

Where do I want to live? What can I afford?

The Arc of Illinois Ligas Family Advocate Program
Know Your Options 2020 Webinar Series welcomes:

*Lore Baker, Association for Individual
Development, President & CEO*

Program Agenda, 12:00 – 1:30 p.m.

- Programs of the Arc of Illinois (12 – 12:05 p.m.)
- Introduction to key housing topics (12:05 – 12:20 p.m.)
- Welcome Lore Baker, CEO – Association for Individual Development
- Exploration of affordable housing options and resources (12:20 – 1:00 p.m.)
- Q & A (1:00 – 1:30 p.m.)

- ***Note: All participants are muted. Please type questions into the questions box. We will respond to as many as possible during the question and answer session. The power point presentation can be sent to all participants who send an email request to:***
- Megan@thearcofil.org or Mary@thearcofil.org

Programs of The Arc of Illinois

- Illinois Lifespan – Information & Resources
- Family to Family Health Information Center
- Family Support Network of Illinois
- Ligas Family Advocate Program
- Family Transition Project
- Consumer Stipend Program
- Assistive Technology Program
- Training Department
- For more information, see www.thearcofil.org



Alphabet Soup of Acronyms

- **HBS = Home Based Services program (You or your family manage the supports)**
- **CILA = Community Integrated Living Arrangement**
- **IDD = Intellectual/Developmental Disability**
- **ISC = Independent Service Coordination Agency (manages PUNS, gateway to developmental disability services in Illinois)**
- **PAS –pre-admission screening (done after PUNS selection by ISC to determine final eligibility for waiver funding)**
- **DDD = Division of Developmental Disabilities (A division of the Illinois Department of Human Services)**
- **DRS = Division of Rehabilitation Services (offers a Home Services Program and facilitates the Supported Employment Program in IL; primary program for employment support)**
- **PSW = Personal Support Worker (PSW is term used in the Home Based Program)**
- **DSP = Direct Support Professional (DSP is term used in CILA/Developmental Disability Provider managed support services)**
- **PSH = Permanent Supportive Housing**
- **SSI = Supplemental Security Income**
- **SSDI = Social Security Disability Income**

Where do I want to live?

- An affordable apartment, possibly with a roommate
- A condominium or house of my own, possibly with a roommate
- In my family home with my family
- With another family or roommate that acts as my direct support
- In a home with up to 7 others



What Support Do I need? If 24 hour care:

Options:

- Traditional CILA Group Home– Agency owned (24 hour support - 8 or fewer individuals) or Host Home
- Non-Agency owned, 24 hour CILA home
 - Parent or individual owns property
 - With other ‘waiver funded” individuals with 24 support needs
 - DD provider staffs home as 24 hour CILA



How to find a DD provider for 24/care in a rental house?

- **Example: A.C. and two children with Angelman's syndrome**
- Parent owned rental property, 2 sons with 24 hour support needs, one son has friend with 24 hour support needs = 3 person non-agency-owned 24 hour CILA, if a provider can staff it 24/7
- Parent may bring to the table: persistence, flexibility, negotiation and advocacy, property, fundraising, connection to other families, connection to landlord, creativity, etc.,
- Provider must be able to access required support funding from DDD; will want to meet and discuss potential options, have multiple meetings for relationship building in a step-by-step process, could also be provided in affordable housing location
- 3 or fewer in a non-agency owned 24/hour CILA avoids need for sprinklers in every room

Options: Less than 24 hour daily support

- Home –Based Supports: (Family/Individual Managed, Self-Direction Assistance optional, utilize Acce\$ as fiscal intermediary), 3x SSI = 2349.00 monthly allotment for support services; family member may be PSW
 - Family Home
 - Apartment, House or Condo
 - Permanent Supportive Housing
- Intermittent or Family CILA: DD Provider managed; often 15 hours of support by a DSP weekly through a DD provider; can request more than 15 hours/week
 - Family Home
 - Apartment/Condo/House
 - Permanent Supportive Housing apartment

