



iarf Illinois Association of
Rehabilitation Facilities

Illinois Association for
Behavioral Health

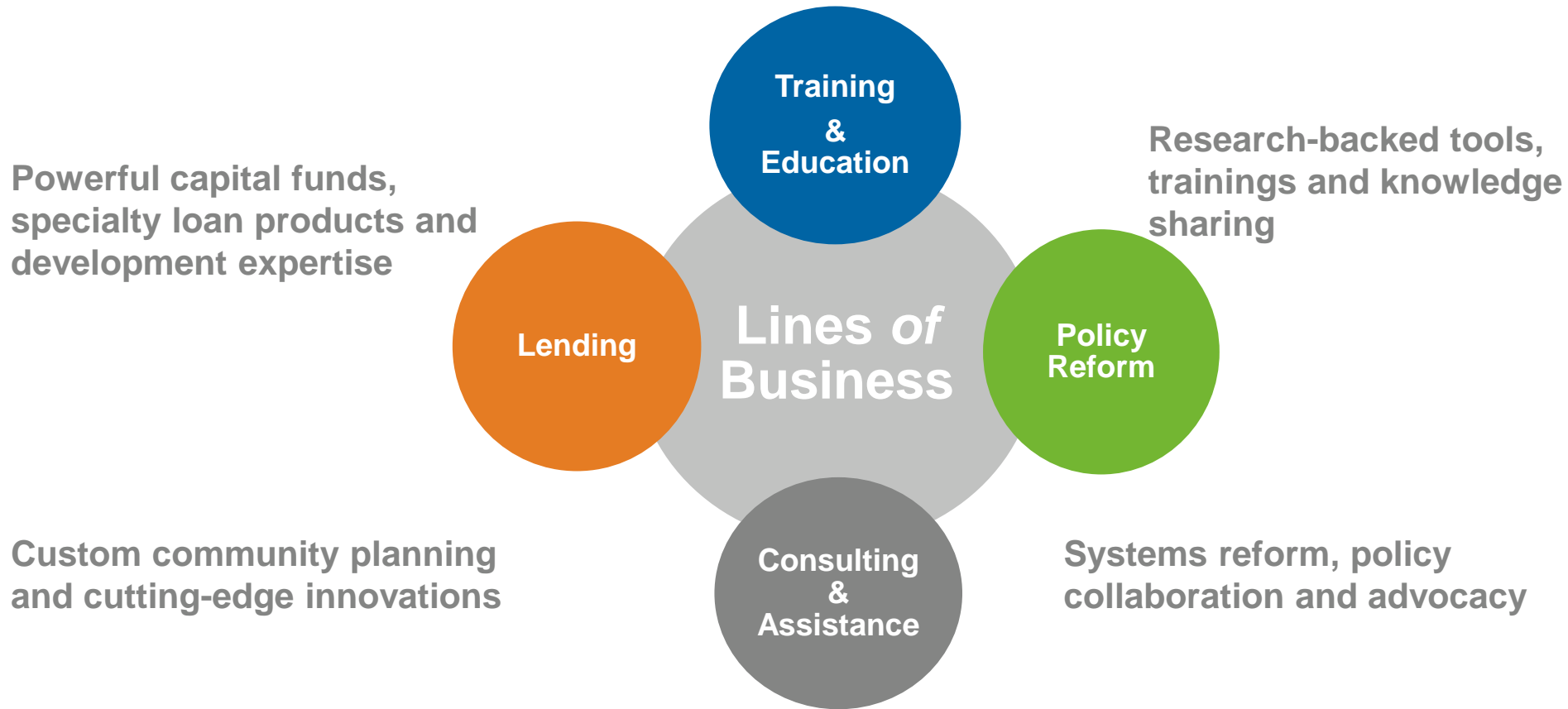
**Educational Conference & Expo
September 5-7, 2018
Hilton Chicago**

In partnership with **ICOY** Illinois
Collaboration
Of Youth

Expanding Supportive Housing as an Option: New Approaches and Organizational Change

Lynn O'Shea and Julie Nelson

CSH: What We Do



Illinois Self- Advocacy Alliance

Position Statement

“We want Illinois to create a disability service system where supports and services are controlled by us – the individuals who receive them.

