b. **Residents**
 - c . Staff/case manager

7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
- a. Less than \$500
 - b. \$500-\$1000
 - c. **\$1000-\$1500**
8. What waivers are used in your home?
- a. **Level 1**
 - b. SELF
 - c. 10 Waiver
9. Do you use State plan services. **yes**
10. How much time on average do family members spend each week assisting or visiting their family member in the home?
- a. Less than 5 hours per week
 - b. 5-10 hours per week
 - c. More than 10 hours per week
- varies**
11. What do the residents in the home do during the day?
- a. Competitive employment
 - b. Supported employment
 - c. Day program
 - d. **all of the above**



Housing Expo 2017 - Information Sheet

Name of House of Organization: **Regan/Leimsleder**

Year it Began: **2014**

1. Describe the structure of the housing.
 - a. Family owned with Independent providers
 - b. . Shared living/group home owned and operated by an agency
 - c. Privately owned and agency operated
 - d. Other: **Family owned, family operated**
2. How many individuals live in the home? **2**
3. How are the housemates chosen for the house? Who makes the decision?
Residents were chosen to live together because compatibility existed between the residents and the families. Both families had similar goals.
4. How many hours per day are staff present? **none**
5. How does your home ensure safety? (Circle all that apply)
 - a. Staff
 - b. Cameras**
 - c. Nest detectors
 - d. Ring doorbell**
 - e. Automatic locks
 - f. Automatic garage door closer**
 - g. FaceTime/Skype
 - h. Driveway monitor
 - i. Training of Residents**
 - j. Other: neighbors help keep watch, microwave instead of oven**
6. Who makes decisions about activities for the house?
 - a. . **Family**
 - b. **Residents**

- c. Staff/case manager
7. In general, what is the approximate cost per month, including food, rent and utilities, to keep a family member in the home (whether or not it is paid privately or from a waiver)
- a. Less than \$500
 - b. \$500-\$1000**
 - c. \$1000-\$1500
8. What waivers are used in your home?
- a. Level 1** (for one resident)
 - b. SELF
 - c. 10 Waiver
9. Do you use State plan services. **no**
10. How much time on average do family members spend each week assisting or visiting their family member in the home?
- a. Less than 5 hours per week
 - b. 5-10 hours per week**
 - c. More than 10 hours per week
11. What do the residents in the home do during the day?
- a. Competitive employment**
 - b. Supported employment**
 - c. Day program
 - d. None of the above

Notes:

Disclaimer: This publication is intended to provide information only, and is not intended as legal advice. You should consult a lawyer if you need legal advice.
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Housing Accommodations and Modifications for People with Disabilities

Federal law (the Fair Housing Amendments Act of 1988) and state law (Ohio Revised Code Chapter 4112) specify that landlords and other housing providers may not discriminate against a person with a disability or a handicap in the sale or rental of a dwelling, such as a house or an apartment. One type of prohibited discrimination is a refusal to provide a reasonable accommodation or a refusal to allow a reasonable modification at the tenant's expense under certain circumstances. This FAQ describes some basic aspects of this issue and offers tips on things you should consider when asking for a reasonable accommodation or modification in housing.

Question: *Who is covered by these laws?*

Answer: These laws protect a person with a disability (the laws use the term "handicap"). A disability or handicap is a physical or mental impairment that substantially limits a major life activity (including such activities as walking, talking, thinking, eating, seeing, hearing, working, caring for oneself, or major bodily functions). The impairment must be permanent or of long-term duration. Temporary conditions such as pregnancy or a broken bone would usually not qualify. Note that the degree of limitation must be "substantial." Some conditions (such as blindness, deafness, or inability to walk) will always impair a major life activity, while many conditions (such as epilepsy) in some individuals would substantially limit a major life activity, but in other individuals do not. These situations are judged on a case-by-case basis.