Examples: I-CILA –young adults together

Individual lives with roommates all needing I-CILA supports (less than 24/7) where roommates rent from Landlord parents

Parent-property owner(s) must maintain property

Roommates and parents meet through school/special rec/other programs and parents purchase property, work with a DD provider to arrange intermittent CILA supports, use waiver funding

Friends get to live together



Example–I-CILA support in affordable housing– young adults living together

- **Advantages:** Individual with I/DD uses portion of SSI or SSDI to pay affordable rent; has own lease possibly with a roommate of own choosing, apartment is affordable with rental subsidy; supports are I-CILA from DD provider Parents not required to maintain property; usually located near transportation
- **Challenges:** Not enough permanent supportive housing for all who seek it; timing of waiver funding/DD provider/available apartment;



See Corporation for Supportive Housing Resources for individuals with I/DD

<https://www.csh.org/resources/catalog-of-resources-for-persons-with-intellectual-and-developmental-disabilities/>

<https://www.csh.org/resources/supportive-housing-workbook-for-adults-with-idd-and-their-families/>

- /



PSH

Housing unit
Capital \$
“Bricks and Mortar”

Rental assistance
Operating \$
Makes property
affordable for very
low income persons

Supportive services

Types of Rental Assistance and Models of Supportive Housing

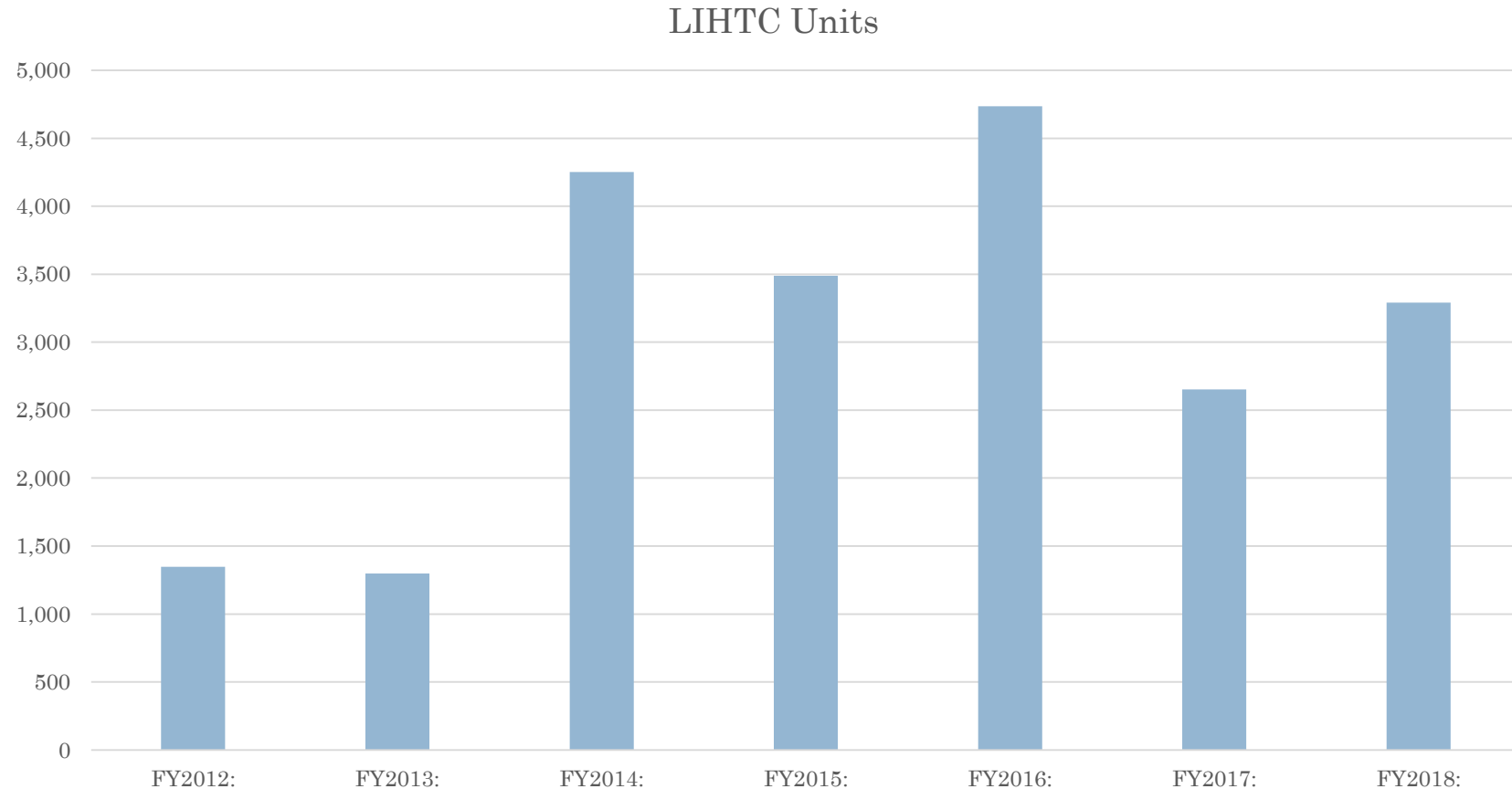
- **Project-based:** rental assistance is assigned to a specific development and stays at that development
- **Individual or Person-based:** rental assistance can be used on any unit a person may find
- **Single-site:** all units are located in one site (building or group of contiguous buildings).
- **Scattered site:** units are located in several sites in a neighborhood area.

