New Community Opportunities Webinar/Teleconference Two-Part Series: Effective Partnerships to Increase Accessible, Affordable, Integrated Housing. Part 1: Partnerships for Housing Resources presented by Rahnee Patrick, Tara Peele and Amanda Motyka. Presented on **December 4, 2012**

>> OPERATOR: Good afternoon, ladies and gentlemen. Thank you for waiting. Welcome to the housing partnerships conference call. The floor will be open for your questions later in the call. I will turn the carl over to Tim Fuchs, Tim, the floor is yours.  
>> TIM FUCHS: Good afternoon, everybody. I'm Tim Fuchs were the national Center for Independent Living. I want to thank you all for joining us today. I want to apologize for the delay. Those of you on the telephone, we have been working over the last few minutes to correct ab audio problem with the webinar audio. All functionality of the webinar is still working. So the slides will still work. The chat features will still work. Some of you are on both. I want to explain this. But the webinar a audio will not work. Unfortunately, the audio is only coming through the telephone. We do have the CART captioning available online as well.  
All the connection instructions are included in the confirmation e-mail that was sent to you. We also have been putting them in the public chat for the webinar participants.  
So if anyone that you are participating with today is in the webinar room and might be confused, if you can relay that information, I appreciate it. I apologize for the delay. It is 3:09 right now Eastern time. We will go until 4:39 to make sure that the presentation is presented in full and not cut short.  
With that explanation let's get started. Thanks again for joining us for today's webinar, Effective partnerships to Increase Accessible, Affordable, Integrated Housing. Today's presentation is partnerships for housing resources and this is the first in our two-part series. Part II on legal alliances for housing will be next Monday at the same time, 3 Eastern, 2 central.  
These webinars are being presented by the new communities opportunity center, national training and technical assistance program of I am are you weds in Houston, Texas. The webinars are organized and facilitated by those of us here at the national Center for Independent Living. Support was provided by RSA at the U.S. Department of Education.  
Today's call is being recorded so that we can archive it on ILRU's website. If any of you are curious, we do have a recording that can be sent. So if you or any of your colleagues miss any of the audio, you can get that from us and I'll tell you how in just a moment. We will break several times during the presentation to take questions at the end of each section. Our webinar participants can ask questions by using the text box under the's mote cons on the webinar platform or on the CART screen. We monitor the chats in both of those. We will voice your questions during the Q&A breaks.  
Those of you on the telephone we will break and you can press 7 to indicate you have a question and we will remind you of all these instructions diewrk the break. Don't worry.  
The materials including the Power Point presentation and evaluation form were certainty to you in the confirmation e-mail. If you don't have the Power Point in front of you either on the Web or on the computer screen or printed out you will definitely want to get that. That will make today's presentation easier to follow along. If you don't have those materials, the Power Point for any reason, let me know. I can send it to you. I have my e-mail open right here. The address is Tim@NCIL.org. I will get the materials to you right away. Please take a moment to fill out the evaluation form. It's easy to complete, brief, but really important to us. We want to know what you think.  
With that, let's introduce our presenters for today. We have a great team. I had the pleasure of working with this team on an on site training we did in Chicago on housing advocacy this past summer. They ran a very, very strong panel and we thought gosh, this would make a great webinar. That's what brought us here today.  
First with us today is Amanda Motyka from the ADA section 504 compliance department at the Chicago Housing Authority.  
Moon today has been there for over three years an is passionate about protecting the rights of the people with disabilities both in the Chicago Housing Authority and the City of Chicago. Also with us from Access Living is Rahnee Patrick. She started as a fair housing testing coordinator in 2002. Rahnee is a disability leader at the local, state and national level. In 2005 Rahnee could be seefd the ADAPT Youth Summit. Then she received in the Paul Hearne award from AAPD. We are happy to have her here with us today.  
Tara Peele is here from home first Illinois. She has an issuetive to get affordable housing for people with disabilities. She previously worked at the IL housing search.org and the authority's first supportive development program as well as a host of other programs that she worked on. Thank you all for being with us for putting together the presentation and for doing this. I will turn it over to Amanda to get started. I do, though, want to move ahead. To the learning objectives. Excuse me just one second.  
So I'm going to go to slide 2 now. You you will see on today's call you'll learn a new model for developing integrated subsidized housing, learn about existing funding sources, strategies for creating innovative CIL housing partnerships and examples of how to connect need to opportunity.  
And the three exsection that is we will go through, Amanda will lead us through rental assistance and subsidized housing programs, that's managed by the Public Housing Authority, as well as by states, localities and others. We'll talk about capital and construction financing programs. And finally we'll end with examples of innovative programs.  
