



2013 Annual Awards Entry Form
(Complete one for each entry.)

Entry Name Home First Illinois

HFA Illinois Housing Development Authority (IHDA)

Submission Contact Dan Osborne

Phone 312-836-5357

Email dosborne@ihda.org

Program Contact Dan Osborne

Phone 312-836-5357

Email dosborne@ihda.org

Entry form with description, check(s), and visual aids (optional) must be received by NCSHA by **Monday, July 1, 2013.**

Use this header on the upper right corner of each page.

HFA Illinois Housing Development Authority

Entry Name Home First Illinois

Communications	Homeownership	Legislative Advocacy	Management Innovation
<input type="checkbox"/> Annual Report <input type="checkbox"/> Promotional Materials and Newsletters <input type="checkbox"/> Creative Media	<input type="checkbox"/> Empowering New Buyers <input type="checkbox"/> Home Improvement and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Federal Advocacy <input type="checkbox"/> State Advocacy	<input type="checkbox"/> Financial <input type="checkbox"/> Human Resources <input type="checkbox"/> Operations <input type="checkbox"/> Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
<input type="checkbox"/> Multifamily Management <input type="checkbox"/> Preservation and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Combating Homelessness <input checked="" type="checkbox"/> Housing for Persons with Special Needs	<input type="checkbox"/> Special Achievement	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Background

Illinois lags behind the rest of the nation in the utilization of person-centered, community-based care that has been demonstrated to allow people with developmental disabilities to lead more active, dynamic lives. After years of overreliance on outdated institutions by the state, IHDA allocated \$15 million to create the Home First Illinois program to meet the overwhelming need for integrated affordable housing for people with disabilities. The program was announced in December 2011 in partnership with IFF, a Community Development Financial Institution and Access Living, a Center for Independent Living. The program uses IHDA funds to develop 75 integrated, accessible and affordable homes for an estimated 145 people with disabilities in the Chicago region.

Program Overview

Home First Illinois acquires, develops and owns integrated housing for people with disabilities, providing permanent housing options for people leaving institutions through state and federal transition coordination programs. Using an initial \$15 million commitment from the IHDA, Home First Illinois is creating approximately 75 units of integrated housing in the Chicago metropolitan area and using seed money to leverage loans, tax-exempt bonds and grants for additional projects statewide.

Home First Illinois purchases scattered-site housing units that are in close proximity to public transit, supporting IHDA's existing efforts concerning vacant and foreclosed units as a way to both stretch acquisition funds and have a positive impact on nearby properties. Once project-based rental subsidies are secured, the units are renovated so they are accessible to wheelchair users, adding permanently to the limited accessible housing stock in Illinois. Transition coordination agencies identify people in institutions, match them to Home First Illinois units and ensure they have access to services and supports that maximize their independence. Home First Illinois provides a standard lease that affords residents all the rights and responsibilities of tenancy.

Home First Illinois is Innovative, Replicable

By converting scattered-site housing stock into integrated, permanent, accessible rental housing for people with disabilities, Home First Illinois is turning the foreclosure crisis into an opportunity. In addition, through the clear separation of ownership, property management and services coordination functions, Home First Illinois provides supportive housing that ensures tenants with disabilities are treated the same as tenants without disabilities.

Home First Illinois' strategy of acquiring vacant properties at historically low prices and putting them to good, long-term use as integrated, accessible rental housing for people with disabilities is an investment that other states can replicate to simultaneously comply with Olmstead and contribute to the stabilization of buildings and neighborhoods.

IHDA and IFF invested time during the predevelopment phase, working with its partners and project team to devise standard criterion, processes and program documents that are replicable to drive efficiency and consistency through the site search, acquisition and construction phases.

Home First Illinois Responds to Important State Housing Needs

As detailed in an accompanying visual aid, the State of Illinois is implementing plans to provide access to community-based housing for thousands of residents with disabilities who desire it. By purchasing a few condominiums in selected elevator buildings near public transit and other vital community amenities as reflected in the visual aid, Home First Illinois capitalizes on low housing prices, puts vacant units into productive use in neighborhoods that will positively contribute to tenants' quality of life and focuses construction activity to ensure the unit's interior is accessible – creating housing stock that will remain available to people with disabilities for many years.