Permanent supportive housing usually is financed for units to be affordable (pay no more than 30% of their income) for households earning 30% of the area median income or below.

Housing Development

- Affordable housing development requires layered financing from multiple funding sources to make the project feasible.
- The Illinois Housing Development Authority (IHDA) is the largest affordable housing financing entity for developers in Illinois but other entities support affordable development funding as well (City of Chicago, HUD through Continua of Cares (CoCs), Public Housing Authorities (PHAs) and others, etc.)
- From project application to project selection, construction, and completion, it can take 2 years or more for the brick and mortar to be available to tenants.
- Affordable housing can provide a variety of amenities typical and atypical of market-rate multi-family housing, from in-unit laundry and a playground, to a supportive services office on-site.

Low Income Housing Tax Credits (LIHTC)



- Affordable housing developed statewide with units made affordable to households ranging from 30% AMI to 60% AMI.
- Layer multiple funding sources to produce almost 20,000 units since FY2012.

Housing Subsidies

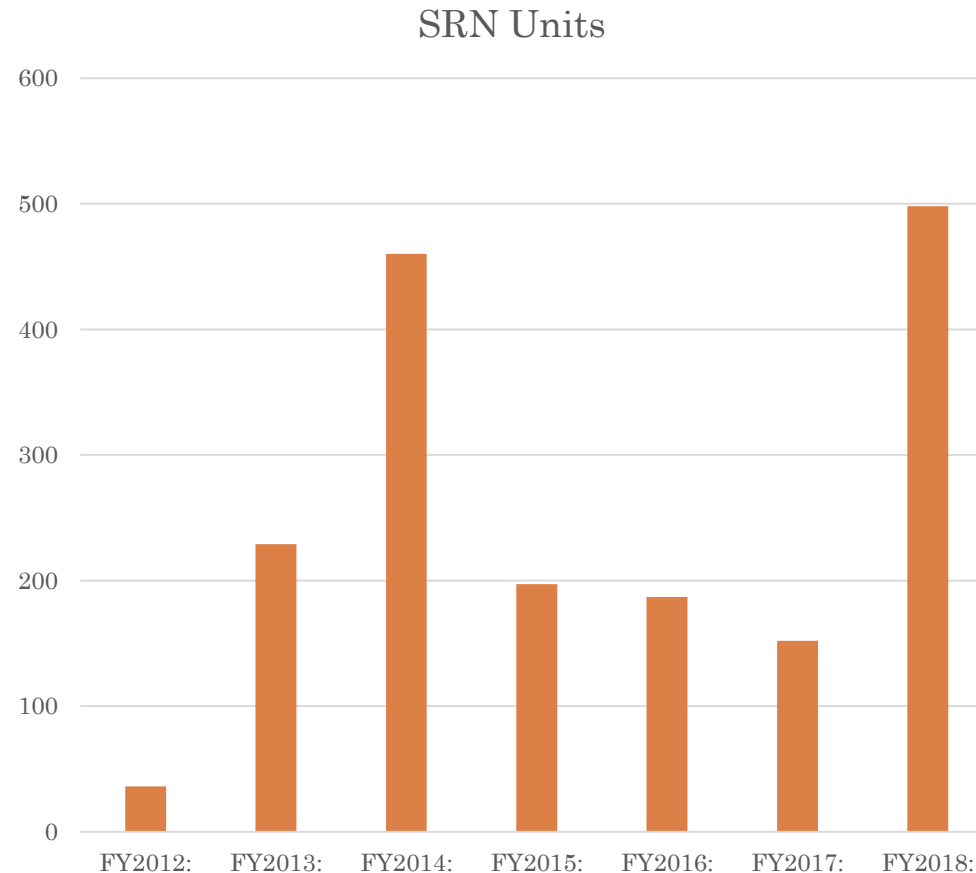
- Subsidies are rental assistance.
- Can be provided for market-rate or affordable units.
- Public housing Authorities in Illinois have most of the subsidies
 - Housing Choice Vouchers (person-centered)
 - Public Housing Project-Based Vouchers
 - Disperse these vouchers themselves and by partnering with CoCs, DHS, etc.
- IHDA has two subsidy programs: Rental Housing Support Program and Section 811 Project-Based Rental Assistance
- DHS and DoA provide State-funded Bridge Subsidies, that allow a person to rent any available unit (that meets inspection standards) in their community of choice.
 - These were originally intended to be a bridge funding source to a more permanent funding source, like federal subsidies.

IL Housing Search

- Online affordable housing locator
- Open to the public to list or search for units
- IHDA developments listed
- Users are able to search for housing by several categories including: geographical location, size, price, bedroom/bathrooms, accessibility features, and amenities.
- As of July 31, 2018:
 - 124,709 units (3,569 available)
 - 7,680 landlords participating