So as I switch to slide 4, this is Amanda's section. I'll turn it over to you. Amanda, go ahead machine moon r.  
>> AMANDA MOTYKA: Hi, I'm Amanda Motyka, the section 504 ADA compliance manager at the Chicago Housing Authority. And I'm very pleased to take you through rental assistance and subsidized housing programs that Public Housing Authorities manage. We'll get to slide 5. Where I'm going to start talking about our largest program. So when I say our, it is, I'm referring to the Chicago Housing Authority. So our largest program, our housing choice vouchers. People usually know them by section eights, but target population, who are we looking to offer subsidized rent to? Lower income families. There is an income eligibility attached to the vouchers and that is defined by the U.S. Department of HUD weds. There's a big positive. We are using a HCV, housing choice voucher. The participant is given a choice of where they can live. So they can go out and look for an apartment in the private market and rent just like anybody else would.  
So families are going to pay approximately 30 percent of their annual adjusted income and then the rest of the rent is going to be picked up by the housing authority. I'm going to probably throw around a bunch of abbreviations. Bear with me. If anyone is from a housing authority, I'm sure you go through this every day. But we term that as the housing assistance payment or HAP. So that is the rest of the rent that the housing authority is going to pay. Going along with the choice for housing choice vouchers, our participants can use that voucher in other cities and other states and do what is called porting out. So they can go to another state or another city, anywhere in the United States that is going to have an HCV program and rents in the private market there.  
So how do people access a housing choice vouch sneer unfortunately in Chicago where I'm talking to you from, our waiting lists are closed. Normally families would apply to be on awaiting list. We opened our voucher waiting list in 2008. Kind of spoke to the times that we had over 250,000 people apply. So to ensure that we could house people in a reasonable amount of time, we randomly selected 40,000 families to be assigned to the waiting list.  
And like any big benefit that people are going to want to compete for, there are major challenges. One of them, of course, is a reduction in funding. And so we've gone through reductions pretty much every year since I have been here. For the last ten years we have continually lost funding for our programs.  
Another challenge is the tight real estate market, which you wouldn't normally think of, but with the economic climate there's a lot of people looking to rent instead of to own. So it's kind of a landlord's paradise out there. A lot of people are looking to use their vouchers or looking to rent instead of becoming homeowners.  
Within the housing choice voucher program the housing authority can choose to have targeted vouchers. So what is a targeted population? Congress can tell us what populations we can provide, number of vouchers to. So the three that CHA uses, we have the veterans assisted special housing. We have cute names for all of these, too. We refer to that as VASH. The family unification program which is FOP and the non-elderly disabled vouchers which we will talk about and which we call NEDs.  
HUD will tell us when there's money available. Usually it goes out with on their website at HUD.gov letting everybody know that they are going to issue a notice of fund can ability, NOFA. What the housing authority will do, they will create a grant and they will apply for the NOFA. A lot of times to make a stronger application we'll pair up with a partnership so we can show we are not only going to subsidize rent but also pair you with others that maybe can offer supportive housing and some other services that would go a lock with the population that needs the vouchers.  
Okay. On slide 8, how people access those. With the exception of our VASH vouchers, we are always, or housing authorities are always looking at kind of housing everybody who is already on their waiting list. It is our number one objective. Normally it's everybody's number one objective to house people who have made it on to that waiting list. That kind of guides what kind of vouchers we go for. We have to figure out the targeted population and who we are going to serve more effectively.  
So if nobody is on the waiting list we can also accept referrals and create other waiting lists. Here we can look into doing pilot programs. Maybe people have other ideas of population that is we may not historically look to serve. And cab come in with ideas about other pilot programs.  
So as you would guess, everybody is kind of competing for this money. So a big challenge is competing with every other housing authority in the nation. For a limited number of vouchers.  
And there's also, if you are serving populations that may need other supportive services, there's no other additional funding for programs that come to administer these types of housing. While there may be some Social Security that are required, -- some social services required, that is not financed through the NOFAs.  
And so on slide 9, a popular program that we also offer is our home ownership vouchers. The target population here, especially talking about people with disabilities are heads of household who have disability status at the time that they apply. At the time that they make it on to our wait list, they are ar person with a disability.  
If they receive SSI or SSDI, HUD tells us that we take that as take -- take whatever their income and that qualifies them to participate in the program. Credit scores have to be 620 or above. Have to have good credit history. Savings of at least $2,000. Then an ability to keep saving. And that can come through other people who are in the household with you. And here is where we get into a problematic part of this program. There's a lot of expense as everybody knows that goes into owning a home. So if a roof needs replacing, say windows need replacing or our population of people with disabilities who may need some modifications done, those are all paid for by our participant because that is their home. There is no additional funding that goes along with these home ownership vouchers. Like anything they are going to have to remain lease compliant with our program and they can not have owned a home in the last three years.  