Home First Illinois Effectively Employs Partnerships

Home First Illinois was made possible through a partnership between IHDA, local housing authorities, banks and philanthropic organizations and the expertise of nonprofits, advocates and services providers. In addition to IHDA's \$15 million grant to be used toward acquisition and rehabilitation of housing units, Home First Illinois received a \$4 million grant from Chase Bank and operating funds for Home First Illinois staff from the Chicago Community Trust.

The Chicago Housing Authority is providing project-based rental assistance for Home First Illinois units located in Chicago to ensure these units are accessible to those who live on Social Security Income or Social Security Disability Insurance. In addition, the Housing Authority of Cook County has issued a letter of intent to provide project-based rental assistance, supporting the expansion of Home First Illinois into Chicago's suburbs.

Home First Illinois Demonstrates Effective Use of Resources, Measurable Benefits

With IHDA's initial commitment of \$15 million, the Home First Illinois program is in the process of acquiring, renovating and leasing approximately 75 units to people with disabilities who are leaving nursing homes, at an average cost of \$200,000 per unit including all soft costs. These units, along with units created through future projects, will be newly available to people leaving institutional care, providing a dual measurable benefit – assisting the State of Illinois in transitioning certain numbers of people to the community and providing monetary savings.

In 2011, the Medicaid reimbursement rate for one day in an Illinois nursing home was \$120.30, or about \$43,900 per year. In addition to the Medicaid payment, the nursing home also collects the vast majority of a person's Supplemental Security Income (SSI) check – about \$7,600 for a basic SSI check – bringing the total annual cost of a Medicaid/SSI recipient's stay in a nursing home to approximately **\$51,500** per year. In contrast, a \$200,000 capital investment in a one-bedroom home that will be available for 30 years, plus a commitment of rental subsidy that totals an estimated \$225,000 over 30 years, combines to a \$425,000 investment over that period, or less than **\$14,200** per year for housing.

The program has acquired 20 units to date and has five more units under contract. Based on the first 10 fully rehabbed units, IFF spent \$183,790 per unit for acquisition, construction and soft costs.

Like many states, home and community-based services through Medicaid waivers prohibit states from spending more on waiver services than it would cost to provide institutional care. Illinois has provided increased authority to transfer Medicaid savings from institutional care to home and community based

services. A 2009¹ study of 177 people living in supportive housing in Illinois found significant Medicaid services reimbursement savings for residents who had left nursing homes and inpatient psychiatric care, as they shifted to less-costly outpatient Medicaid services and preventive care.

Home First Illinois Achieves Strategic Objectives

Home First Illinois is now well into the process of completing 75 units. Ten of the 20 units acquired have been fully rehabilitated, an additional 10 units are in various stages of renovation, five more units are under contract and one tenant is in place in a healthy community-based home.

By focusing entirely on acquiring scattered-site housing, making it accessible, remaining in place as the owner and partnering with agencies that help tenants access community-based services, IHDA's Home First Illinois is creating a permanent stock of integrated, accessible and affordable housing that offers a community-living option for people leaving institutions. Housing created under Home First Illinois is supportive without being tethered to a specific service provider, respecting the right of people with disabilities to tenancy that is neither contingent upon participation in services nor based upon diagnoses.

Conclusion

Increasing community-based supportive housing is not only the right thing to do, but it also saves the state money. Supportive housing serves people who disproportionately use shelters, emergency health care and public mental health services at an extremely high cost to taxpayers. IHDA saves the state tens of thousands of dollars for every person who moves from institutional care to community-based care. A study by the Heartland Alliance found that supportive housing drastically reduced tenant use of emergency services, but the most important result is the gains experienced by tenants and their families. Residents said their quality of life improved, reporting stronger health and less stress.

¹ Heartland Alliance Mid-America Institute on Poverty. "Supportive Housing in Illinois: A Wise Investment." April 2009. <http://www.heartlandalliance.org/whatwedo/advocacy/reports/supportive-housing-illinois.html>



401 N. Michigan Avenue
Suite 700
Chicago IL 60611
312.836.5200
312.836.5222 TDD
www.ihda.org

Pat Quinn, Governor

Guide to Home First Illinois

Visual Aid Attachments

1. Major Events in Long Term Care Reform and Rebalancing Housing Needs
2. Home First Illinois Brochure
3. Community Amenities Table
4. Map of Home First Illinois Units in Chicago, 2013
5. Resident Testimonial

Major Events in Long Term Care Reform, Rebalancing, and Related Housing Needs (1/2/2013)

