

JEREMIAH VILLAGE NARRATIVE

TREK Development Group, Inc. is partnering with Glade Run Lutheran Services to redevelop a portion of a 12-acre site that serves as the gateway to Glade Run's 52 acre campus in Zelienople, Pennsylvania; a suburban community approximately 30 miles north of the city of Pittsburgh. Jeremiah Village will be a new, 12 acre master planned development. This project, phase one of the development, intended to be the only LIHTC housing in the development, will consist of a 6.4 acre portion that will be developed with a new three-story apartment building containing 36 units and eight new detached single-family houses. The buildings and site are designed to create a pedestrian-oriented "pocket" village with the houses grouped around a shared green, and the apartment building facing onto a lawn that engages with the larger community of Zelienople. Walking paths connect all the homes and buildings and connect to the larger Glade Run campus as well as the adjacent Lutheran Senior Life campus. Jeremiah Village is just a short walk (.5 miles) to the heart of downtown Zelienople where services and amenities are available.

The forty-four (44) unit development will include thirty (30) 1-bedroom units, thirteen (13) 2-bedroom units and one (1) 3-bedroom unit. Thirty-seven (37) of the forty-four units will be LIHTC units, serving households at or below 60% Median Income, and seven will be market rate apartments. Seven units will be set aside for households that include individuals with Autism Spectrum Disorder (ASD) and Glade Run will coordinate the funding of enhanced supportive services for this population.

Summary of the Need for the Development

Glade Run Lutheran Services has been an asset to the greater Pittsburgh region for over 159 years by providing much needed services to the community. Over the past several years, Glade Run has been actively researching and pursuing their mission driven desire to develop inclusive, independent housing for individuals on the Autism Spectrum that is integrated into a broader, planned "village" of residences. Through research and focus groups, Glade Run has identified a grave need for housing for higher functioning adults with ASD. The Pennsylvania Autism Census Project estimated the number of adults over 21 years of age in Pennsylvania with ASD to grow to nearly 20,000 by the year 2020 and of this figure, approximately 5,000 will be residing within 50 miles of Glade Run. More typically, housing available for adults with ASD tend to fall into the categories of (1) Group Homes, (2) Apartments with separately contracted support services that tend to be too restrictive or (3) Supportive housing for seniors/individuals with disabilities. However, this population of higher functioning adults with ASD can be better served within a community that offers independent living settings (with maximum private space and safety features) and less structured daily schedules with moderate to low support services that are within close proximity.

Impact on the Community

The Village will offer a variety of housing options to attract a diverse mix of age groups, backgrounds, socio-economic circumstances, lifestyles, family compositions and professions. The Village will respond to the dreams of families with individuals with ASD by being a truly autism friendly community where all are respected for who they are and are not segregated or isolated. The Village, with its common green and walking paths, will be nestled within an existing neighborhood with employment, educational, social and recreational opportunities. Porches, walking paths, a variety of open spaces and gathering places encourage neighborhood residents to get to know one another, discover common interests and experience a sense of belonging. Zelienople, a historic main street community in Butler County that borders the affluent township of Cranberry, currently offers limited affordable housing opportunities. This project will (1) be located within an Area of Opportunity, (2) provide Supportive Housing for a growing population with limited options, (3) will leverage partnerships to develop a truly Innovative approach to housing a vulnerable segment of our population within a neighborhood context that provides flexibility to serve households at various income levels.

One of Glade Run Lutheran Services' missions is to serve children and young adults with ASD. The design and development team worked with Glade Run, to follow design principles and incorporate features to meet the needs of residents with ASD. Indoor and outdoor common spaces were designed to ease way finding and create spaces where people can engage or disengage. Specific supportive housing units were located and designed with the needs of those with ASD in mind, including enhanced sound separation, quiet equipment such as bathroom fans, natural lighting, and durable water-resistant finishes.

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The apartment building layout is designed to support and encourage social activity. At the first floor a common exterior passageway crosses through the building to connect the front lawn to the north green. The community room occupies its own portion of the building on the west side of the passageway and has its own entrance so that it can better serve all of the project's residents. The room opens to a terrace facing the triangular front lawn and the borough of Zelenople. The community room includes a common kitchen to support a wide array of programming and gatherings.