  
Next slide. How does it work? Once you are pulled off a waiting list, if you've applied to do a home ownership voucher, you -- someone would attend an orientation and we have to, of course, run the credit just to make sure that they qualify as mentioned on the slide before. So if they are credit worthy with savings, we have a choose to own staff that will sit down with them, kind of go through the ins and outs of being a homeowner. We refer them to one of our partners to make sure that they go through a whole home buying class. Just because it is very difficult for anybody who is a first time home buyer.  
They would complete the class, secure financing, and then as in any one of our vouchers they have to pass housing quality standards and another private inspection. So just to make sure we are not subsidizing units that could be dangerous or falling apart, decrepit, things like that and they are going to close on their home. Believe it or not, it's actually kind of simple. It works the same way as our typical vouchers do. So although they have to go through a lot of work to get there, they only have to worry about that 30 percent of their household income. The rest of it, as we would pay a private landlord, we put towards a person's mortgage.  
Okay. So the final slide on home ownership, how do people access it? Well, again it is people coming off of our general wait list. Once they are off our wait list they need to talk to one of our housing authority staff and sign up for orientation dates where we go through that whole process. The challenge, of course, a lot of people are not going to either have no credit or may have some history of bad credit. And so they can go through and work with some of our partners to build up the credit and always be able to reapply for this again. Lack of savings and a down payment. Typically there are some grants out there where people can get down payment assistance, but just with the economic climate as it is, those have dried up.  
Again I said that maintaining a home on a very limited budget is one of the major challenges.  
I hope I'm not going too fast for anyone. I have a tendency to talk very fast. On slide 12 I am going to talk about our Property-based Rental Assistance. People refer to it as PBVs, project based vouchers. We try to stay away from the word project, so it's property related a ace tans. We are pulling from the sale waiting list, but here the voucher and the subsidy is assigned to a property rather than an individual. So a person may come and go from the program, but that subsidy is always going to stay with that unit or with that building. It works when the developer owner applies to the program. So we are basically just subsidizing units that other folks own. So we have a rolling application here at Chicago Housing Authority where if people want to get started in the program they can apply at our website. There is an evaluation team that evaluates the applications based on their criteria. We are mainly looking for kind of new ideas in all different parts of the  
city. On slide 13, how do people access it? So the population again is referred by the housing authority's waiting list. On a very limited basis we'll get some other people from the community that may be referred along with people coming off the wait list, but as a general rule we are trying to exhaust our waiting list before we go outside of it.  
Like I said, individuals can leave the property and they can, they may be able to attain their voucher. Here at CHA we have a two-year limit. So if somebody is in a PRA unit, generally they will have to stay there, live in that unit for two years before they can apply to take a tenant-based, to take one of those vouchers and look into the private market for housing.  
The challenges are looking for applications that are in opportunity areas. In the City of Chicago we have a lot of owners who may be in areas that we don't consider opportunity areas. So areas that have high crimes or schools that are low performers. Generally what our board looks for, the board of Commissioners, they are looking for opportunity areas that have lower crime, access to transportation, good schools, be a working class neighborhood with higher median incomes. And so that's what we are kind of looking for when the evaluation committee looks at the PRA applications.  
Okay, next slide. Public housing, again we are targeting kind of the same population, low income families. Then families who are impacted by relocation. In 2000 the Chicago Housing Authority started work on their plan for transformation which was demolishing high rises that had become overrun with crime or just deemed uninhabitable. And we started that in 2000. Now 12 years into the plan we are glad to have relocated the majority of people back into mixed income developments. So that's who we are looking to house first and foremost and then house people from our waiting list.  
So CHA owns these units. So they are ours and the families would pay again usually 30 percent of their income as their rent. So we have different portfolios. We have what we consider our traditional family portfolio. And so there's no age limit here. They can live in would be of our traditional developments. We also have scattered site properties which are scattered, as you would think, all over the city. And then we have our senior properties. We are a senior designated housing authority. The majority of our buildings are going to be for people who are 62 and older.  
We did talk about with advocacy agencies such as Access Living and realized that we have a large population of near elderly folks who need housing. Some of our lower occupancy buildings we've opened them up to people who are 55 and older.  
And then our last type of housing is the mixed income properties which are financed by different business partners in the community. So we may have people who are paying market rents in these buildings, people who are paying affordable rents and of course our public housing residents all in the same building, all in the same community.  
Next slide.  
