



Supportive Housing Navigation and Supportive Housing Creation

Arc of Illinois Executive
Leadership Conference 2024





Agenda

Welcome

Kimberly Mercer-Schleider, Director,
ICDD

Housing Navigation Year 2

Creating Housing: 2 Provider stories: Lore
Baker and Jeff Stauter

Story Panel: 3 stories of success: Carrie
Callery, Karen Edgar, Lore Baker, Kim
Mercer-Schleider, Jeff Stauter, Curtis Harris

Goals and Vision

Integration
and Choice

Service
Delivery
Infrastructure

System and
Individual
Barriers



Goals and Vision

The Independent Service Coordination (ISC) Agency Housing Navigator Pilot will cultivate and pursue community-based, independent housing options for people with DD who are already in the waiver and those newly selected from the PUNS list.

The key activities of the ISC Housing Navigator will be to cultivate landlord and affordable housing relationships across various communities to identify housing stock while also working with individuals with DD and their families to maintain a localized list of people interested in independent supportive housing as an option to ultimately make the match between independent housing options and people with DD.



Housing Navigation Pilot Basics: 7 Participating ISC's

Eligibility

- PUNS Selected
- People with IDD in Waiver Services
- Assessment for housing options not restricted by level of services needed

Key Activities

- Housing Assessment
- Locate units
- Application and Leasing support
- Client advocacy
- Outreach
- Coordination with ISC and Provider

System Goals

- Inform demand within the IDD community for community-based housing
- Create linkages with supportive and affordable housing

Technical Assistance and Evaluation

- Housing Navigators, Supervisors and Directors receive TA and participate in program development
- UIC will conduct an evaluation of the pilot

Data Collection Update – As of March 2024

Month	Actively Enrolled	Referred in the Month	Housed in the month	Total Housed	SRN Eligible/Not	Applied for Other Housing in Month
March	322	20	3	73	256/48	6
April	314	11	2	75	262/52	5

Services for people in housing

Adult Home Based Services	Intermittent CILA	Supported Employment	Community Support Services
41	30	1	1

Navigator Snapshot – Barriers and Policy Issues

Housing Challenges

- Affordable rents in the private market that are in locations where people are wanting to live
- Felony Convictions
- Rental criteria and waiting lists
- SRN matching - competition within matches

Coordination and Services Challenges

- Coordination with ISC's during housing search
- Finding ICILA Providers
- Follow-up services provision in housing

Policy Issues

- Managing "interested" but not actively seeking
- SRN for 24-hour CILA Services benefits going to cost of services
- Providers committing to enhanced services during the application process and not waiting until match/acceptance to housing

Policy Issues

- Finding affordable housing options for people between 30-50% AMI
- Private market rental challenges of not having enough income - 2.5:1 income to rent ratio
- Options for people under 61

Policy/Program Area	Description	Next Steps
Personal Support Worker Income as Total Household Income	Is PSW income counted to total household income? It puts households over income for SRN	DDD issues clarification or works with IHDA
Education Rule and Affordable Housing Eligibility	People must be enrolled in less than full-time education to be eligible for tax-credit housing	DDD and IHDA issue clearer memo and guidance
How does the rate change or payment structure change for 24/hour services if housing is paid from client income?	In CILA group home individuals give income for services and room and board; if receiving 24-hour CILA services in independent housing	Policy issue raised to DDD for support
Housing providers need direction to commit to services at the time of SRN/Housing application and not wait for the offer of housing	Navigators need to be looking for housing that will pair with services – and pursue appropriate and available settings (i.e. SRN, market-rate) - once housing is offered there is a short window to accept and services have to already be in place/committed	Policy issue raised to DDD for support
Documenting Interest in Community-based Supportive Housing in PUNS Renewal	The PUNS Renewal Forum and Birdseye (see Birdseye Tracking Updates) are good places to track interest in supportive housing – need DDD to update based on what they want	Policy issue raised to DDD for support
Birdseye Tracking Updates	Recommended additions relate to but not limited to PPR – help navigators track activities/status	Policy issue raised to DDD for support

Year 2 Reflections and Celebrations



FY 25 budget includes Housing Navigators, verifying its place in IL service delivery system. Technically no longer a pilot



ICDD Housing Transition Funds are essential and leverage other resources for household items and other start up funds like security deposit




Navigators learned early on how to streamline the referral, assessment and documentation collection process for housing and had the flexibility to make those adjustments within their workflows to facilitate timely housing applications



Housing Navigation allowed ISC's to respond to homelessness and prevent homelessness, respond to crisis referrals and keep families together



The program has become an invaluable internal resource for the ISC's



Year 2: Assumptions and Realities

Assumption: People will apply for housing and move in, especially with the Statewide Referral Network

Reality: Most housing sites have 1-3 year waiting lists

Assumption: People with IDD with Social Security, working and seeking more independence will be easily housed through Housing Navigation

Reality: People who are working and on Social Security are typically above 30% AMI, the income cap for SRN units, but are still making too little to afford market-rate housing

Assumption: People will request Navigation and complete the housing process

Reality: People do change their minds including after being referred to housing and decide not to move at that time.



**INCREASING THE IDD
SUPPORTIVE HOUSING PIPELINE**

Project Goal



Increase the number of supportive housing units available for Illinois residents with IDD through training, peer learning, and technical assistance (TA) targeted to IDD services providers that will prepare them to successfully partner with, become, or amplify their roles as supportive housing developers

Who is it for?

1

Service providers who are in the exploratory stages of supportive housing development

2

Service providers who have participated in an institute and are ready for more in-depth technical assistance

Supportive Housing Exploration Cohort

Session 1 – In Person

- ❑ Supportive Housing development tour
- ❑ Training on supportive housing, development process, and key roles

Session 2 – Virtual

- ❑ Panel discussion with existing supportive housing developers
- ❑ Group brainstorming and identifying next steps to start development

Session 3 – Virtual

- ❑ Joint session with post-cohort for peer sharing
- ❑ State agency presentations
- ❑ Discussion on assistive technology

Post Supportive Housing Institute Cohort

Session 1 – Virtual

- Joint session with post-cohort for peer sharing
- State agency presentations
- Discussion on assistive technology

Session 2 – In Person

- Peer sharing on challenges and barriers to development

All participants will receive:

- Knowledge of supportive housing core components and best practices
- Understanding of the development process
- Individualized technical assistance from CSH
- Assistance with identifying project partners and forming a development team
- Peer sharing and support on how to move your project forward

Building from the Ground Up: Kreider Services and AID



Hill Street Neighborhood Development

Housing that Makes a Difference





During the first half of the 1900s, persons with developmental disabilities were placed in institutions. Out of sight and out of mind.