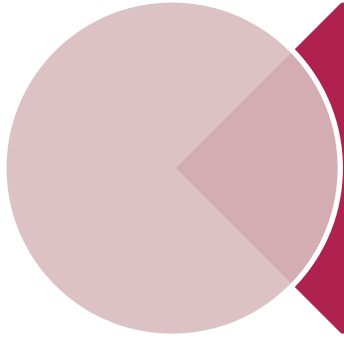
We want opportunities.
We want freedom.
We want choices.”



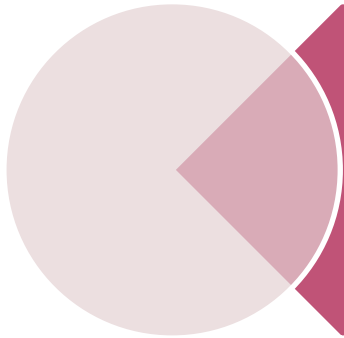
This product was developed under an investment from the Illinois Council on Developmental Disabilities.



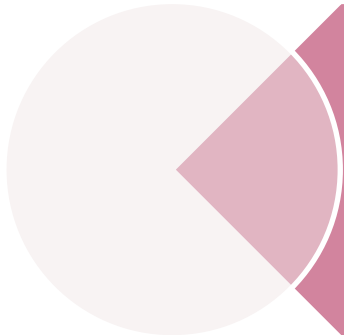
Today's Time Together



Define and describe key components of quality supportive housing



Understand AID's approach to innovative models, increasing the number of individuals served in supportive housing



Assess opportunity areas and potential challenges to new models

Defining Quality Supportive Housing

What is Supportive Housing?

Supportive housing is affordable and has services that help people live with stability, independence, choice, and dignity.



Supportive Housing SEPERATES funding for housing from services.

- Must have a lease and be affordable
- In a neighborhood like anyone else
- Live alone or with someone they choose
- Must have services
- It's a long term home

Benefits

- Increased independence and choice
- Increases opportunities for a life like any other (neighbors, work, community)
- Retaining income

State of Illinois
Department of Human Services - Division of Community Care

PERSONAL PLAN

Please refer to the Person Centered Planning process

Name: _____

ISC Agency Name: _____

ISC Phone Number: _____

Check type of Plan:

Initial - No previous Plan developed

Annual - The annual Plan for individual

Revision - A change in the individual's needs prompting a change in the Plan

If the person is seeking supports, please check the applicable services:

<input type="checkbox"/>	24-Hour Stabilization Services
<input type="checkbox"/>	Adaptive Equipment
<input type="checkbox"/>	Adult Day Care
<input type="checkbox"/>	Assistive Technology
<input type="checkbox"/>	At-Home Day Program
<input type="checkbox"/>	Behavior Intervention and Treatment
<input type="checkbox"/>	Behavioral Counseling
<input type="checkbox"/>	Child Group Home
<input type="checkbox"/>	CILA - 24 Hour
<input type="checkbox"/>	CILA - Family
<input type="checkbox"/>	CILA - Host Family
<input type="checkbox"/>	CILA - Intermittent
<input type="checkbox"/>	Community Day Services
<input type="checkbox"/>	Community Living Facility
<input type="checkbox"/>	Emergency Home Response

State of Illinois
Department of Human Services - Division of Community Care

DISCOVERY TOOL

(Please refer to the Person Centered Planning process)

Individual's Identifying Information

Name: _____

Preferred Name: _____

Phone Number: _____

Address: _____

Current Service Providers (if this is an annual review): _____

Additional Information: (Check the applicable status)
 Initial assessment - No previous Plan developed for individual

LEASE

1. I pay my rent on the 1st of the month.



2. I will keep my house clean. I will not break things in my home.



3. I will follow the rules in my building.



4. My visitors must go home.



By signing below , I am agreeing to follow the rules.