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Question: *When can I ask for an accommodation?*

Answer: You can ask your landlord or housing provider for an accommodation whenever your proposed accommodation is necessary for you to have an equal opportunity to use and enjoy that dwelling. An individual with a disability needs to establish a nexus between the requested accommodation and the individual's disability. In most cases, this means something like this: "If you don't grant me the thing I'm asking for, I won't be able reasonably to live in this apartment any more." Usually, the proposed accommodation serves to lessen or overcome in some way the effect of the disabling condition. Generally this will involve a medical necessity, either physical or psychological. The best way to support your request is with a statement from a medical professional, such as a psychiatrist or other physician, though in some cases a statement from a mental health counselor or social worker might be sufficient. Sometimes a simple prescription is good enough, but usually a note or letter is better. The doctor's statement should say that the accommodation is necessary or required. Try to avoid statements that say that something is "useful," "beneficial," "helpful," or "recommended." Those words are usually inadequate.

Question: *What type of accommodation can I ask for?*

Answer: Lots of different things. A reasonable accommodation is a change or exception to a rule, policy or practice that is necessary for you to have full use and enjoyment of a dwelling unit. It may be something like a request to have a second refrigerator in an apartment complex that does not ordinarily allow an extra appliance, requesting an apartment on the first floor if you have a mobility impairment or requesting a designated handicapped parking spot. Another request, is to be allowed to have a service animal or support animal where a no-animals rule is in place. You can find more information on requesting permission to have a service or support animal below.

Question: *Will I be charged an extra fee for an accommodation?*

Answer: No. Housing providers may not require persons with disabilities to pay extra fees or deposits as a condition of receiving a reasonable accommodation. For example, a tenant with a disability who requires an assistance animal may not be required by the housing provider to pay a fee or security deposit as a condition of allowing the assistance animal. But, the tenant would be liable for any damages caused by the assistance animal if the housing provider typically charges tenants for damages caused to the premises.

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Question: *What is a reasonable modification?*

Answer: A reasonable modification is a structural change made to existing premises so that an individual with a disability can have full use and enjoyment of the premises. These can be structural changes to the interior or exterior of a unit, or the common and public use areas of a building. Examples of reasonable modifications include widening doorways for individuals using wheelchairs, adding a ramp to make a primary entrance usable, installing grab bars in the bathroom or lowering the cabinets in the kitchen.

Question: *Who pays for the reasonable modification?*

Answer: Generally, under state and federal law the tenant is responsible for the cost of any modifications that he or she wishes to make to a rental property. Of course, a tenant needs to get permission from the housing provider prior to making any modifications. The housing provider cannot unreasonably withhold permission for reasonable modifications at the tenant's expense.

If the rental housing is federally funded then it is the owner's responsibility to pay for the reasonable modification. If you are using a Section 8 housing choice voucher to subsidize your housing, then most likely you are responsible for paying for any modifications to the unit.

Question: *What should I know about requesting permission to have an animal?*

Answer: The first thing is that a request for an animal is just like any other request for an accommodation, and is judged by the same standard - necessity. There is no special regulation about animals in this context. The only reference to animals in federal fair housing regulations is in the general regulation about accommodations, where one example of a reasonable accommodation is a request by a person with a visual impairment to have a guide dog. This is generally good, because you do not want to get sidetracked by notions that some type of higher standard can be applied to requests for animals.

For instance, the landlord may try to argue that some type of training or certification is necessary for the animal to qualify as an accommodation. This contention is based upon other laws such as state laws or the Americans with Disabilities Act. Those laws and regulations do not apply to requests for housing accommodations. Nothing in fair housing law distinguishes between service animals and support animals. Nothing in fair housing law requires that any animal meet training or certification requirements. An emotional support animal, for example, could seldom meet such requirements. It can, however, meet the standard of being determined by a physician to be psychologically necessary to enable a person to reside in a

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particular dwelling. That should be the end of the inquiry.