Same thing. Unfortunately our waiting list for our powsing is also closed -- public housing is also closed. We did open it in 2010. Pretty much the same result. Almost quarter of a million people applied. Now we have the same 40,000 people -- not the same. I shouldn't even say that. But the same number, 40,000 people who are on our waiting list. We look to house them, of course, first.  
Pretty much the same challenges exist here as in HCV. There is never enough money. Funding challenges are our madge oish.  
On slide 16, something very near and dear to my heart because I also act as the VCA, voluntary compliance agreement administrator here at CHA. What that is, we had local HUD come in. Their fair housing and equal opportunity office conducted an audit of all of our housing and all of our housing policies in 2004. And CHA was found to be deficient in areas related to people with disabilities. And so we negotiated for a year with the folks at HUD. In 2006 we signed our first voluntary compliance agreement, hopefully first and last.  
So the outcomes there, we have been very successful under the VCA. Now it says 1200 on the slide, but we are closer to almost 1300 units being fully accessible for people with mobility impairments. And a little over 400 units as fully accessible for people with sensory impairments.  
That basically gave us a chance to look in the mirror and see how we were doing, what we were maybe against fair housing regs and change all that. We provided training to our staff and contractors, all of our policies and procedures undergo reviews every year, every time we go to change something to make sure that we are still in compliance.  
And we have a modification fund with Access Living which allows us to actually pay for those modifications that I was talking about in the HCV program. If you are a participant and you're looking for a unit in the private market, if it isn't really accessible, maybe you need grab bars, a ramp, things like that, we actually take that information and refer it to Access Living who in turn administrators a pool of money that CHA put aside for that very purpose. We would pay for things like the grab bars to be installed.  
And then, of course, we always meet with people. We have a mayor's office for people with disabilities here in Chicago. We meet with the commission often to make sure that they know what we are doing and our partners at Access Living.  
Okay. So on slide 17 we had some tips for partnering with public housing authorities.  
So always know what you are getting into. Review the administrative plan. That's what ours is called. That's just kind of, that encompasses how we do business at CHA in the housing choice voucher program. Know what you can and cannot do. How are we doing comparedtor directions people would like us to go.  
When the wait list opens, which we never know how long a time it is going to take to exhaust that list. It could be two years from now that it opens again or one year, but we have to take steps that ensure that everybody gets a chance, everyone gets a bite at that apple, so everyone can apply.  
A big thing that we look to do is help people in institutionalized settings apply. Because if you're in jail or if you're in a nursing home or other facility, that may not be on the first thing on your list, may not be possible for you to do, but we do outreach so people have that opportunity to apply.  
So on the next slide we talk about deconcentrating poverty. And that's been a major goal of Chicago Housing Authority.  
So we Your Honor der what is called a Gittreau consent decree. We don't want to concentrate pockets of poverty all around the city and have our applicants and residents living in those same areas. We are looking to house people in areas of lower poverty and lower crime areas.  
Another tip would be to be creative in looking at different targeted populations. So one of they will that we may all know of is Olmstead population. People who are transitioning from institutionalized setting into our community. CHA recently part nerd with what is called the center on hall Stead, a facility that assesses people who are lesbian, gay, transgendered, we are going to subsidize some housing in a building that is going to be for people who are LGBT.  
So Tim, I hope I didn't rush, but I think that's it for me.  
>> TIM FUCHS: Great job. Thanks, Amanda. Let's open it up for questions.Er in, if you can help give the instructions we will see who arrives in the queue on the phone. In the meantime you can type your question in the public chat.  
>> OPERATOR: The floor is open for questions. If you do have a question, press the number 7 on your telephone keypad. Questions will be taken in the order they are received. If your question has been answered, press 7 again to disable your request.  
  
>> TIM FUCHS: While we are waiting for questions on the phone, I have the first question from the Web. Brian Peters asks: Regarding property based units, funded with housing choice vouchers, what is the justification for reducing choice for potential voucher holders by both reducing the overall number of available vouchers and by limiting those vouchers to a fixed amount of units?  
>> AMANDA MOTYKA: What we are trying to achieve here is to look at the needs of different targeted populations. So for instance, I was talking about the LGBT group. We also are going into partnership with the center on hall Stead which cab provide different counseling sessions and things like that to people who are living in that building. So we are trying not to limit the choice. We are trying to look at different areas of the city that people may not normally gravitate towards and offer opportunities there.  