Signature:

Date:



Must Have a Lease

- Self-Advocate signs a lease and must follow rules
- Can live there for a long time
- Self-Advocate can live alone or with a roommate they choose

Is Affordable

- Utilize subsidies to ensure long-term affordability
- 30% of their income in rent
- There are multiple subsidy programs, some have set rent based on AMI

Must Have Services

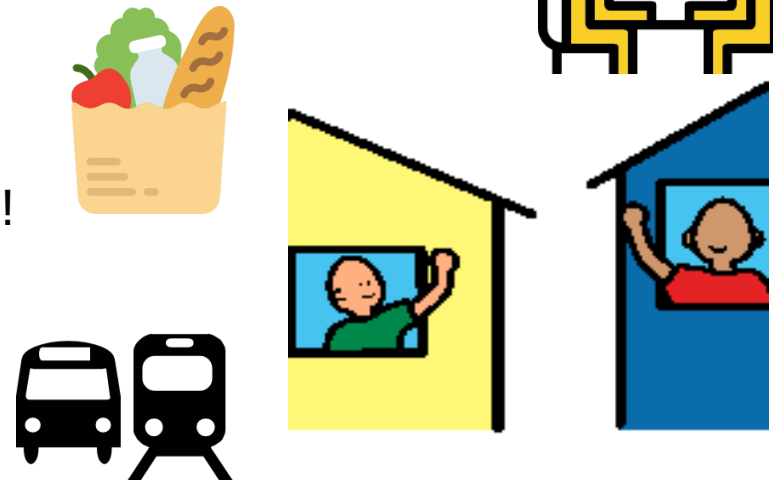
1. Self advocates have choices in what services they want. Services are Person-Centered and flexible.



2. The self-advocate, their family, their staff, and the landlord all talk to each other. Staff can help talk to the landlord.



3. Self-Advocates live in neighborhoods and go places just like everyone else!



Sources for Services/Supports

1. Intermittent CILA
2. Home Based
 - Parents/Family/Guardian hire support people
 - Self-Advocate hires support people
3. Natural Supports
4. Private Pay

How to get Supportive Housing?

How Individuals Access Affordable Housing

Get on the Statewide Referral Network(SRN)

- Independent Service Coordination (ISC)
- Providers



AND

Apply through the local Public Housing Authority



AND

Use <http://www.ilhousingsearch.org> to identify affordable housing in your area. (60% AMI)

Planning for Services

The individual must have a funding source for services to go with their housing



SERVICE MODELS IN SUPPORTIVE HOUSING

Intermittent CILA

- Less than 24/7
- Provider agency hires support
- Providers must be able to offer services only
- Self-Advocate keeps public benefit (SSI)

Home Based Support Services

- Funding for services is 3 times SSI amount
- Self-Advocate or family hires support
- Home based funding and natural supports must meet service needs
- Self-Advocate keeps public benefit (SSI)

Traditional Licensed 24/7 CILA

- Some provider agencies have been able to provide services in apartments through the licensed 24/7 supervision model
- Must explore possibility with provider agency