Impetus	Description	Populations Affected	Original Overall Goals (As of 12/2012)
Money Follows the Person (MFP)	Federal program providing enhanced Medicaid match (for first year of community-based residency) to support transitions of seniors and persons with disabilities out of institutions and into eligible community - based settings.	Persons with Mental Illness (MI), Developmental Disabilities (DD), Physical Disabilities (PD), and Elderly.	MI: 1,187; DD: 341; PD: 629; Elderly: 1,418; Total 3,575 transitioned, through 2016.
Williams v. Quinn Consent Decree*	State found in violation of Title II of ADA, Section 504 of Rehab Act, and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals.	Residents living in (Non-Medicaid) Institutions for Mental Disease (IMDs)	Evaluate 100% of class (roughly 4,500 persons) over 5 years. Transition as needed.
Ligas v. Hamos Consent Decree*	State found in violation of Title II of ADA, and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decrees include required transition goals for housing and services.	Residents living in Intermediate Care Facilities for the Developmentally Disabled (ICF-DDs) of 9 beds or more	Transition 6,000. Offer services to 3,000 persons with DD currently living at home
Colbert v. Quinn Consent Decree*	State found in violation of Title II of ADA, Section 504 of Rehab Act and Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals for housing and services.	Residents with disabilities living in Skilled Nursing Facilities (SNFs) in Cook County	Transition 300 by 11/8/13; transition additional 500 by 11/8/14; transition additional 300 by 5/5/15 for a total of 1,100 transitions.
Facilities Closures	Governor Quinn moved to close several State operated facilities not only as cost savings measures, but also in the case of SODC's to provide housing for persons with disabilities in the least restrictive settings.	Residents of Jacksonville Developmental Center and Murray Developmental Center	Jacksonville Developmental Center closed in November of 2012. Murray currently has 267 resident capacity and is scheduled for closure in 2013.

*In *Olmstead v. L.C.* (1999), the U.S. Supreme Court held that unnecessary institutionalization of people with disabilities is discrimination under the Americans with Disabilities Act (ADA). The decision also held that people with disabilities have the right to receive services in the least restrictive living environment. Based on this decision, three lawsuits were brought against the State of Illinois that may impact deinstitutionalization and rebalancing of long term care housing and services for development and rental assistance resources throughout the state. IHDA is not a named party to the lawsuits, but is making financial and technical assistance resources available to help meet the identified housing needs.

Major Events in Long Term Care Reform, Rebalancing, and Related Housing Needs (1/2/2013)

Impetus	Eligible Community - Based Housing	Geography Affected	Status/Revised Goals (As of 12/2012)	Housing and Services Resources Identified for Potential Use*
Money Follows the Person (MFP)	Scattered site supportive housing; managed site supportive housing; Supportive Living Facilities (SLFs); group homes of 4 beds or less	Statewide	Since February 2009, 702 individuals have been transitioned as of 12/13/2012. (MI: 272, DD: 24, PD: 207, Elderly: 199). 2013 goals to be established in January/February 2013.	Low Income Housing Tax Credits (10% set-aside); Build Illinois Bond Program; HOME; Affordable Housing Trust Fund; Community Development Block Grant; CILA; Bridge Rental Subsidy (Williams and Colbert class members only); Rental Housing Support Program-Long Term Operating Support; HUD Section 811 Rental Assistance Demonstration (IHDA applicant); PHA-administered Housing Choice Vouchers; PHA-administered Project-Based Vouchers.
Williams v. Quinn Consent Decree	Scattered site supportive housing; managed site supportive housing. No more than 25% class members in any given development; Bridge Rental Subsidy as major source of rental assistance.	Statewide, although 20 of 24 IMDs are in Chicago metro area	State met first year goal (256) and exceeded (280) on 11/30/12. State needs to reach Year Two cumulative goal of 640 by 6/30/13.	
Ligas v. Hamos Consent Decree	Community housing of no more than 8 beds (e.g., CILAs, ICF-DDs). CILAs to be 4 beds or less to qualify for MFP.	Statewide	State has adjusted CILA reimbursement rate to make group homes of 4 beds or less more financially feasible to operate, but need increased funding. Implementation Plan goal is to provide 1,000 persons with waiver services by 6/15/2013, with approximately 50% of them placed in community-based housing (e.g., CILAs).	
Colbert v. Quinn Consent Decree	Scattered site supportive housing; managed site supportive housing; Supportive Living Facilities (SLFs); other appropriate supported or supervised residential setting.	Cook County (only)	Implementation Plan approved by judge on November 8, 2012	
Facilities Closures	ICF-DDs; CILAs	Murray Developmental Center (Centralia)	Jacksonville Developmental Center closed on 11/21/2012. Murray is being evaluated for closing later in 2013. CILAs are a likely housing option (4 beds or less).	