The Dixon State School opened in 1917.

The school closed in the early 1960s following reports of abuse.

The population was effectively excluded from the greater community.





From the mid '60s to the present, institutions like the Dixon State School were phased out and “group homes” were phased in.

Group homes typically house 6-12 people with disabilities under a single roof.

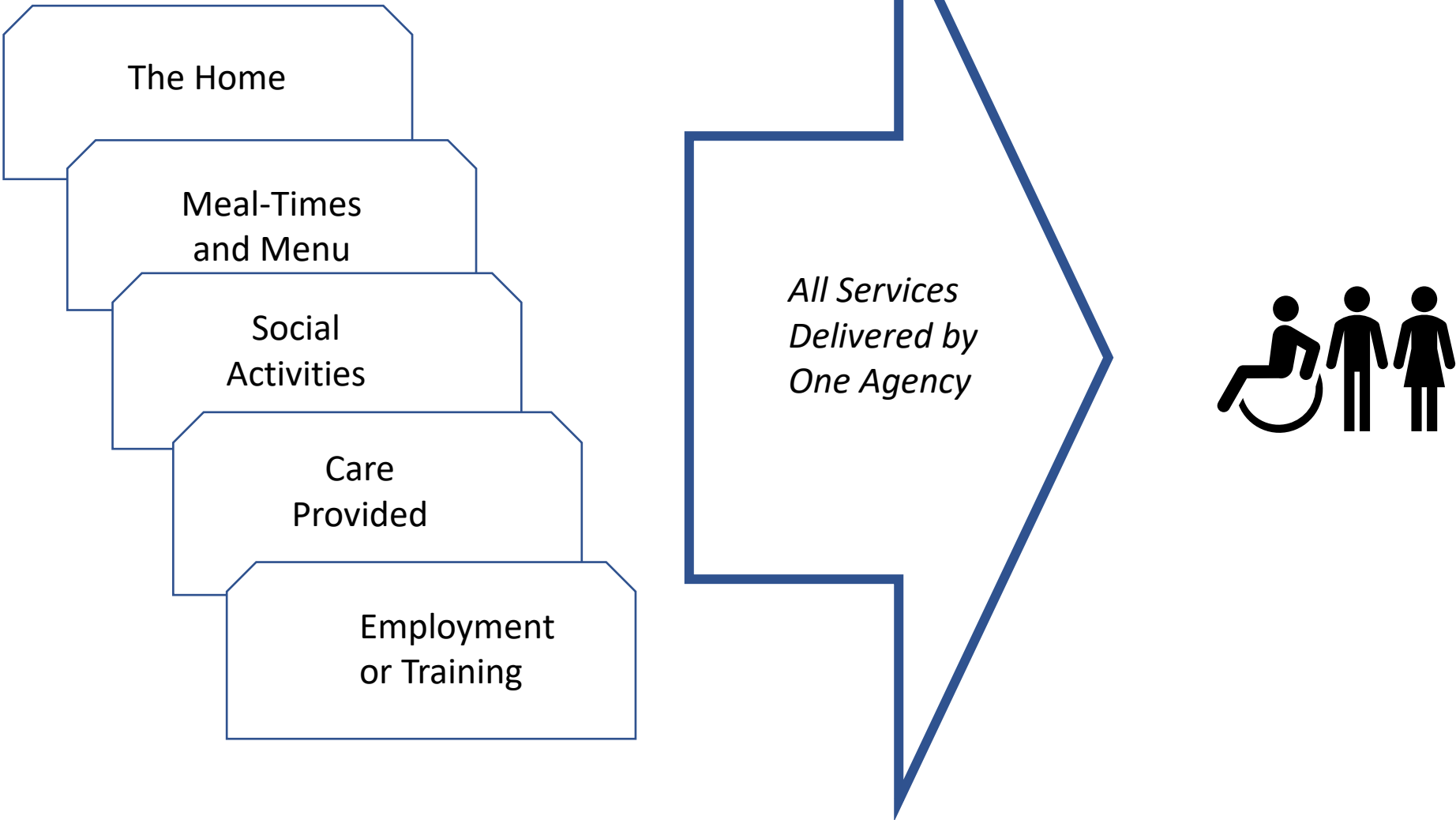
The homes are owned by service providers, who give 24/7 care.

This has been a big step forward, but is still isolating.

People with disabilities now live *in* the community but are still not *part of* the community.