CREATING SUPPORTIVE HOUSING



Association for
Individual Development

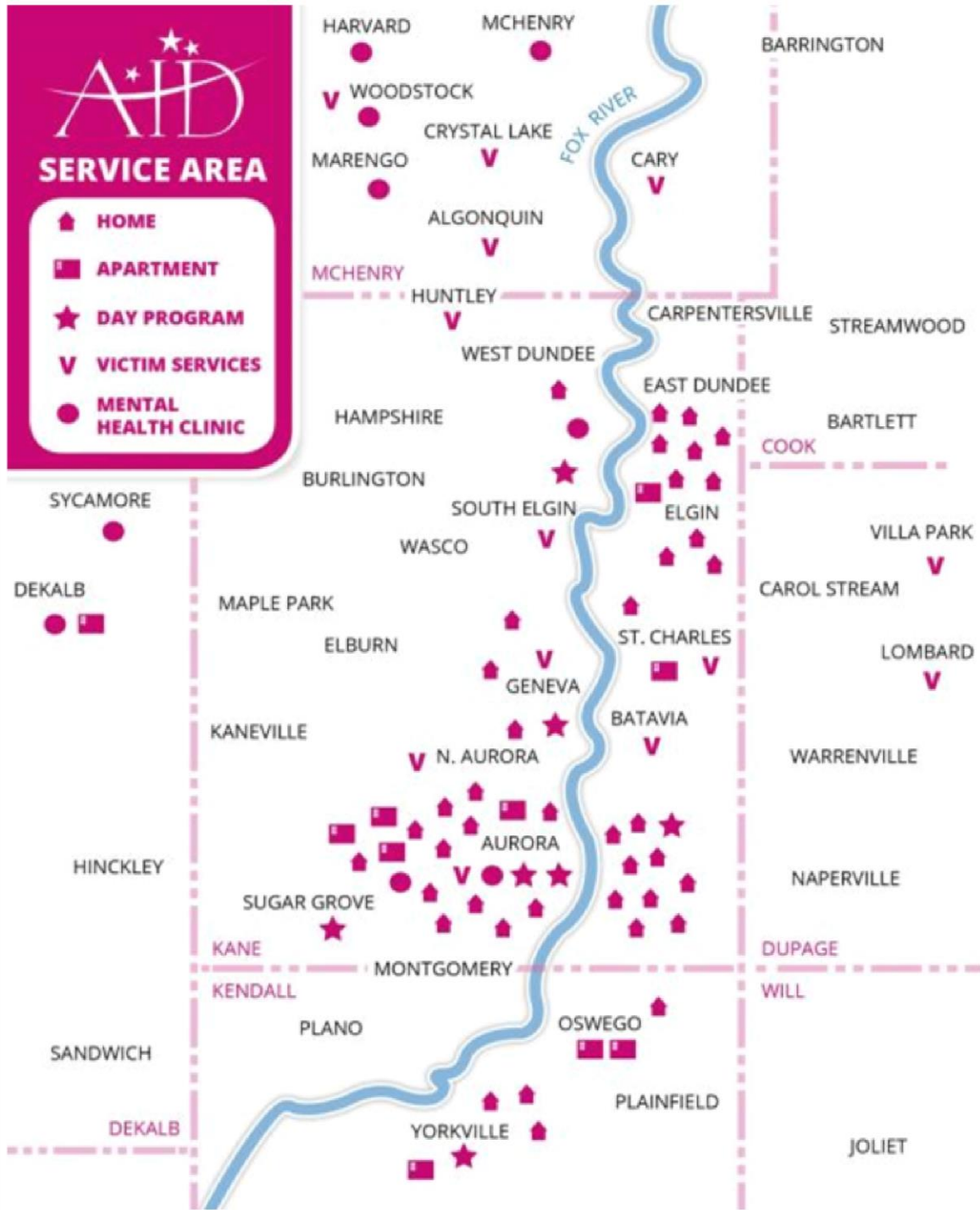
“EMPOWERING INDIVIDUALS FOR A BETTER TOMORROW SINCE 1961”

www.AIDcares.org



AID SERVICE AREA

-  HOME
-  APARTMENT
-  DAY PROGRAM
-  VICTIM SERVICES
-  MENTAL HEALTH CLINIC



Project Development Team

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Vice President of Marketing & Development

CHANGING OUR SUPPORT MODEL

- AID began changing its housing support model when Mental Health grants for residential supports were terminated then reinstated several years ago.
- Instead of limiting the service delivery to a single building location, staff also began providing services to individuals who lived nearby the main office apartment site.
- AID rapidly expanded supportive housing services by working with developers and housing authorities who offered AID free office space, which we used as anchors.

FINDING AFFORDABLE HOUSING

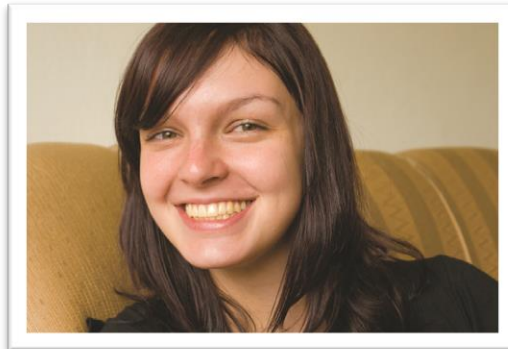
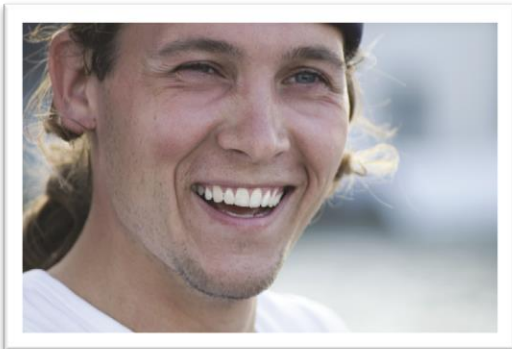
- Finding enough affordable rental units was a challenge.
- The Division of Mental Health introduced AID & other providers to the State Referral Network (SRN) rent subsidy program in 2011.
- AID met & partnered with developers using Illinois Housing Development Authority (IHDA) financing to build new tax credit subsidized apartments; along with Housing Authority vouchers & grants
- Currently over 32 SRN and rent subsidized, tax credit financed apartment locations are available in our service area. Unfortunately, most are restricted to seniors 55 and older.