*None of the Medicaid waiver programs include a true housing or rental allowance element for the client, often requiring subsidized development funding as well as operating / rental assistance for such properties.



Nonprofit financial and real estate resources
Where nonprofits come first.
Illinois • Indiana • Iowa • Missouri • Wisconsin



Home First Illinois: Program Description

To address the need for integrated housing for people with disabilities, IFF and Access Living launched Home First Illinois (HFI). Through this initiative, IFF will develop, own, and manage accessible homes—integrated within the community—that will remain permanently affordable to very low-income people with disabilities.

What is HFI's purpose?

Home First Illinois develops integrated, accessible, and affordable homes, providing permanent, community-based housing to people with disabilities.

These homes address a strong need in Illinois, where a disproportionate number of low-income people with disabilities are living in State-funded institutions.

Why was HFI developed?

In 1999, the Supreme Court held that people with disabilities have a right, under the Americans with Disabilities Act (ADA), to live in the least restrictive setting possible.

Delays in complying with this decision resulted in three class action lawsuits which were settled by the State of Illinois. Today, Illinois is required to assess approximately 26,000 people with disabilities, most living in institutions and nursing homes, and assist those who wish to transition to the community.

IFF designed HFI to focus on the development and operation of integrated, permanent housing options for people with disabilities who wish to live in the community.

How does HFI work?

HFI acquires and develops scattered-site housing, with an emphasis on increasing accessible housing options.

HFI owns the units and oversees the property manager, so that residents have an informed and committed landlord, and partners with providers that help residents access community-based services.

Because people with disabilities often have extremely low incomes, HFI ensures that each unit has a source of rental subsidy so that tenants will have enough disposable income for food, transportation, and out-of-pocket medical costs.

“Community integrated housing is a win-win strategy for everyone—it is less expensive, but more importantly it gives people with disabilities a gateway to independence.”

—Joe Neri, IFF's Chief Executive Officer

Getting Involved

This important issue requires ongoing support and community involvement.

✓ Elected officials

Elected officials can support the civil rights of people with disabilities by shifting State and federal resources from institutions to community-based housing and services.

✓ Community members

Community members can facilitate community-based living by showing up at public hearings to demonstrate their support for local efforts to create integrated housing options for people with disabilities.

✓ Financial partners

Financial partners make this initiative possible, and their investments have a lasting community impact.

For further information, please contact:

Tara Peele

Director of Home First Illinois
IFF

One North LaSalle Street, Suite 700
Chicago, Illinois 60602
866 629 0060
tpeele@iff.org



Nonprofit financial and real estate resources
Where nonprofits come first.
Illinois • Indiana • Iowa • Missouri • Wisconsin

One North LaSalle Street
Suite 700
Chicago, IL 60602

101 West 2nd Street
Suite 502
Davenport, IA 52801

911 Washington Avenue
Suite 203
St. Louis, MO 63101

215 North Water Street
Suite 225
Milwaukee, WI 53202

IFF's Affordable Housing Experience

- Lending and real estate consulting for affordable housing projects started in 2005.
- Specialized housing loan products were introduced in 2008. Today, IFF's affordable housing loan program supports affordable housing developers through low-cost, flexible financing for real estate projects across our five-state region.
- In 2009, IFF was awarded \$12.27 million in Neighborhood Stabilization Program (NSP) funds to rehab vacant properties for supportive housing in nine Illinois counties.
- In 2011, IFF embarked on a number of initiatives:
 - IFF launched the West Cook Housing Collaborative, a consortium of five west suburban municipalities working together to increase affordable homeownership options near public transit, an effort backed by \$7.3 million in federal funds.
 - IFF joined the Federal Home Loan Bank of Chicago, providing access to affordable capital for housing lending.
 - And, IFF created Home First Illinois, an initiative to develop and operate integrated housing for people with disabilities.

IFF is a nonprofit lender and real estate consultant dedicated to strengthening nonprofits and the communities they serve.

We work with nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin, with a focus on those that serve low-income communities and special needs populations.

To learn more about IFF, visit iff.org.