  
>> TARA PEELE: This is Tara. Can I add to that answer? From a developer's standpoint there are certain advantages to project-based rental assistance users. You have private property owners on the market who are willing to accept vouchers and that's great. It's not nearly enough to provide the choice of all the housing options that people with disabilities need. So you also on the other hand have developers who are willing to provide a fixed asset, a unit, a house that will always be available for a person with a disability or just ar person with low income. But are in order to get that housing, that asset, that building or that unit or house financed, you have to prove to the financiers, and the financing courses that you have enough rental assistance or operating assistance for long-term in order to serve those populations.  
Just like if you were to go out and get ar mortgage, you have to prove you have income. In particular if you are going to create a housing unit for a person with a disability on SSI, you know their SSI income will not be enough to support the housing over time. Having the commitment of a property based rental assistance that will never go away, makes you able to be able to finance the building of that unit.  
>> TIM FUCHS: Okay. Thanks, Tara. Tara, it was a little hard to hear you. I don't know if you can turn your volume up or get closer to your mic.  
  
>> TARA PEELE: The mic is almost in my mouth but I'll turn it up.  
>> TIM FUCHS: That's helpful. Thanks.  
That was the only question from the Web for right now. Let's check back in with Erin.  
>> OPERATOR: If you have a question -- we have a question from Alexis.  
>> I was wondering, this is Independent Living center of Virginia. I wonder if you all have special admission processes or preferences for, in your administrative plan for persons with disabilities and/or the Olmstead population that would be permanent preferences.  
Or if you have arrangements with agencies, say, either Access Living or an office on disability or a community services board for people with intellectual disabilities. For example, they have a special admissions process and a separate waiting list. I was wondering about that.  
>> AMANDA MOTYKA: That's a great question and I think Rahnee can speak to it better than I can. We do have partnership with Access Living where we allocate a number of vouchers to people who are transitioning from nursing homes. We kind of provide the voucher and they do basically all the heavy lifting on that end going in and seeing who is ready to transition and getting them all set up in private housing. We do have a limited number, I'll say, but a limited number of vouchers put aside for people who are transitioning. We don't have a preference currently for people with disabilities on our general waiting list. Just because when we encounter folks coming off the waiting list, I would say we probably have a good 35 percent of people who are people with disabilities. So that's who we know of. We are dealing with a population that is largely people with disabilities. So we are serving that population. We just don't have that preference.  
Rahnee, did you want to add anything?  
>> RAHNEE PATRICK: I wonder if it might be helpful for people to hear my piece in the third half -- not third half!  
(Laughter.)  
>> RAHNEE PATRICK: Whatever that is, the third part of this webinar and then ask that question and we'll definitely talk about it then. Is that okay with everybody?  
(There is no response.)  
>> RAHNEE PATRICK: Thank you!  
>> TIM FUCHS: That sounds good. Erin, any more questions on the phone?  
>> OPERATOR: There are no questions in the queue at this time. If you have a question again, please press 7 on the telephone keypad.  
>> TIM FUCHS: I have a couple that came from the Web. Martina asked a question: Is that a CHA staff that goes into the nursing homes? Or would you work with Access Living to do that?  
>> AMANDA MOTYKA: We do work with Access Living to do that.  
So mark Salizar asks: If you had over 200,000 applicants for some of the programs and had to randomly select 40,000, what do you tell the ones not selected? Do they have hopes of getting on the list within a few years?  
>> AMANDA MOTYKA: That's a very good question. I cannot remember what kind of language we put into our letters, but we are always very guarded on how long it is going to take to get off the waiting list just because from day-to-day we don't know. Like Tara said the PRA program, that's more housing options. We are trying to get more people housed off the waiting list. As we acquire, build more units we are looking to make the wait time less and less and hopefully be able to go out with a new wait list opening as soon as we can. That's definitely our aim, it's our business to get more people housed because at the end of the day that's how we are making money. That's how we are making our rent.  
So I am unsure what we said to everybody, but I think we do have people who call in often and we do tell them to keep, kind of keep their hopes up, that we hope to have it open.  
In certain areas we have our scattered site properties. Those actually, those waiting lists come open quite often because we do have a preference there for people already living in the community. So we open those wait lists every once in awhile. It is not as if there's no hope. It's just forgetting on the general wait list, that has been closed a couple of years now. Then to the senior housing, those wait lists are always open. So people who are 62 and older can be housed there. If you are 60 you can apply to our senior properties.  
  
>> TIM FUCHS: Okay. Thanks.  
So the folks at DCMV have a question, how you encourage people in institutions to get on the wait list and to frame the question, they say they have seen housing authorities there in Arlington make that difficult such as by making Peele show up in person. How do you all do that in Chicago?  