INCREASING ON-SITE SUPPORTS

AID found that most individuals needed additional on-site staff support to successfully maintain their housing arrangement.

The solution:

Negotiated free office space on-site from building owners & property managers in exchange for providing support services to individuals supported by AID & other eligible tenants.



INDIVIDUALS RECEIVING AID SUPPORTS

<u>AID Supportive Housing</u>	People with Behavioral Health Diagnoses (Dx)	People with Dual Dx: Mental Health & Developmental Disabilities	People with Intellectual or Developmental Disabilities	<u>Total</u>
Tax Credit Housing	55	15	11	81
Housing Authority	78	4	17	99
Senior Low Income	9	1	4	14
Scattered Apartments	275	34	24	333
Williams Class- DMH	6	0	0	6
<u>Money Follows Person</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>5</u>
TOTAL	428	54	56	538

SUPPORTIVE HOUSING CHARACTERISTICS

- Individuals typically live in apartments, hold their own leases and have a choice of a room mate if desired.
- They pay their rent and monthly living expenses from social security benefits and earned income with help from support staff.
- Individuals receive an average of 5 to 15 hours per week of MRO or ICILA funded direct services.



SUPPORTIVE SERVICES

Developmental Disabilities Services offered include:

- Case management, benefit maintenance & oversight.
- Housekeeping assistance, budgeting/money management.
- Physical health & medication assistance.
- Community integration, recreation, employment support.
- Daily living and socialization including development of friendships/natural supports.