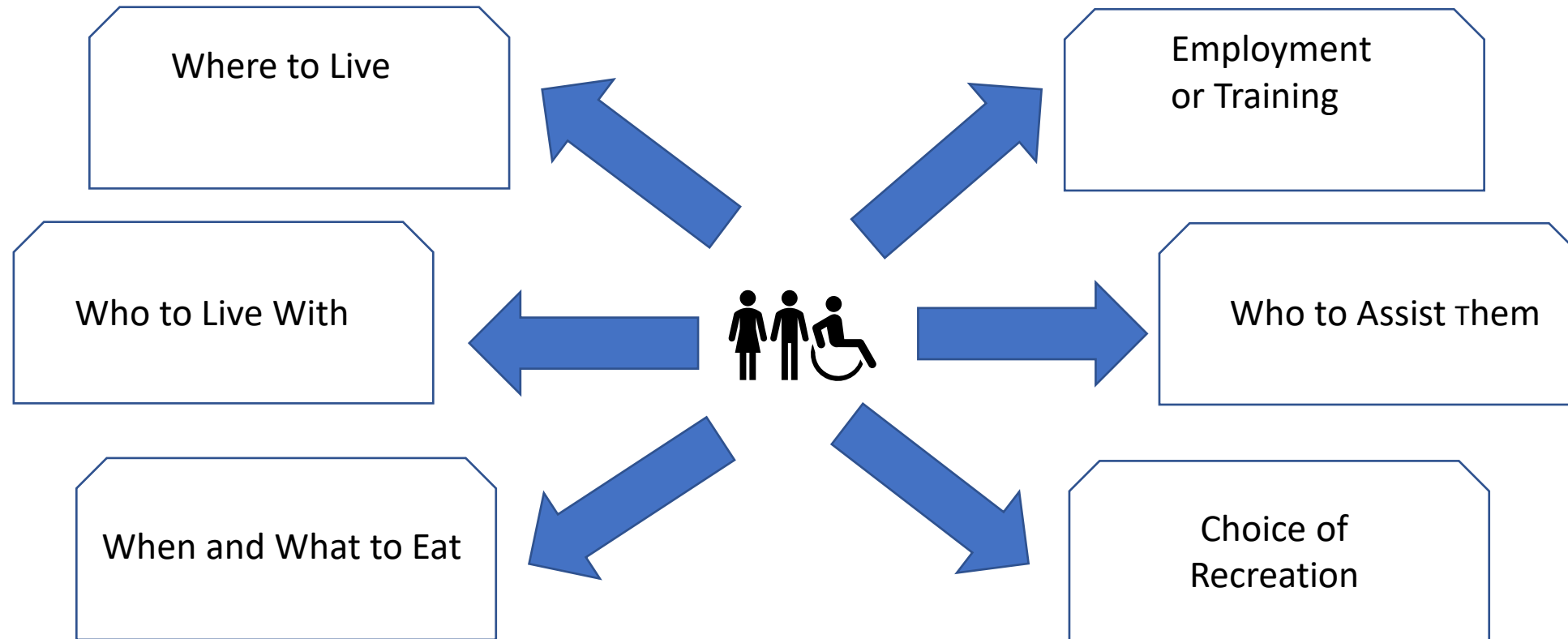


How Services *Are Typically* Delivered in Group Homes – *Take it or Leave it*



Hill Street Neighborhood Development

Delivering Services Based –
Individual's Choices and Individual's Needs



Hill Street Neighborhood Development

Traditional Model for Serving People with Disabilities

Group homes

- 4-8 People with disabilities share a single home
- 24/7 Care
- Housing & Services – package deal
- Little privacy
- Little individual choice

Hill Street Model for Serving People with Disabilities

Duplex apartments

- 1-2 persons per apartment
- Care customized to the person's needs
- Services are not tied to housing
- Increased privacy
- Independence to live life as they see fit
- A full time staffer to act as a 'safety net'

Hill Street Neighborhood Development

Three Pillars that make a difference in where people live

Integrated – housing that's part of the surrounding community

Hill Street Neighborhood Development

Three Pillars that make a difference in where we live

Integrated – housing that's part of the surrounding community

Porous – the community feels invited in

Hill Street Neighborhood Development

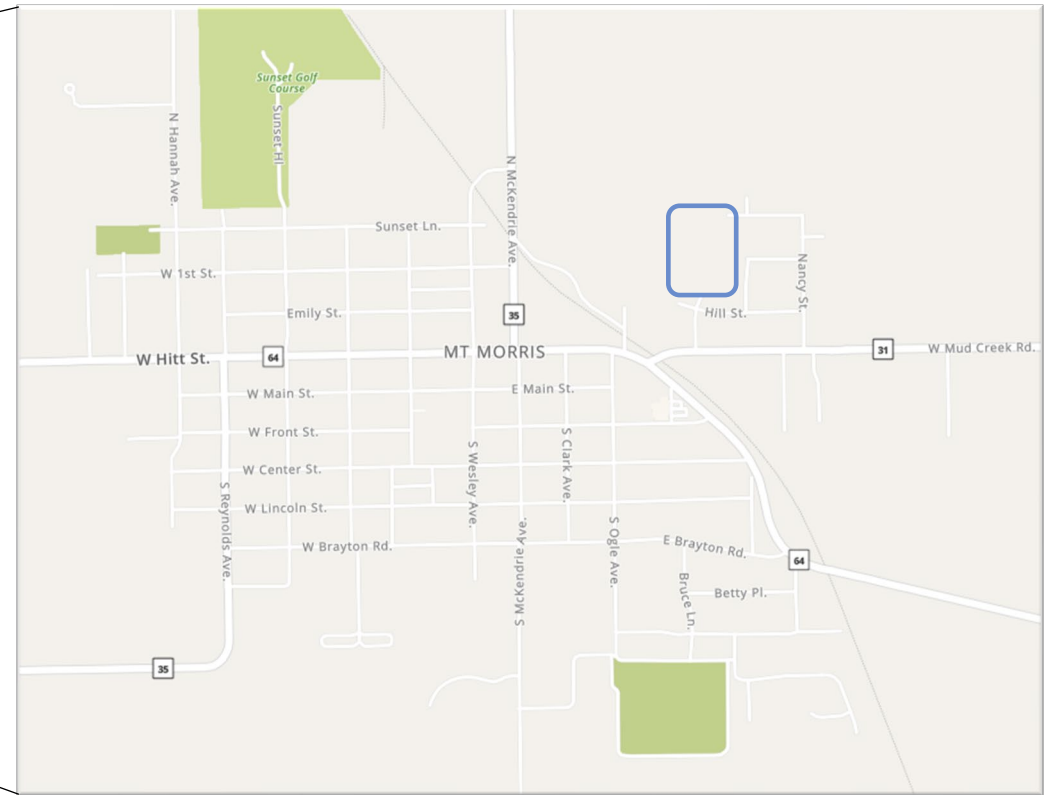
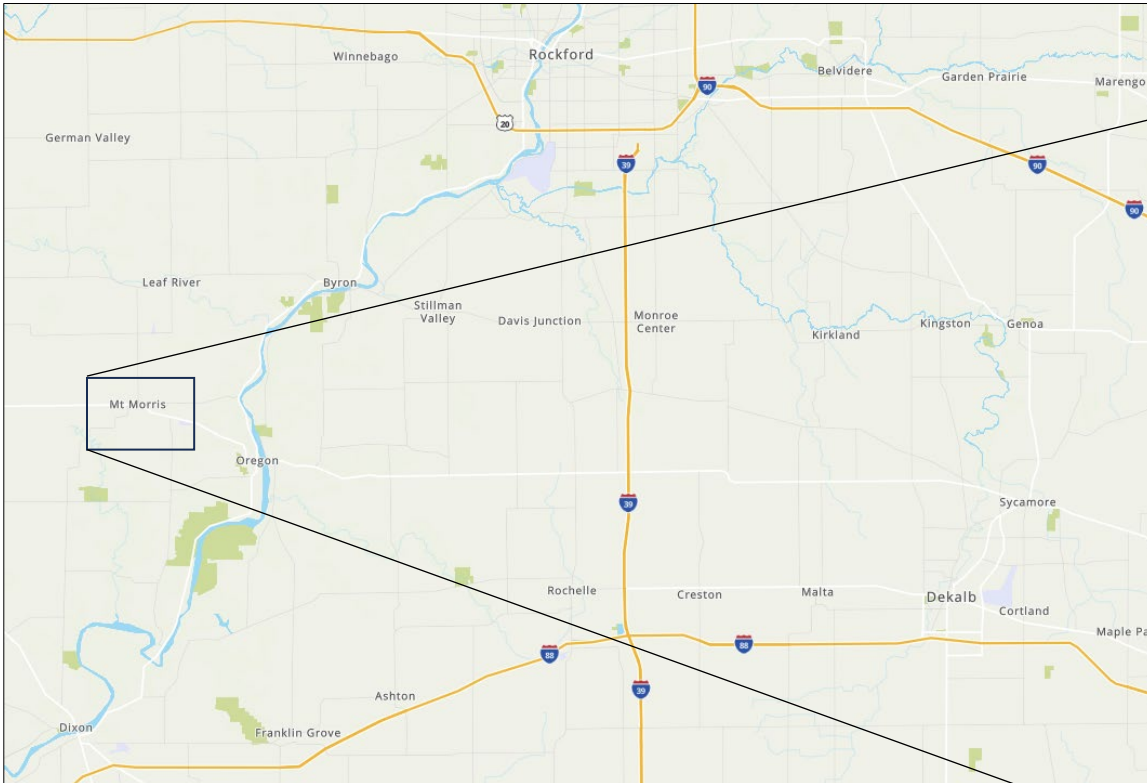
Three Pillars that make a difference in where we live