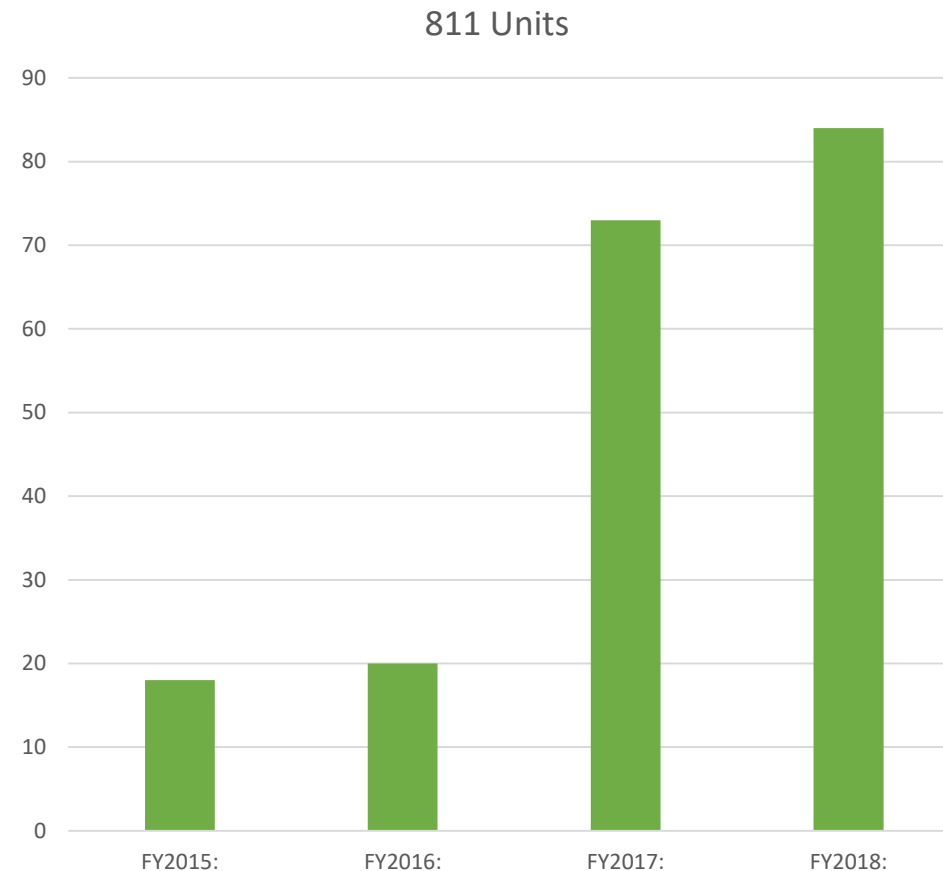
Statewide Referral Network

- IHDA program that provides units available to extremely low-income individuals (30% AMI) who are already connected to supportive services.
- Eligible populations include persons with disabilities and persons experiencing or at-risk-of homelessness.
- Listed on the Pre-Screening, Assessment, Intake, and Referral (PAIR) module.
- 2,058 units produced since FY2012.



HUD Section 811 Program

- Project-based subsidy
- HUD (federal) funding
- Serves the three consent decrees (Williams, Colbert, and **Ligas**), Individuals with disabilities residing in a nursing facility who wants to live in the community, persons coming into the community from SODC closures, and persons at risk of institutionalization (including all on the PUNS who once selected and screened are found eligible for waiver funding)
- 195 total units since FY2015.



IL Housing Search and the PAIR Module

Available to all Class Members and other persons with disabilities, through Independent Service Coordination (ISC) agencies or social service providers

Ligas, Williams and Colbert Class Members are prioritized on the PAIR module waiting lists

Online application, three pages (takes about 5 minutes to fill out)

Only matches to available units that meet the person's requirements

Rental Housing Support Program

- IHDA program created in 2005 with state funding
- Provides rental assistance in existing rental housing provided by Local Administering Agencies (LAAs)
- Program also funds the creation of more project-based subsidy 30% AMI units through a Long Term Operation Support portion.
 - Currently 102 units
- New LTOS sub program will give rental subsidies for 15 years to eligible landlords serving households referred through the SRN.

Permanent Supportive Housing (PSH) Development Program

- Demonstration round followed by three rounds of funding
- Funded through a variety of sources from 2010-2017.
- Last two rounds (2017) focused on smaller developments (25 units or less) composed of all units at 30% AMI (at least 10% of units in the SRN).
- Produced 481 units through 2017; Six new PSH projects were approved by IHDA in 2018 and nine in 2019.

Year/Round	Round (Program)	PSH Units
2010	Demonstration Round (Build Illinois Bond Program)	98
2011	Round 1 (Moving Forward)	122
2012 (Round 2)	Round 2 (Moving Forward)	142
2017/Round 3	Round 3 (various funds, including National Housing Trust Fund)	119
TOTAL PSH PROGRAM UNITS		481



Questions?

- Lore Baker, President and CEO, Association for Individual Development: Lbaker@aidcares.org; 630-966-4001

Ligas Family Advocate Program:

- Program Director: Shirley Perez: shirley@thearcofil.org; 815-464-1832 x1032
- Ligas Family Advocate for Southern IL, Megan Mutti: megan@thearcofil.org; 815-464-1832 x1022
- Ligas Family Advocate for Northern IL, Mary Dixon: mary@thearcofil.org; 815-464-1832 x1017