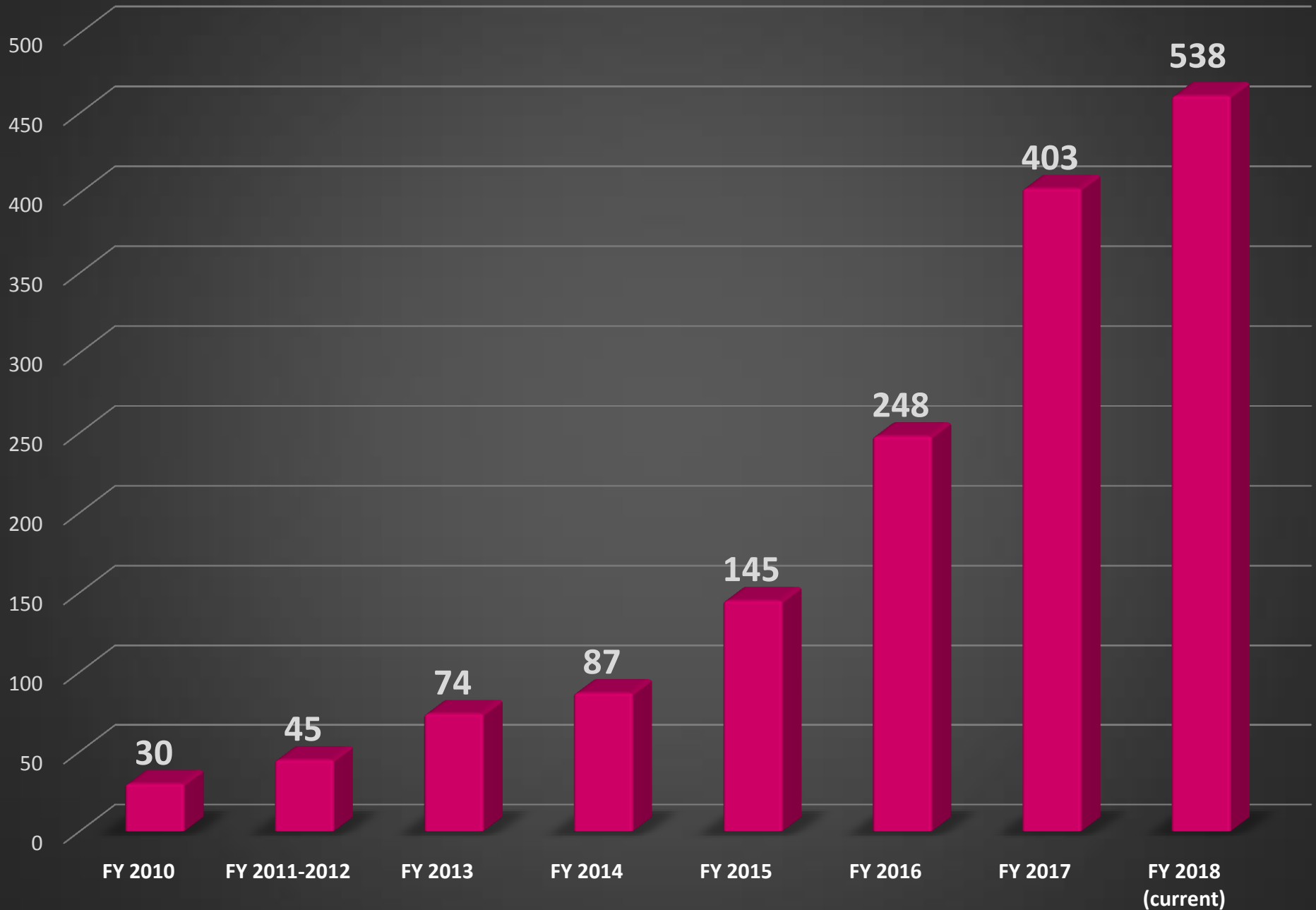
SUPPORTIVE SERVICES

Mental Health Supportive Services offered in and from BALC Certified Sites (MRO funding):

- Community Support, Case Management, and Client Centered Consultation.
- Assistance with maintaining psychiatric stability, finances, community integration, physical health, vocational, legal, substance abuse and activities of daily living.
- Medication Training, Monitoring and Administration.
- Crisis Intervention and stabilization.



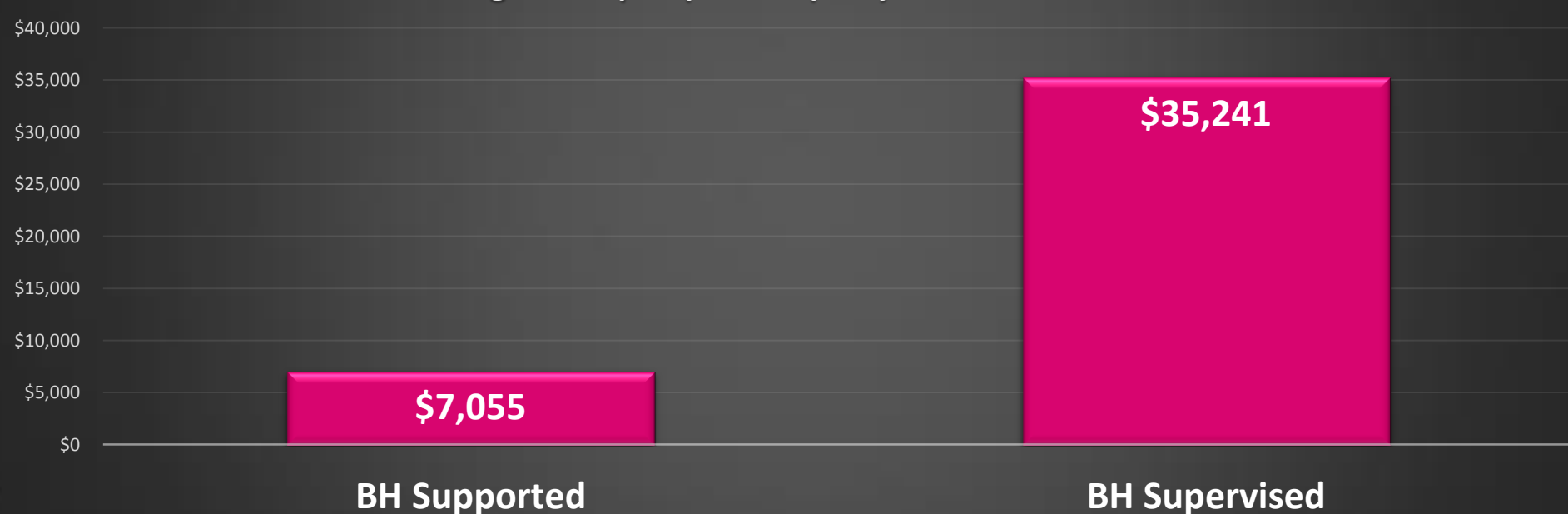
Individuals Supported in Housing - Growth by Fiscal Year



