



MISSION STATEMENT

Our mission is to offer affordable, supportive housing to individuals who are homeless, elderly, disabled, veterans, or transitioning back into the community. We provide safe, stable housing that promotes dignity, accountability, and long-term success through structure and partnership with agencies, churches, caseworkers, and local support providers.



WHO WE SERVE

- Homeless individuals
- Seniors / Elderly adults
- People with disabilities (physical or mental)
- Veterans (including VASH or community referrals)
- Individuals coming from shelters, hospitals, or rehabs
- Re-entry / Returning citizens needing a second chance



ELIGIBILITY CRITERIA

We accept individuals who meet the following criteria:

- Must have guaranteed or verifiable income (SSI, SSDI, VA benefits, pensions, etc.)
- Must be able to live independently without 24/7 supervision
- Must agree to house rules and a structured living environment
- Must participate in check-ins with their case manager (if applicable)
- We do NOT deny for background history if income and behavior expectations are met



REFERRAL PROCESS

Referrals may come from caseworkers, hospitals, shelters, churches, or directly from applicants.

1. Contact by phone or email
2. Basic screening and needs assessment
3. Income + placement fit confirmed
4. Tour / Move-in readiness
5. Intake paperwork and placement decision



CONTACT INFORMATION

Name: Latausha Bonner

Email: lataushabonner2014@gmail.com

Phone: 814-806-0101

We welcome referrals, walk-ins, and direct inquiries.

HOUSE RULES & RESPONSIBILITIES

1. Respectful behavior at all times – this is a shared home.
2. Quiet hours: 10PM – 7AM (no loud music, yelling, or disturbances).
3. Guests allowed only with house approval; no overnight guests without permission.
4. Smoking only in designated area at the back of the property – no smoking in the front or indoors.
5. No illegal activity, weapons, or drugs on property.
6. We are not babysitters – tenants are responsible for themselves.
7. Every tenant must complete their weekly cleaning assignment.
8. Conflict resolution rule: talk first; if unresolved, notify management.
9. 3 strikes rule: 3 violations = removal from the program/lease termination.
10. No harassment, threats, or violence of any kind.

CONFLICT & BEHAVIOR AGREEMENT

We are not caretakers, mediators, or babysitters. Each adult is responsible for their own actions. If conflicts arise: 1. Attempt to resolve respectfully between tenants. 2. If unresolved, notify management in writing. 3. Repeated conflicts or refusal to cooperate will count as a strike. 4. Three (3) strikes = removal from the property.

WEEKLY CLEANING ROTATION

Each week tenants will rotate cleaning duties. Names can be written in the blank space:

Task	Name
Clean Bathroom _____	_____
Sweep/Mop Common Areas _____	_____
Take Out Trash/Recycling _____	_____
Clean Kitchen/Dishes _____	_____
Disinfect Shared Surfaces _____	_____

Tenant Signature: _____ Date: _____

Management Signature: _____ Date: _____

Housing Placement Partnership Overview

Hospital & Social Work Referral Version

Operator: Latausha Bonner

Business: Havaras Group LLC (Housing & Supportive Placement)

Location: Erie, PA

Contact: 814-806-0101 • lataushabonner2014@gmail.com

I provide clean, safe, structured housing for individuals who are able to live independently and maintain a high-functioning lifestyle with basic support and case management contact. This program is designed for stable, long-term placement — not medical care or emergency shelter.

Ideal Candidates / Referrals Accepted:

- Homeless individuals ready for permanent housing
- Veterans (HUD-VASH, SSVF, VA disability, guaranteed income preferred)
- Seniors needing affordable stable housing
- Disabled adults with SSI/SSD or stable benefits
- Formerly incarcerated / re-entry individuals ready for stable housing

Resident Requirements:

- Independent & high-functioning (no intensive supervision required)
- Guaranteed, verifiable income (SSI, SSD, VA benefits, employment, etc.)
- Able to follow structure, house rules & weekly cleaning rotation
- Must respect shared spaces and co-living expectations

Important Hospital Disclaimer:

- This is not a medical facility, skilled nursing unit, rehab center, or group home.
- We do not provide medication management, nursing care, or 24/7 supervision.
- Residents must be able to perform activities of daily living (ADLs) independently.

What I Provide:

- Private or semi-private furnished rooms (case-by-case)
- Utilities, Wi-Fi, and household essentials included
- Clear house rules & cleaning schedule posted and enforced
- Safe, stable environment with landlord accessibility
- Willingness to coordinate with case managers for ongoing stability

Placement Support Requested (if Available):

- First month's rent and/or security deposit assistance
- Referral communication & point of contact
- Case management check-ins if the program requires it

If you have individuals ready for stable housing placement, I would like to be added to your referral network.

Thank you for your partnership, and I look forward to supporting successful placements in Erie, PA.



PROPERTY AMENITIES & PROVIDED ITEMS

- Beds & bedding (pillows, sheets, blankets)
- Dressers / storage furniture
- Lamps / lighting
- Refrigerator
- Stove / Oven
- Microwave
- Couch / Sofa
- Kitchen basics (pots, pans, utensils if applicable)
- Cleaning supplies (broom, mop, vacuum, disinfectant cleaner)
- Trash cans & liners
- Basic household maintenance items (light bulbs as needed)
- Smoke & carbon monoxide detectors (maintained by management)



RENT RATE STRUCTURE & GUIDELINES

Rent is determined based on room type, program involvement, and verified tenant income.

We respect the 30% income rule when applicable through programs and agencies.

SUGGESTED RENT RANGE (ERIE, PA):

- Shared Room: \$550 – \$850 / month
- Private Room: \$850 – \$1,200 / month

WHAT RENT INCLUDES:

- All Utilities Included (Electric, Gas/Heat, Water, Sewer, Trash)
- Wi-Fi / Internet if provided at the property
- Property Insurance Included in Rent (Tenant does not need separate policy)

FACTORS THAT CAN AFFECT RENT:

- Income verification (SSI, SSDI, VA, Employment, Other)
- Room type (shared vs. private)
- Agency funding or case management support
- Length of stay



CONTACT INFORMATION

Havaras Group LLC

Contact Person: Latausha Bonner

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Business Phone: (844) 844-5355

We welcome referrals from case managers, hospitals, VA programs, churches, shelters, and community organizations.