>> AMANDA MOTYKA: Absolutely not, they do not have to show up in person. We try to make it as accessible format wise as we can. Our last waiting list opening was -- not strictly. We did online. That's where the majority of people applied was through the computer. We also ran kind of a hot line in my department where if somebody had accommodation that is they needed, maybe they were illiterate, things like that, we helped people over the phone actually fill out applications.  
Then I would say for people who are institutionalized, we did kind of hook up with our trusty friends at Access Living to kind of go out and get the word out to people who may not necessarily have the opportunity to apply. So we encouraged people from all walks of life to get on the waiting list.  
>> RAHNEE PATRICK: This is Rahnee from Access Living. We know even with all of those really great accusation dations and things that CHA has done to get institutionalized persons on the waiting list, the number of people on the waiting list who are in Chicago who are in nursing facilities, not a lot of them made it on. So Chicago Housing Authority is dentally aware of that. We have lawsuits that were settled with the state of Illinois. And that is something that we are all trying to get our head around about, how to do that. We want to be fair to people who have been on the waiting list for years. And they too have disabilities and don't have disabilities. They have been waiting. We also know that people in nursing facilities have been waiting for years as well. It is in progress right now, I would say too.  
  
>> TIM FUCHS: Thanks, Rahnee. Erin, any more questions from the telephone?  
>> OPERATOR: You have a question on the line from Bob Thompson. Bob?  
>> Yes, I'm from greenville North Carolina, which is a university town. Our base rent in this town is really expensive.  
Hearing from our housing authority that they are not even able to se some of the vouchers that are offered from HUD because they don't have the money to subsidize the rest of the housing. Is this happening to other areas of our country as well?  
>> AMANDA MOTYKA: It is. That's a very big problem. One of the best things about Chicago Housing Authority is we are a moving to work organization. I don't know if you're familiar with that, but we have kind of -- we can go out of the lines a little bit and try new things because HUD kind of offered us that leniency to do that. One of the main things we do, we have payment exceptions. Say somebody wants to go move to an opportunity area, like we discussed, low crime, things like that.  
We have our own in-house ability to increase that payment standard by 300 percent. We were witnessing that a lot. Also landlords cab add that as kind of a subtle way to discriminate against people that are voucher holders. You know, they can raise their rent another thousand dollars when they know somebody is coming in with a voucher. So we tried to kind of by pass that by asking for the abilitytor have exception rents. Yeah, you're not alone.  
  
>> TIM FUCHS: Okay, thanks. Let's take one more question from the phone and then we'll do, try to get through another one on the Web. I do have your questions on the Web. Don't worry, I see them there. We will get to them but we may need to take them at the end of the call.  
Erin, anyone else in the queue on the telephone?  
>> OPERATOR: We have a question on the line from Leslie Allies.  
>> AUDIENCE: I'm with the access center for Independent Living in Dayton. I have questions about vouchers for people with disabilities. HUD recently told people that they had to revert the housing choice vouchers back to NED vouchers. What we are trying to figure out is how cab we show or how can we guarantee that those vouchers are actually being used by non-elderly people with disabilities?  
  
>> AMANDA MOTYKA: Wow, that's a good question. You know what? I don't want to give you bad information because I'm not the would be who tracks it. I know that that is a huge kind of undertaking to track exactly where they are going. So maybe I will take your question to others here that can answer it better than I can.  
  
>> AUDIENCE: Okay, thank you.  
>> AMANDA MOTYKA: Yes, of course.  
>> TIM FUCHS: Okay. So again if you are in the queue on the telephone, I apologize. We allow ten minutes for these breaks and we are already a little bit over that. So if you have a question that you didn't get a chance to ask, write it down or remember it and we will make sure there's plenty of time at the end of the call to address it. I'm going to ask the last would be here from the webinar before we go back to the presentation. Again from the folks at ECNV we found that the voucher from people transitioning can take a long time, looking for accessible unit. There's a long time between the long search and the public housing authority's need to get these done quickly. Have you found ways to deal with this issue?  
>> AMANDA MOTYKA: Just in general we provide more time. Our initial lease-up is 120 days, but you can ask for extensions on top of that. So we work again pretty extensively with Access Living and so for folks who need additional time on top of that we do grant extensions. I honestly try to go no more than two extensions because eave extension is 60 days. And so we've kind of reassessed on a case-by-case basis to make sure there is not different issues that we are maybe overlooking that we can get more services to somebody if they haven't leased up in say six months which we have had those cases sometimes. So yeah, we extend vouchers on a pretty regular basis.  
>> TARA PEELE: I would add to that, that is not just an option that Chicago Housing Authority takes but also consider it an opportunity to ask for a reasonable accommodation and policy based upon the person looking for housing having a disability. It is a reason accommodation for a housing authority to extend the time that the person with a disability needs to look for an accessible unit.  