NCSHA 2013 Annual Awards for Program Excellence
IFF Research on Community-Based Settings for Home First Illinois Units

Chicago Community Area or Municipality	Median Household Income ⁱ	Walk Score®	Location to Public Transit	Community Amenities on Transit Routes
City of Chicago Community Areas				
Edgewater	\$47,515	80-82 Very Walkable	<ul style="list-style-type: none"> • Three bus lines (front door) • Subway (0.3 mile) 	<ul style="list-style-type: none"> • Major grocery (0.4 mile) • Public library (1.0 mile) • Public park and beach (adjacent to building) • Park district (1.6 miles) • Community health center (0.8 mile) • Café (0.3 mile)
Hyde Park (East)	\$42,938	89 Very Walkable	<ul style="list-style-type: none"> • Four bus lines (1 block) • Commuter rail (0.2 mile) 	<ul style="list-style-type: none"> • Major grocery (0.4 mile) • Public library (1.1 miles) • Public park (directly across street) • Major museum (directly across street) • Community arts center (0.8 mile) • Community health center (1.3 miles) • Café (0.4 mile)
Hyde Park (West)	\$42,938	72 Very Walkable	<ul style="list-style-type: none"> • Four bus lines (2 blocks) • Subway (1.0 mile) 	<ul style="list-style-type: none"> • Major grocery (0.9 or 1.0 mile) • Public library (1.2 miles) • Public park (0.26 mile) • Major museum (0.8 mile) • Community arts center (1.1 miles) • Community health center (0.5 mile) • Café (0.6 mile)
Lakeview	\$65,497	95 Walker's Paradise	<ul style="list-style-type: none"> • Seven bus lines (1 block) • Subway (0.7 mile) 	<ul style="list-style-type: none"> • Major grocery (0.6 or 0.8 mile) • Public library (0.3 mile) • Public park and beach (1 block) • Community center (0.9 mile) • Medical center (0.5 mile) • Café (0.3 mile)
Near South Side	\$62,381	89 Very Walkable	<ul style="list-style-type: none"> • Three bus lines (1 block) • Subway (0.7 mile) 	<ul style="list-style-type: none"> • Major grocery (0.8 or 1.0 mile) • Public library (0.9 mile) • Public park (0.2 mile) • Community performance venue (0.8 mile) • Medical center (0.8 mile) • Café (0.7 mile)
Suburban Cook County				
Franklin Park	\$55,500	75 Very Walkable	<ul style="list-style-type: none"> • Two bus lines (2 blocks) • Commuter rail (front door) 	<ul style="list-style-type: none"> • Major grocery (2.1 miles) • Public library (1.2 miles) • Public park (0.8 mile) • Park district (0.1 mile) • Medical center (2.9 miles) • Café (1 block)
Oak Lawn	\$58,769	75 Very Walkable	<ul style="list-style-type: none"> • One bus line (0.3 mile) • Commuter rail (0.2 mile) 	<ul style="list-style-type: none"> • Major grocery (0.5 or 1.6 miles) • Public library (0.4 mile) • Public park (0.4 mile) • Park district (0.9 mile) • Medical center (1.0 mile) • Café (0.3 mile)

ⁱ Chicago community area data from www.city-data.com; suburban income data from www.census.gov.

Home First Illinois Units in Chicago, 2013

Community Amenities

- HFI Units
- Arts and Culture
- Café
- Grocery
- Medical Center
- Library
- Park District
- CTA Rail
- Community Areas



Resident Testimony
Initial Tenant Transitioned from an Institution to the Community

The following individual worked with Access Living to find housing and transition out of an institution and back into the community within the last year.

Mr. Smith is 54 years old, and the survivor of stroke that left him paralyzed on the left side of his body and also caused a speech impairment. Before the stroke, he lived on his own and worked for over 10 years as a fork lift operator. After acquiring a disability, although he received a Social Security disability pension, with a limited income he was not able to find affordable and wheelchair accessible housing. As a result, after hospitalization he was forced to live in a nursing home where he spent more than eight years. With the assistance of Access Living, he found an apartment that accommodated all his needs. An apartment was made available through Home First Illinois. When Mr. Smith saw the remodeled unit, he immediately fell in love with the apartment. He loved how accessible the apartment was, the neighborhood, and the easy access to transportation. He loved the apartment so much that he was not interested in looking for other places. He moved in the apartment on May 30, 2013 and enjoys every day spent in his new home.