Integrated – housing that's part of the surrounding community

Porous – the community feels invited in

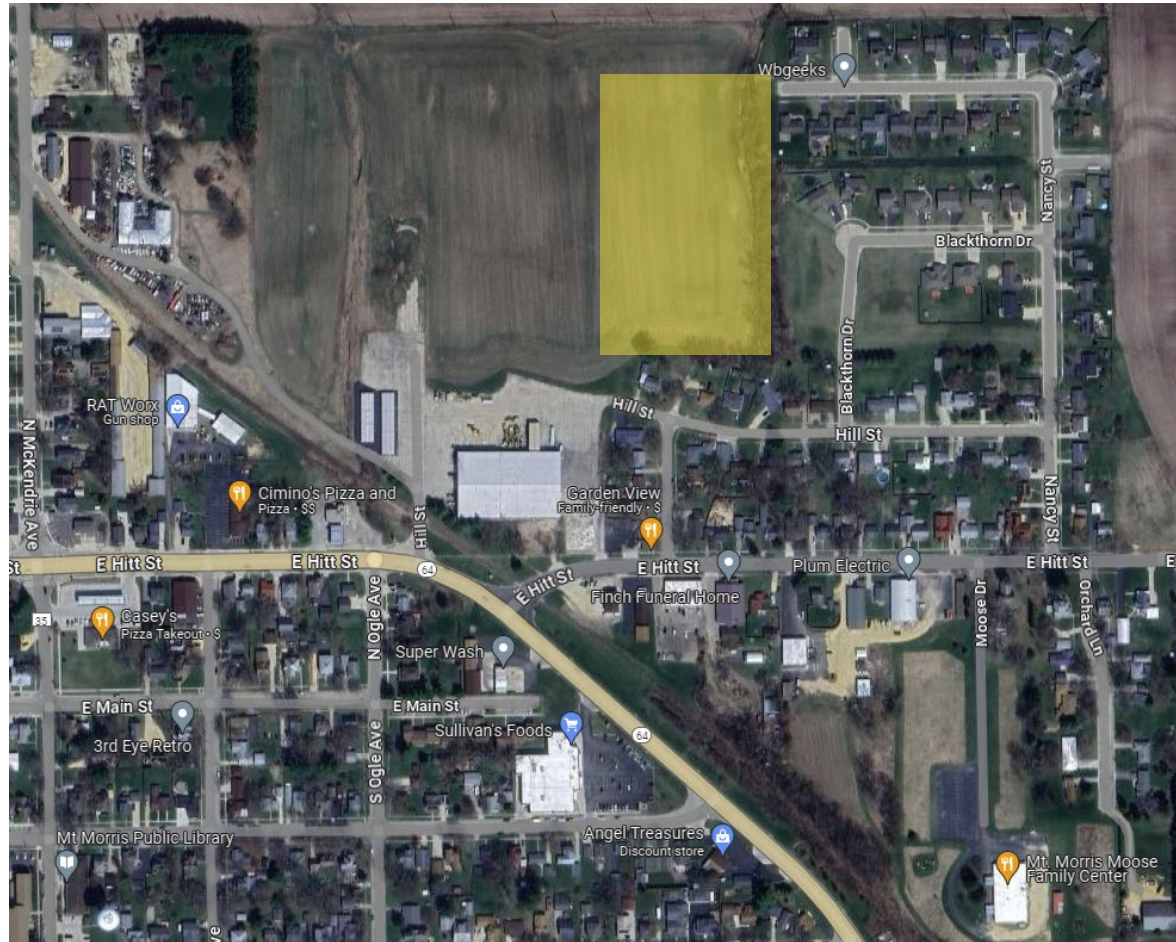
Pride of Place – a home and neighborhood that a person is proud to live in