>> AMANDA MOTYKA: Absolutely.  
>> TIM FUCHS: Thanks, you all. To Janet and anyone else wondering, Amanda does have an e-mail address. She came in as our savior at the last minute in place of someone who is out object extended leave. It is not in the e-mail but it is in the Power Point we are displaying over the Web. You will get an e-mail tomorrow as, with some additional resources, some links. And we will include that new Power Point in there so that everyone is sure to have that copy.  
Again thanks. Let's go ahead to slide 20. This is section 2 that Tara is going to walk us through. Tara?  
>> TARA PEELE: Hi, gb afternoon. Hopefully I turned up the volume on my head set. So hopefully folks can hear me a little better now. I am going to cover some types of rental assistance that aren't managed by the housing authorities. Next slide, please.  
So one type that you may have all heard about recently is the Section 811 program. In the past this section eight leaf program was about funding rental assistance and capital financing used all statement. It was more of a segregated housing model, more group home like where eight to 16 or more units in one site would be all for people with disabilities. But within the last couple of years the law changed around how Section 811 works. And now it contains a rather large component that is a project rental assistance demonstration program that is separate from capital financing. What that means, state housing finance agencies and every state has one, some states have more than one, applied to HUD recently over the summer to access rental assistance that they would allocate to up to 25 percent of units in a building so they would allocate less than that or up to 25 percent of units in a building. That is to encourage more integration of the units with remember cabs in  
buildings throughout your state.  
-- rental assistance in buildings throughout your state.  
This is target population of non-elderly people with disabilities with incomes at below 30 percent of the Area Median Income. And the Section 811 voucher that they would have, which would be a project based voucher on a unit would pick up the difference between 30 percent of their income and the rent in the building.  
So I mentioned that over the summer state housing, states applied to HUD for this funding. They had to partner with maid agencies to decide how people would access the units. Part of that was a deliberate attempt to engage state maid agencies handling transitioning people out of institutions, but it is not limit to do that use. So one point I wanted to make is that HUD was supposed to announce, I guess you would call it the winners of the rental assistance in noser, but they bumped it to December. In the next couple of weeks you can find out whether or not your state will be getting these resources and contact them to see how they plan to allocate those resources.  
After the presentation, within the next few days, I think that the slide, maybe the updated slides will be sent out with a one-pager I put together where it has links where you can find out more about each of the programs that I'm going to talk about today.  
Another set of programs are run through HUD. They have been called in the past the McKinney-Vento programs, primarily designed to serve homeless people or homeless people with disabilities. Sometimes they are supportive housing program which is a development ofship weds, and shelter & care and the single room occupancy program which again provides subsidized housing. These are designed to provide housing along with services. These programs, like I said, all target people who are homeless or homeless people with disabilities. It is not a widely -- is there is not tons and tons of resources under the programs but there is a significant amount. If we are looking at all the resources we can possibly consider, it has to be part of your play book. The way you access this is to become a player in your local continuum of care. Join the continuum of care and be part of the planning for what projects they are going to p apply to HUD financing for and learn p the resources  
available in your community.  
One thing I wanted to point out, currently HUD's homeless definition does exclude people with disabilities who are living in institutions and living there longer than 90 days. That may be a good point of advocacy for folks on this call.  
Next slide. Another lesser known program in rural areas across the country are those housing developments run by the U.S. Department of Agriculture's development. They have a good one-pager that was going to send out, but they provide subsidized housing in rural areas. Private developers build it. It is funded by the USDA A and most of the units have rental assistance. Some is for families, some for elderly, but people with disabilities who are 18 or older can also live in the elderly properties. Again with the rental assistance, people only pay 30 percent of their income towards the rent.  
Next slide. I am going to try to take off my head set and speak through the regular phone set. Just a moment.  
  
>> TIM FUCHS: Thanks, Tara.  
>> TARA PEELE: Okay, I'm here. Tim, can you confirm you can hear me?  
>> TIM FUCHS: That is much better. Thanks so much.  
>> TARA PEELE: I assumed the head set would be better but I was wrong. Now I am going to move into talking about the capital financing programs. What that basically means is as opposed to a rental assist tabs or operating subsidy that keeps a property funded long-term, this finance -- under the HOME program, HUD allocates funds directly to states but also directly to cities called participating jurisdictions that apply for it. There's a cutoff regarding how many people live in the city. That determines whether they can apply. You can assume that most larger cities that are eligible to apply to HOME funds through HUD as well as your home state seeking those HOME funds. The states and localities have to create a could be sol dated plan but before I get into that I would say that HOME funds are primarily used to fund affordable housing construction. It is either for home ownership or for rental housing. Although in some cities and states they do use some of the HOME  
funds to provide up to two years of rental assistance. It's called tenant based rental assistance program. It might be worth checking to see if the state or locality offers that. It is of interest to find out how they are spelling spending HOME dollars. Under home, it's for house olds earning earning less than 60 percent of Area Median Income, but can assist up to 80 percent of AMI.  