Question: *Does every request for an accommodation have to be granted?*

Answer: No. First, a landlord can contend that you are not covered by fair housing laws because your impairment is not sufficient to constitute a disability. If the landlord prevails on this point, he or she does not have to consider granting your request

Second, the landlord can dispute the issue of necessity. This issue will usually be decided by the strength of the statement from your medical professional. That statement should say that the accommodation is necessary or required to lessen or overcome in some way the effect of the disabling condition, and allow you to have an equal opportunity to use and enjoy a dwelling. Third, the landlord can argue that your request need not be granted because it is not "reasonable." A request that requires the landlord to fundamentally alter the housing operation is not reasonable. A request that creates an undue financial or administrative burden is not reasonable. A request that entails a direct threat to other individuals or which would result in substantial physical damage to the property of others is not reasonable.

Fourth, your preferred type of accommodation need not be granted if the landlord can substitute another (probably cheaper) form of accommodation that would accomplish the same purpose. It would be up to you, with the help of your medical professional, to establish that the landlord's proposal would be inadequate or ineffective.

Finally, a landlord should respond promptly to a request for a reasonable accommodation. An undue delay could be construed as a failure to provide the reasonable accommodation.

Question: *What should I know if I encounter inaccessible housing due to the design and construction of the building or unit?*

Answer: Generally, under both federal and state law, newly designed multifamily dwellings must be designed and constructed so as to be readily accessible and usable by persons with disabilities.

The date on which the construction of the inaccessible housing was completed is important as there are differences in federal and state law regarding the statute of limitations to bring a claim for inaccessible housing due to the design and construction of the building.

There is a continuing violation of federal law as long as the building or unit is inaccessible due to the design and construction of the building or unit. Therefore, there is no time limit barring you from bringing a complaint under federal law. Under state law, you only have one year from the completion of the building to bring a complaint. So if you discover that the building is inaccessible, but more than one year has passed since the completion of that building, you would be barred from bringing a complaint or lawsuit under state law.

There are further differences between federal and state law as to whether compliance with state building codes constitutes accessible housing. Under federal law, there is no presumption that a building is accessible or that the building is in compliance with the federal law's design and construction requirements even if the building plans comply with state building codes. Under state law, once the building's plans for multi-family units are approved by local building officials, there is a rebuttable presumption that the plans comply with accessibility standards for the disabled.

Therefore, because federal law is interpreted more broadly than state law regarding design and construction concerns, when you discover a building is inaccessible due to the design and construction you should either file a complaint with HUD or file a lawsuit under federal law.

Question: *What should I know about tenant-on-tenant harassment?*

Answer: Both federal and state law impose liability on landlords and agents for their own acts of harassment in violation of Ohio law. Ohio law does not expressly recognize a cause of action against a landlord who fails to take corrective action in response to the creation of a hostile housing environment by one of his or her tenants.

A housing provider can be liable under federal law for failing to take corrective action against a tenant who harasses another tenant when the housing provider knows that the harassment creates a hostile living environment. To seek relief in this situation, you should file a complaint with HUD or bring a lawsuit under federal

law.

Question: *How would I file a complaint?*

Answer: You can file a charge of discrimination in housing on the basis of disability with the Ohio Civil Rights Commission (OCRC) at the regional office serving your county. The regional offices of OCRC can be reached at the following numbers:

Akron 330-643-3100

Cleveland 216-787-3150

Columbus 614-466-5928

Dayton 937-285-6500

Toledo 419-245-2900

You can also file a complaint with the U.S. Department of Housing and Urban Development (HUD) through its Chicago regional office. That office can be reached toll-free at 800-765-9372.

There are certain types of cases that must be filed with HUD and not OCRC. Those cases are design and construction cases and tenant-on-tenant harassment cases.

In any case, the complaint or charge must be filed no later than one year after the date of the denial of the accommodation request. Further, the statute of limitations for filing a Fair Housing Act (federal law) court complaint is two years. 42 U.S.C. 3613. The statute of limitations for filing a court complaint under state law, 4112.02(H), is one year. O.R.C. 4112.051.

Question: *Where can I get more information?*

Answer: Fair housing information can be found on the U.S. Department of Urban Development website: www.hud.gov

For individual consultation about accommodation requests, you may contact Disability Rights Ohio at 800-282-9181 or on the web at disabilityrightsohio.org