Hill Street Neighborhood Development



Hill Street Neighborhood

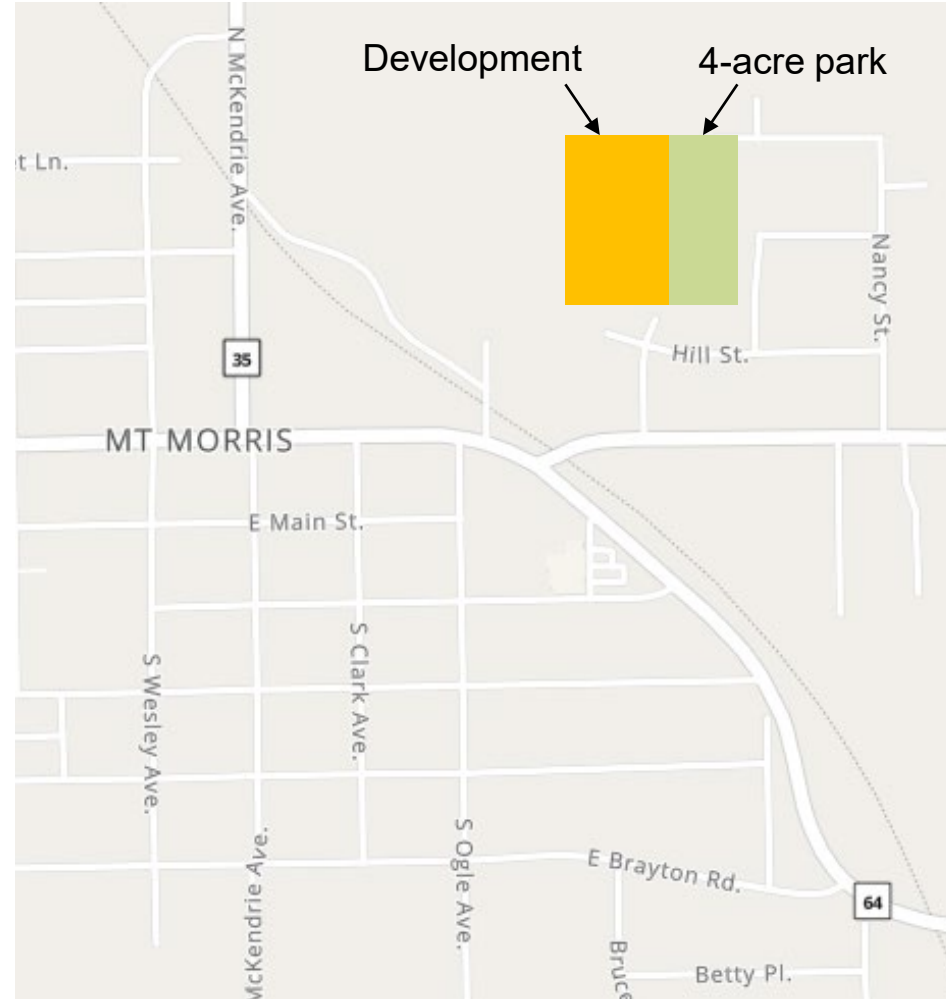
Hill Street Neighborhood Development



Hill Street Neighborhood

Integrated

- Close to other neighborhoods
- Close to recreational areas
- Close to Restaurants
- Close to Shopping



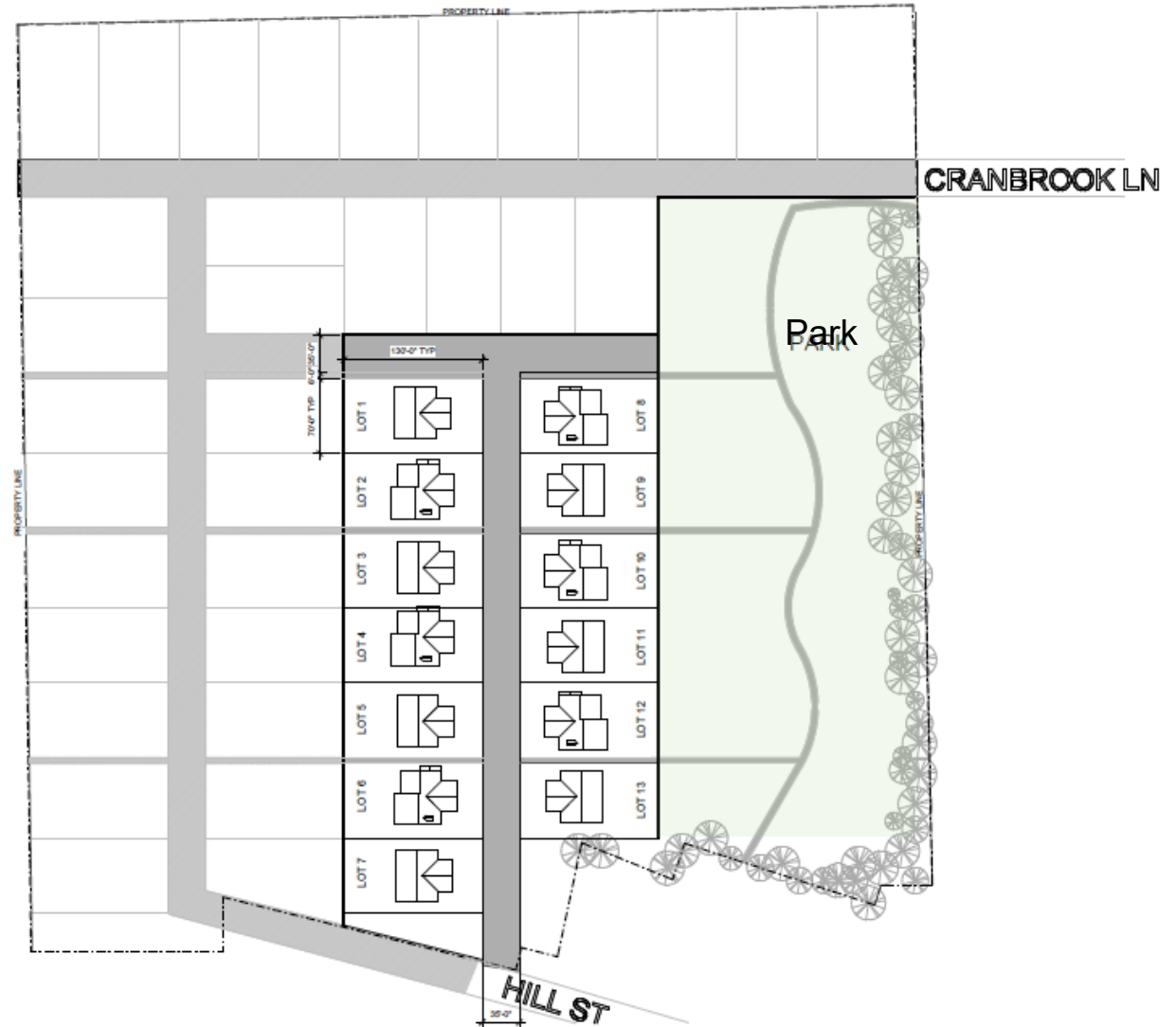
Hill Street Neighborhood

Amenities Within 1 Mile

- 1 Supermarket**
- 1 Pharmacy
- 3 Banks & Credit Unions**
- 4 Churches
- 3 Convenience Stores/
Gas Stations
- 7 Restaurants
- 1 Senior Center
- 1 Public Library
- 1 Bowling Alley
- 3 Parks
- Golf Course
- Band Shell
- Fire Department w/ EMS
- Village Offices
- Police Department
- Senior Living w/ Rehab.
- Lee-Ogle Transportation System

