

Autism Housing Pathways, Inc.

2018 Annual Report

2018 saw Autism Housing Pathways (AHP) increase its range of offerings to individuals with autism, including housing application assistance, an online course on being a tenant, and a video library of living skills. We fulfilled our ambition of creating training materials for housing and other professionals. Additionally, AHP made headway in reaching a broader demographic of families, as we developed materials for families in Boston with limited financial resources and translated these materials into six languages. Our individual housing counseling program doubled in volume in 2018. And we continued our presence on the national stage at the First Place Global Leadership Institute in Phoenix.

Services to families and individuals

This year four major initiatives were funded by a housing training grant from the Massachusetts Developmental Disabilities Council. First, 11 individuals and their families completed a process comprising a daylong housing workshop for the families, housing workbooks for the individuals, completion of Section 8 applications, and an intensive three session person-centered planning process (a 12th individual and family completed all but the person-centered planning process). Second, through the Boston Public Schools, 3 groups totaling 14 families, one individual, and 12 educators participated in modified daylong housing workshops appropriate for those relying almost exclusively on public funds, with translations of workshop materials provided in 6 languages. The materials and translations developed for this workshop are now available on the AHP website. Third, we developed a free multi-module course on Teachable on how to be a tenant geared to individuals with at least 8th grade reading level proficiency. 20 individuals have enrolled, and one has completed the course. It seems likely the course will be most successfully accessed by students working in a structured setting, such as a transition program at the high school or college level, where they can receive support. We are in conversations with two such programs about using the course, and plan to reach out to additional programs. Finally, more than 75 families were organized to educate legislators about the importance of regulatory relief to empower families to create accessory apartments for their family members with disabilities.

Individual housing counseling expanded this year. About 100 individuals and families completed counseling through one of three options: at no cost to clients through our institutional members; through fee-for-service in our office or in clients' homes; and through a fee-for-service arrangement with the Asperger/Autism Network (AANE).

This year we held three free Section 8 sign-up clinics at the offices of our institutional members, helping about 35 individuals to complete the Centralized Waiting List and Department of Housing and Community Development Section 8 Housing Choice Voucher Program applications. Through appointments at our office and AANE, we also assisted individuals and their families to complete applications for these vouchers, and other affordable and subsidized housing options on a fee-for-service basis. Our experience has made us aware that filling out housing applications is a major challenge facing adults with autism who lack family assistance. Assisting these adults frequently takes three times longer than it does to assist one with family assistance, and these individuals generally lack ability to pay. We have received a \$5,000 Local Impact Grant from Autism Speaks, which will allow us to assist 15 - 20 individuals through the application process at no cost to them.

Variations on our standard two hour introductory presentation, "Thinking about housing" were delivered 15 times, reaching approximately 360 participants. Our more comprehensive daylong workshop, "Learning about housing", was presented three times, in Framingham, Bedford, and Danvers, to approximately 32 participants.

Building on our understanding of the importance of living skills to sustaining independent living, we launched the Life Skills Library playlist on the AHP Housing YouTube channel. Our first five videos were created as an Eagle Scout project by a young man who has a sibling with autism, and had previously been an intern for Autism Housing Pathways.

A second Eagle Scout project by a Scout with autism collected, washed and distributed shirts for our Shirts for Autism Program, benefiting individuals with shirt ripping behaviors living in the community and at the Department of Developmental Services' Hogan Regional Center.

Training of professionals

We are doing more to train professionals working with families on housing issues, and to train housing professionals about tenants with autism. We trained approximately 50 service coordinators and autism specialists from the Department of Developmental Services, about 15 medical professionals at Boston Medical Center, and about 25 housing specialists through MassHousing's Tenant Assistance Program (TAP). We will continue to work with TAP in the coming year.

In April, AHP President Catherine Boyle participated in a panel on policy challenges to developing housing to meet the needs of individuals with autism at the First Place Global Leadership Institute in Phoenix, attended by 25 professionals from around the country.

Advocacy

AHP President Catherine Boyle worked with representatives of the Massachusetts Rehabilitation Commission (MRC), the Community Economic Development Assistance Corporation (CEDAC), and the Executive Director of the Massachusetts Autism Commission to clarify that the state's Home Modification Loan Program (HMLP) can be used toward the cost of creating an accessory apartment. Pursuant to these efforts, language increasing the amount available to borrowers from \$30,000 to \$50,000 (except for manufactured and mobile homes) was placed in the Housing Bond Bill, and subsequently passed. In addition, loans are now available at no interest, with payment deferred until the title changes, for households of up to 200% of Area Median Income.