The apartment building is entered through a generous front porch facing the north green, with room for multiple chairs and benches for those wishing to be near the entrance to watch the building's comings and goings. The management office and supportive service office are both directly adjacent to the elevator lobby, providing easy oversight for the management staff, and easy access for residents. On the upper floors, the common elevator lobby and lounge area have generous windows overlooking the walkway through the passageway. Common laundry facilities have been located on each floor for convenience.

Implementation of Services, Programs, & Activities

Glade Run Lutheran Services offers a full continuum of ASD services from a child's diagnosis through adulthood. Autism-specific services are delivered by staff trained to specifically understand the special and unique needs of ASD individuals.

Some possible options of services that will be offered to individuals in the target population include:

- Referral for Case Management- A case manager assists individuals with immediate needs and supports the development of basic living skills in areas such as housing, food, medical care, education, employment and recreation. This program creates the lifelong skills that enable continued personal growth, address mental health and medical needs, build confidence and strengthen relationships.
- Referral for Group Therapy- Group therapy is a form of psychotherapy in which one or more therapists treat a small group together. Unlike individual therapy sessions, group therapy offers participants the opportunity to interact with others with similar issues in a safe, supportive environment. Participants can try out new behaviors, role play, and engage with others; not only receiving valuable feedback and insight from other group members, but also in giving it.
- Referral for Outpatient Counseling- Master's level therapists provide treatment to meet individualized goals. Therapists use a variety of methods that may include individual, couples, family or group therapy. On-site psychiatric services are also available for both evaluation and medicine management purposes.
- Social Skills Support- Social Interaction is a critical element of creating a community. We anticipate that residents on the spectrum may encounter barriers to living independently due to deficiencies in their social skills. The Service Coordinator will be skilled and trained at conducting individual or small group sessions for residents that request this service or based on need/observations by the Service Coordinator. Each course is made of several 40 minutes lessons that the instructor can pull from and use as a resource. The course topics available are:
 1. Safety- With a focus on personal safety skills and prevention, learners are introduced to basic methods for safety at home and in the community. Learners role-play dialing 911 in case of an emergency, develop a home safety plan and create an emergency contact list. Safety strategies are introduced for walking and biking in the community, as well as for answering the door safely. Other topics include social media safety,

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protecting your money and continued development of social awareness in terms of friends, acquaintances and strangers.

2. Living on my Own- This course introduces learners to some of the basics of independent living. Important aspects of living with a roommate are addressed, including developing house rules and roommate contracts. Landlord and tenant responsibilities are addressed, as well as what it means to be a good neighbor.
3. Solutions 1- This beginning course is designed to develop conflict resolution skills. Lessons focus on strategies for dealing with teasing, identifying strategies for problem solving and decision making, reading body language, practicing effective communication and practicing conflict resolution in community settings.
4. Solutions 2- Intermediate to advanced conflict resolving skills are the focus of this course. Lessons include identifying the physical symptoms of anger and developing methods for dealing with anger, including reflecting on emotions through writing and using an anger measure to gauge emotional responses. Learners explore effective conflict resolution strategies for professional and personal relationships.
5. Nutrition- In this introductory course, basic guidelines for maintaining a healthy diet, the health risks associated with poor nutrition and methods of successfully planning and preparing healthy foods are studied. Additionally, learners acquire basic kitchen safety skills, including sanitation methods. Appropriate use of appliances and utensils is covered, as well as important cooking terminology and concepts.
6. Learn to Work- This class introduces important skills needed to become a productive and successful employee. With an emphasis on building upon existing skills and past experiences, learners create a resume and write cover letters while researching potential job opportunities. Learners gain important skills to encourage effective communication and interactions with supervisors and co-workers.

In addition to the above services, Glade Run's Zelenople campus which abuts Jeremiah Village, has several unique therapeutic offerings including a new Sensory Park and Playground and Glade Run Adventures. The Sensory Park and Playground is a one-of-a-kind one-acre playground designed to meet the physical, sensory, and socialization needs of children with autism and their families. It is open to the public at no charge. Glade Run Adventures is a therapeutic and experiential equine, animal, and horticulture program, utilized by St. Stephen's students as well as the community for lessons, camps, and other therapeutic activities.