PROGRAM OUTCOMES-Mental Health

- Maximize the % of clients who successfully stay out of Psychiatric Hospitalization: **97%**
- Maximize % of clients who maintained Supportive Housing: **99%**

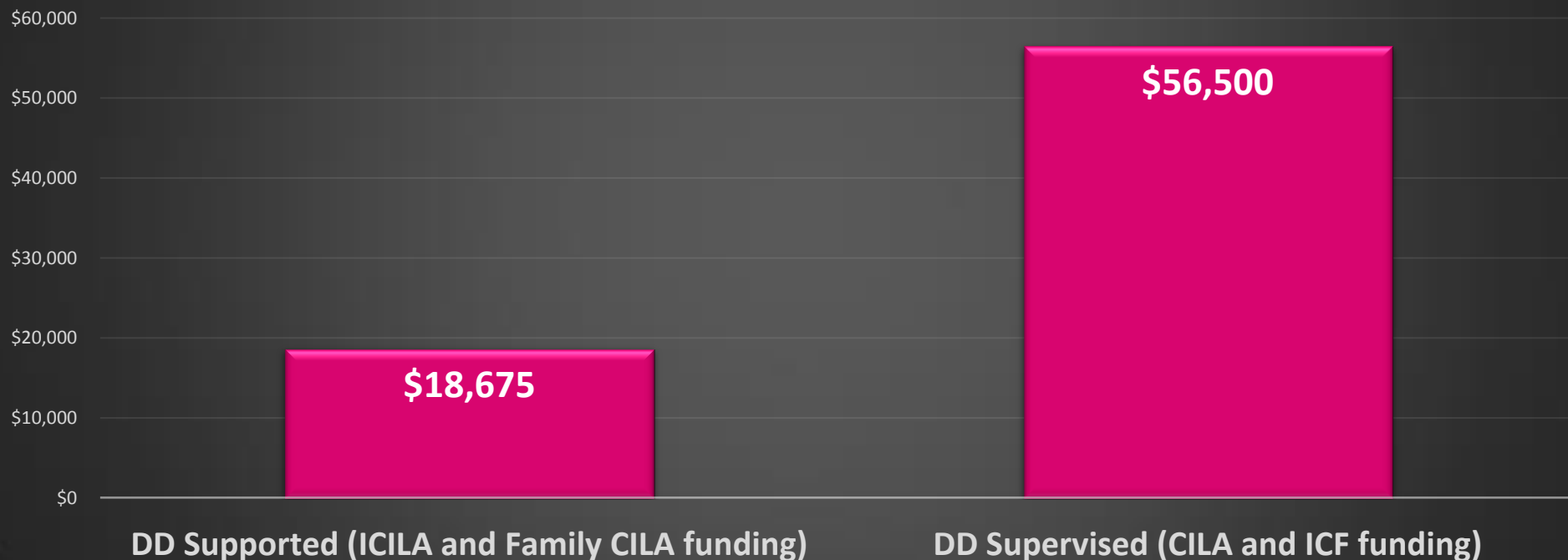
Cost Comparisons
Based on FY 17 Expenses:
Average cost per person per year



PROGRAM OUTCOMES- Developmental Disabilities

- Maximize % of clients who have community jobs: **28 %**
- Maximize % of clients who maintained supportive housing: **98%**

Cost Comparisons
Based on: FY 17 Expenses:
Average cost per person per year



SUPPORTIVE HOUSING BENEFITS

- Offers opportunities for individuals to live in smaller settings either alone or with a roommate of their choice.
- Increases opportunities for friendships with neighbors without disabilities.
- Increases opportunities for choices in work, daily living and leisure time activities.
- Retain entire earned income when housing is excluded from the support payment (Only MRO & Home Based Service funding models).



BENEFITS OF IHDA SUBSIDIZED HOUSING

- Properties are new, accessible, state of the art with wonderful amenities, ie. gathering room, exercise room, community room, secured access, close to stores, transportation and on-site support services.
- Service providers can utilize all funding for services, rather than incurring expense for building rent/purchase, maintenance and repairs.
- Many individuals are interested in and on the SRN wait list: 164 individuals with Mental Health issues, 35 individuals with Developmental Disabilities

Total of 199 are on AID's SRN wait list.