Autism Housing Pathways worked with Advocates for Autism of Massachusetts and The Arc of Massachusetts to raise awareness of a bill filed by Sen. Barbara L'Italien, which would give families the right to create an accessory apartment for the purpose of creating housing for an elderly or disabled family member on lots of 5,000 square feet or more. Such units could have two bedrooms, permitting a live-in aide, and property title could be passed to a special needs trust. While the bill failed to advance as written from the Senate Committee on Rules, thanks to the efforts of the families, key language was lifted from the bill and inserted into the Senate's version of the governor's housing bill. However, in the end, that bill was not brought to the floor for a vote. However, broader awareness of the topic was generated among lawmakers and in the governor's office.

Pursuant to the white paper, "The MA Autism Housing Think Tank", issued last year by AHP in collaboration with The Arc of Massachusetts and Advocates for Autism of Massachusetts, the Housing committee of the Massachusetts Autism Commission is advancing to the full commission recommendations that would seek to develop autism-friendly design guidelines for supportive, affordable state funded housing, and to initiate statewide outreach and data collection on homeless adults with autism.

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Financial Reporting

September 30, 2018

Balance Sheet

		<u>09/30/17</u>	<u>09/30/18</u>
Assets			
Cash Assets			
Bank Accounts	\$ 51,964	\$43,294	
Paypal	<u>1,113</u>	<u>2,164</u>	
		53,077	45,458
Accounts Receivable		<u>-</u>	<u>-</u>
Total Assets		<u>\$ 53,077</u>	<u>\$45,458</u>
Liabilities			
Accounts Payable		\$ -	\$ -
Payroll liabilities		<u>493</u>	<u>-</u>
Total Liabilities		493	-
Beginning Equity	31,751	52,584	
Net Revenue/(Expenses)	<u>20,833</u>	<u>(7,554)</u>	
Equity		<u>\$ 52,584</u>	<u>\$45,030</u>
Total Liabilities & Equity		<u>\$ 53,077</u>	<u>\$45,030</u>
		-	-

Financial Reporting

September 30, 2018

09/30/17

09/30/18*

Revenues and Expenses

Revenue

Donations & Matching Gifts	\$ 22,726		\$ 20,083
In-Kind Donations	-		-
Exempt Purpose-related Income	10,526		9,105
Grants	8,438		17,926
Interest Income	9		9
Membership	5,320		8,609
Misc	1,001		-
Adjustment	519		283
Other Fundraising	<u>17,606</u>		<u>13,302</u>
Total Revenue		\$ 66,145	\$69,316

Expenses

Programs:

			(under DD Council grant)
Advocacy	\$ 145		
Autism Speaks grant	-		\$ 8
Developmental Disabilities (DD) Council Grant			25,134
Family Training	5,090		2,571
Direct Care Professional Development (2017 project)	373		6,281
Outreach	2,523		613
Research	512		548
Shirts for Autism	42		-
Salary & Related	<u>11,649</u>		<u>20,890</u>
Total Programs:		20,334	56,044
Fundraising:			
Expenses	9,595		5,282
Salary & Related	<u>3,883</u>		<u>2,862</u>
Total Fundraising:		13,478	8,143
Lobbying:			
Expenses	(included in admin.)		234
Salary & Related	(included in admin.)		<u>572</u>
Total Lobbying:			806
Administrative			
Accounting	899		963
Gov't Filing Fees	19		19
Insurance	1,381		1,381
Professional Services	-		-

		(separate line	
		item)	
Lobbying	368		
Mailing	20		13
Salary & Related	4,383		4,293
Supplies & Copies	432		614
Training	290		258
Travel	1,303		35
Rent & Office			
Expenses	2,404		4,303
Miscellaneous	<u>1</u>		-
Total Administrative		<u>11,500</u>	<u>11,877</u>
Total Expenses		<u>\$ 45,312</u>	<u>\$76,870</u>
Net Revenue / (Expenses)		<u>\$ 20,833</u>	<u>(\$7,554)</u>

* Numbers in this column may not be equal to the sum of numbers in the previous column due to rounding.