Porous

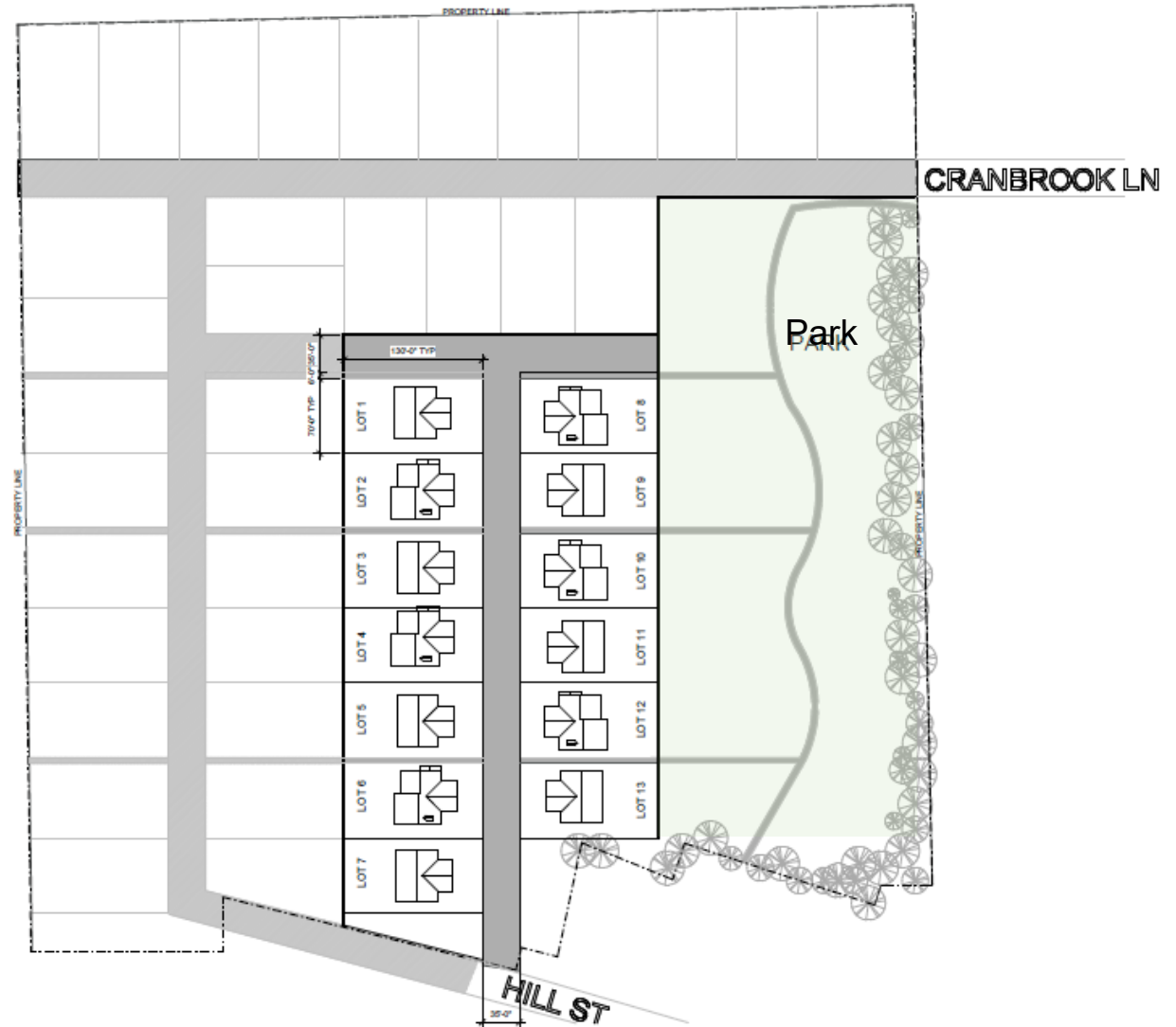
- 4-acre public park
- Walkways to access park for all units
- Community building – open to anyone in Mt. Morris
- Acreage for future expansion



Hill Street Neighborhood

Pride of Place

- 4-acre public park
- Walkways to access park for all units
- Low-traffic streets
- Generous lot sizes (9,000 sq. ft. – approximately the same as neighboring subdivision)



Hill Street Neighborhood

Pride of Place

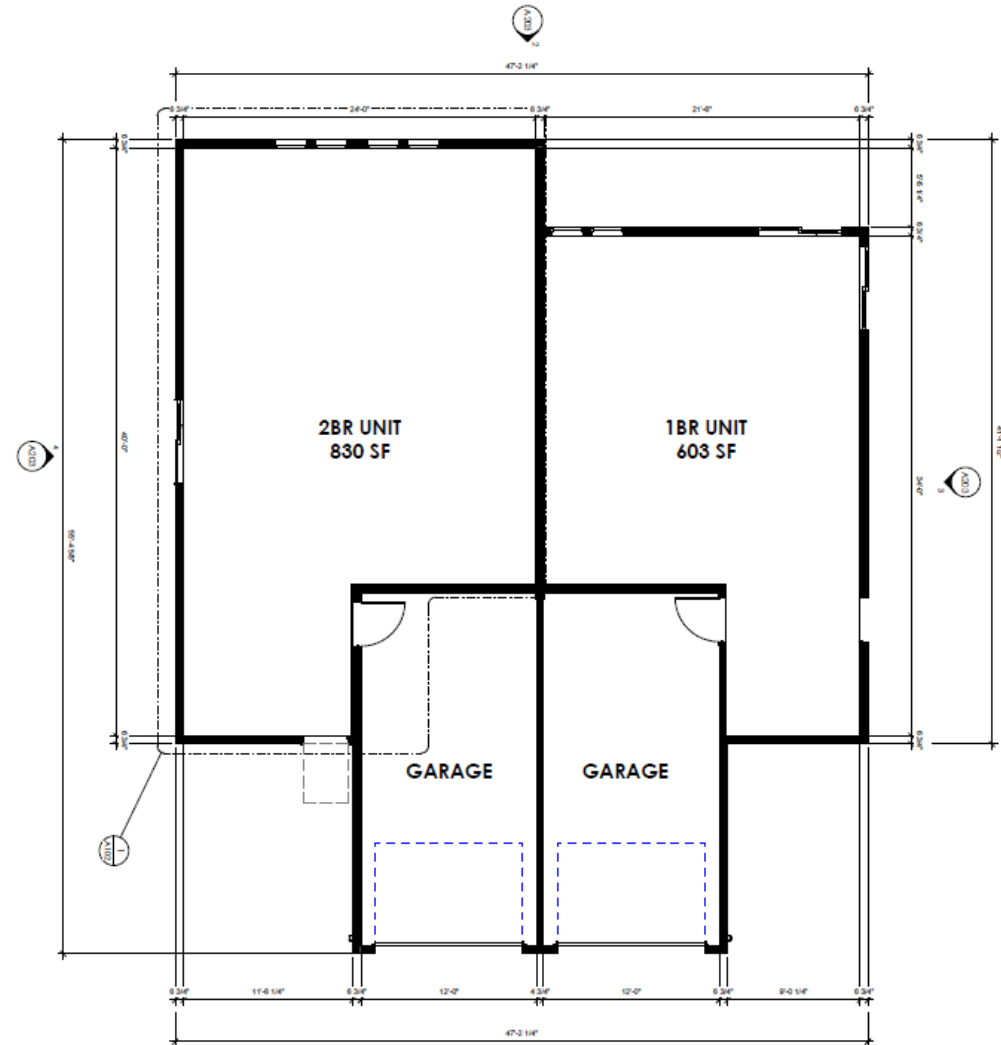
Not a cookie-cutter development

- Different roof and siding colors
- Different façades
- Asymmetrical duplexes
- Structures that blend in with the area