ICILA FUNDING CHALLENGES

- Documentation for payment does not match service delivery: Reimbursement is based on recording individual was present in program- placing a “P” daily in the file submitted to ROCS, rather than hours of service provided.
- Rate is inadequate to recruit/retain Bachelor degreed staff, which is essential for this service type and **required for Mental Health’s comparable service billed through MRO.**
- Prior authorizations required to individualize supports- process to secure additional hours is too complex and time consuming.
- Third party deduction for room/board – Individuals whose social security/earned income exceeds the ICILA room/board allowance are required to pay AID/provider the difference. Individuals are impoverished; income is too low to pay and this becomes uncollectable. (nearly \$100,000 loss for AID annually).
- Need a new “Supportive Housing” service menu (separate Medicaid supports funding from housing-use SSI, SSDI, earned income, SNAP, etc.

EXPANDING SUPPORTIVE HOUSING

Recommendations:

- DDD should create “Supportive Housing” service definition and support menu/rate that excludes room and board.
- “Supportive Housing” service menu, staff qualifications & rates need to mirror those in MRO state plan for individuals with Mental Health needs (or modify current MRO service definitions to include individuals with DD).
- DDD needs to offer individuals, family/guardians opportunity to return to CILA/ICILA if they are dissatisfied with new service; many more would be willing to try this model.
- IHDA partnership with DDD needs to be strengthened to increase SRN unit availability.

WORKING WITH DEVELOPERS

- Watch IHDA website for new project RFIs & approvals each year.
- Contact listed developers regarding management of SRN units offering free on-site support services for all eligible tenants in exchange for free office space.
- Collaborate with HFS staff to secure State BALC license for staff offices prior to offering mental health services on site.
- Continuously work with property managers to assure individuals are receiving needed services, and are meeting their lease expectations.



Contact Information

Presentation can be found at:

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Email: Loshea@aidcares.org

Julie Nelson, CSH Senior Program Manager

Phone: (312) 332-6690 ext. 2828

Email: julie.nelson@csh.org

Supportive Housing Coffee Talk

Join a conference call to ask questions!

Upcoming Call in Hours

Saturday, September 1
10:00 AM to 11:00 AM

Tuesday, September 4
3:00 PM to 4:00 PM

Tuesday, September 11
12:00 PM to 1:00 PM

Thursday, September 20
7:00 PM to 8:00 PM

To join, call 1-866-840-0048

When you are asked for a conference code, enter the number 2168105#.

Email Julie for future schedule! Julie.nelson@csh.org



Resources

CSH

www.csh.org/integration

VIDEOS

<https://www.youtube.com/user/CSHVidz/>

- Phyllis Gets Her Own Life, and So Does Her Son
- A Choice to Succeed
- Creating Choice
- Adam Cooper: Presentation at CSH Summit
- Tom's Journey: A life and home like any other
- Designer George Braddock: Creating Person Centered Homes Part 1 of 4 (entire series is on YouTube)
- An Option for Community Living

Resources

VIDEO

It's My Home!

Created By Open Future Learning

- <https://www.youtube.com/watch?v=lrXmOHadkU4>

Digital Books

- Annie Gets Her Own Apartment
 - <http://online.flipbuilder.com/sjol/wrtd/#p=1>
- Everybody Worries About Me
 - <http://online.flipbuilder.com/sjol/uvkd/>

Resources

PDF Resources

Housing & People with Disabilities: Myth and Truth

- https://gallery.mailchimp.com/d477f3e2e075003c9d2f335a3/files/3a1c5178-d321-4276-a1dd-a48ebce3a674/Myth_and_Truth.pdf

Supportive Housing for Persons with Intellectual and Developmental Disabilities

- <http://www.csh.org/wp-content/uploads/2016/10/IDD-September-2017.pdf>

Supportive Housing Models Integrated Toolkit

- <http://www.csh.org/supportive-housing-integrated-models-toolkit/>

Supportive Housing Workbook for Adults with Intellectual and Developmental Disabilities & their Families

- <http://www.csh.org/wp-content/uploads/2016/03/IDD-Family-Supportive-Housing-Workbook.pdf>