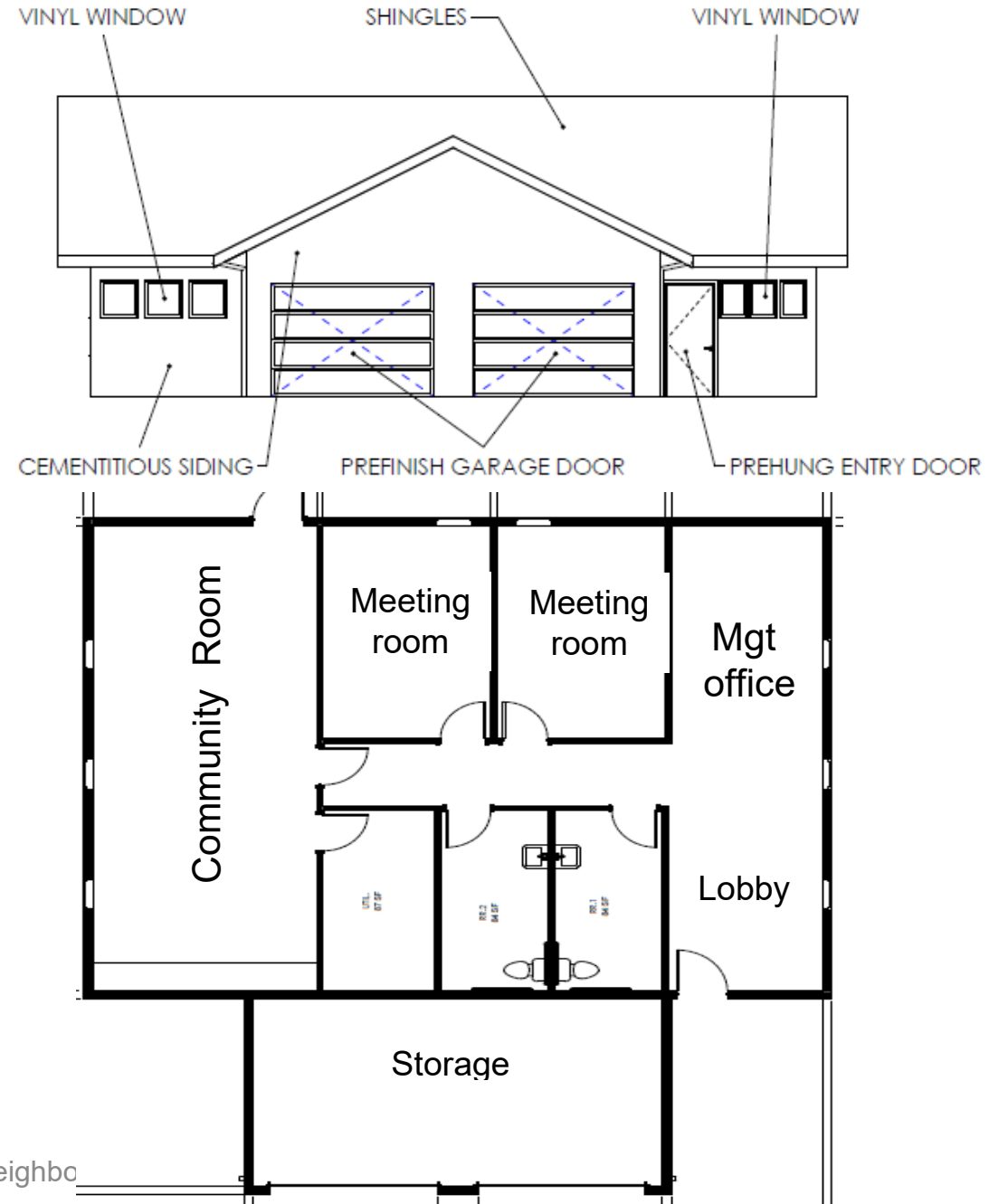
Pride of Place

- Universal Design for handicap accessibility
- Garage doubles as storage for residents who don't drive
- Single story
- Non-symmetrical layouts



Pride of Place

- Community Building that blends in with Neighborhood
- Office for property manager and on-site attendant
- Meeting rooms
- Tele-health visiting room
- Community space for small parties and meetings



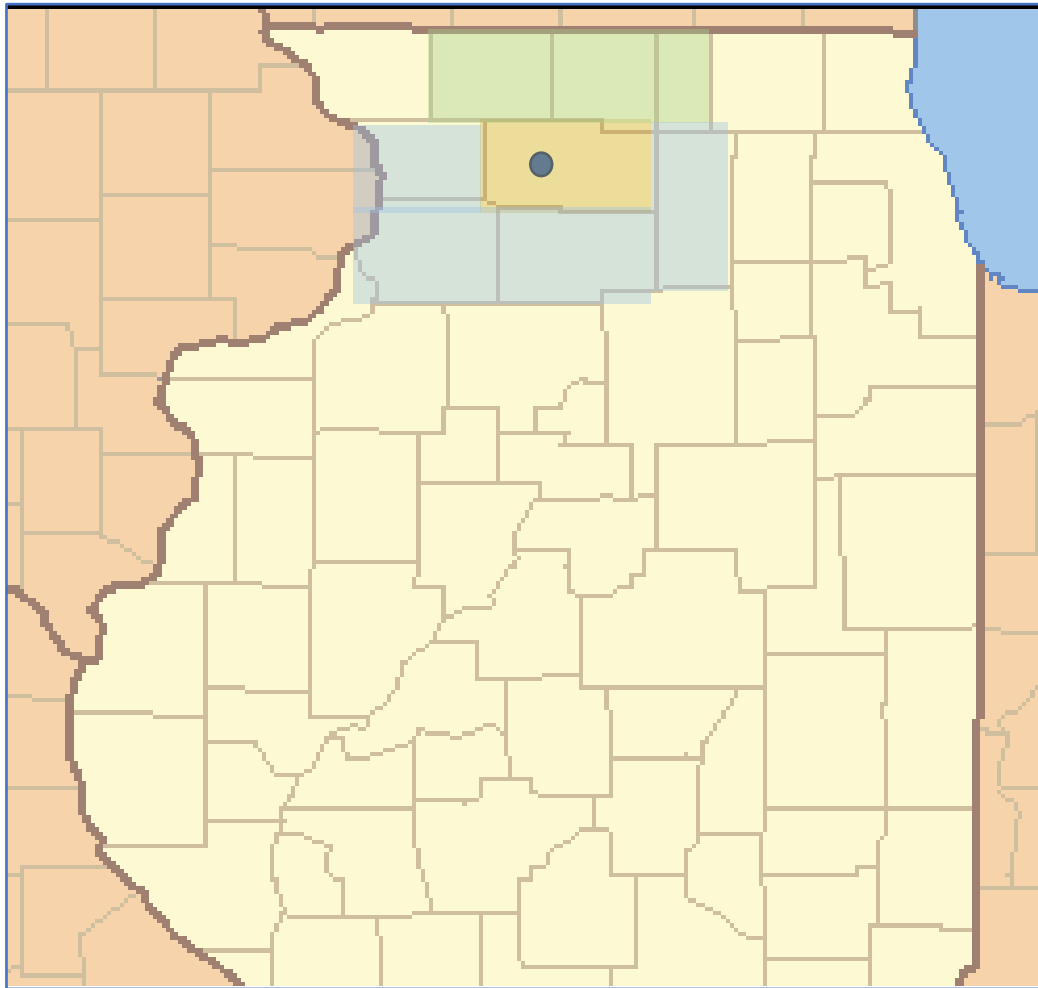
Pride of Place

- Jointly operated by Village of Progress & Kreider Services
- Long track records of seeking to improve the lives of people with disabilities
- On-site assistant serving all residents of the development
- Professional nonprofit property manager
- Dedicated LOTS bus stop



Hill Street Neighborhood Development

“If We Build It, Will They Come?”



Demand for Housing from the Disabilities Community

Estimated number of persons with intellectual/developmental disabilities seeking residential placement, or waiting to receive services...

<i>County</i>	<i>Seeking</i>	<i>Waiting</i>
Ogle	10	27
Boone, Stephens, Winnebago	92	270
Dekalb, Lee, Carol, Whiteside	145	375
TOTAL	247	672

Hill Street Neighborhood Development

Housing that Makes a Difference





AID

**Association for
Individual Development**

COMMUNITY * ADVOCACY * RESOURCES * ENGAGEMENT * SUPPORT

AIDCARES.ORG

OUR MISSION

To empower people with physical, developmental, intellectual and mental health challenges to enjoy lives of dignity and purpose





Main Street Lofts in West Chicago

New Affordable Housing Development Approved for Funding-Las Rosas in Aurora



A VIEW FROM 2ND AVE. - OPTION A



B VIEW FROM PARKING - OPTION A



C VIEW OF RESIDENT ENTRY - OPTION A

DRAFT - NOT FOR CONSTRUCTION
Association for Individual Development
309 New Indian Trail Rd.
Aurora, IL 60506

Las Rosas
550 2nd Ave.
Aurora, IL 60506
11-17-23

WOODS BARNETT ARCHITECTS
WJB
Architects
1000 N. WILSON ST.
AURORA, IL 60506

The Wildwoods

Phase 1

WILDWOOD COMMONS



① BUILDING - FRONT VIEW
SCALE: 3/16"



② BUILDING - SW CORNER VIEW
SCALE: 3/16"



③ BUILDING - NW CORNER VIEW
SCALE: 3/16"



④ BUILDING - NORTH VIEW
SCALE: 3/16"



WILDWOOD COMMONS
600 SOUTH STATE STREET
ELGIN, IL 60120



DATE: A1

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Phase 1 includes a two-story building for 24 units of permanent supportive housing (Wildwood Commons) in the northwest corner of the property, fronting State Street.

Phase 2

WILDWOOD TRACE



① BUILDING - FRONT VIEW
SCALE: 3/16"



② BUILDING - SW CORNER VIEW
SCALE: 3/16"



③ BUILDING - NW CORNER VIEW
SCALE: 3/16"



④ BUILDING - SOUTH VIEW
SCALE: 3/16"



WILDWOOD TRACE
600 SOUTH STATE STREET
ELGIN, IL 60120



DATE: A2

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Phase 2 includes a three-story building for 10 units of permanent supportive housing and 40 units of affordable/workforce housing (Wildwood Trace funded with Low Income Housing Tax Credits (LIHTC)) to the south of Wildwood Commons.

Phase 3

COMMUNITY SERVICE BUILDING



Phase 3 will include the construction of a two-story, approximately 19,500-square-foot community resource center in the northeast corner of the site. This building would provide community mental health and other social services and space for AID staff offices.

The building will also serve as a co-location space for Genoa Healthcare, a closed-door pharmacy that would provide full-service pharmacy services to the AID clientele. Services in the community resource center will be available to eligible participants residing both on and off the AID property.

Both phase 1 and phase 2 are funded by the Illinois Housing Development Authority (IHDA), the PSH building is funded with National and State Housing Trust Funds.

Phase 1 Construction Update



Phase 2 Construction Update



Priorities for Year 2

**Housing
Assessment
aligned with
Pre-tenancy
Support**

**Provider
Capacity for
Housing-
Based
Services**

**Increasing
Access to
Affordable
Units**

**Document
Needs for
Rent
Assistance**

My Story: Curtis Harris

- A little about Curtis
- Where he lived before: with Dad in an apartment in Chicago
- Selected from PUNS List: Chose home-based services, ActiveVisions found his PSW
- How he was helped by an ISC
 - Waited 8 YEARS (!) on CHA list before being selected from PUNS list
 - Hooked him up with SRN list (took about 17 months)
 - CAU called him to tell him he was pulled off the SRN and the apartment was in his father's neighborhood
- Has been living there ever since!
- A word of advice: If you are waiting on the list PERSEVERE! It will happen! Be patient, take deep breaths, don't worry too much or be afraid of living on your own
- Benefits: I became more independent





Questions?



Thank You

Illinois Council on Developmental
Disabilities

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