What you should know about HOME is, even though it's serving a higher low income population, a lot. Projects like tax credit projects I'll talk about in a minute that have affordable housing in them also use HOME funds to layer on top of that so they can reach people who have extremely low incomes. It is a useful resource. I've provided a link here so that you can find contacts, your local contacts who administer HOME. I wanted to point out, I mentioned the consolidated plan which is what the States or localities prepare to tell HUD how they are going to use their HOME funds. There's always a public hearing and a public input component of that. You should be aware of those and participate in them. A lot of the times in Illinois when I was working for Illinois housing development authority we would have hearings and only one or 5 people would show up. We are talking about multiple millions of dollars. So if you even show up with a contingent of five people you will  
be the majority in some of these public hearings. Next slide.  
Along a similar lines is the Community Development Block Grant program. It is allocated similarly to HUD and used for development of housing as well as infrastructure and small business development. There is a significant component of it used for rehab and development and affordable housing. This there are target applying for. The target under Community Development Block Grant is low or moderate income households which is a little bit looser than the HOME programs 60 to 80 percent of AMI requirements.  
Basically what you need to know here is who administers it in your local area or your state and how they administer it. Some folks could be friendlier towards using CDBG for housing and housing for people with disabilities than they are. You will find that some people are already doing this and some people aren't at all but they can the attending public hearings for the consolidated plans which addresses CDBG homes not just HOME is a good idea to influence the process of how this money is going to be spent.  
Recently because of the foreclosure crass crisis there has been a focus on acquiring foreclosed homes and trying to reuse those homes, whether for rental or resale after rehab to stabilize nakeds. There have been a few rounds of neighborhood stabilization funding that has been allocated to cities, states, counties, nonprofits, regions, all kinds of things. The money is used to buy up foreclosure vacant properties and they are rehabbed or resold to low income buyers or rented to low income tenants. I included a link here so you can find out who the players are in your neighborhood. You should look into this. Most of the folks who have taken advantage of this in your area are folks interested in doing scattered site housing for the most part. Although they may not have focused on creating the scattered site housing for people with disabilities, it is a perfect marriage. If people are experienced with using scattered site housing for foreclosures, it is one more step to  
say our renters will be dibbles so you can achieve integrated housing tallet you are achieving stabilization by the use of these properties.  
Next slide. Now this is the big guy, Low Income Housing Tax Credit. Not everyone heard of it, but it is the largest afford housing initiative in the country. It is an Internal Revenue Service program, not HUD. States get an allocation of tax credits on a per capita or population basis. It is very competitive. It is very successful program that has been around for over 20 years because it is basically a public/private partnership that makes it happen. What happens is that a developer applies to their state's housing finance agency. In Illinois that's Illinois housing development authority. They have to meet certain basic criteria, which is essentially that all the units or the majority of the units have to serve folks with low incomes.  
And then the States often layer on a lot of competitive criteria like doing extra accessible units or putting the housing in areas that don't have a lot of low income housing already.  
And what the developers do is sell the tax credits to investors. What that means is basically if Bank of America has a certain amount of tax liability, he can, they might buy the tax credits and that reduces their tax liability, by buying the tax credits, the developer has money to build the housing. That's basically how the Low Income Housing Tax Credit program works. It's very complicated to pull it off, but there's tons and tons of projects that are funded every year all over the place. And there are a lot of interesting things going on on a state by state basis. A lot of states Ike Illinois are using this Low Income Housing Tax Credit program for housing for people with disabilities. Ten to 20 units in every unit are included for people with disabilities who are at or below 60 percent of Area Median Income. They gent rental assistance for those units as well. It's worth your while to find out what your state is doing with these. Contact your state housing  
finance agency. Ask they will for a list of the tax credit projects. Sometimes they have a list already that you can find online. Look at their qualified allocation plan, like the consolidated plan for tax credits. It basically tells you what the priorities are and how they spend it and they usually revise it every year or every other year and have public hearings.  
Next slide. In addition to the federal Low Income Housing Tax Credit, a lot of states have State Housing tax credit programs. They are often a useful tool to layer on top of other kinds of public financing that we have talked about. Illinois we have a state tax donation program. That means that if a developer gets, for example, some land donated, then they might find out what the value of that land is and get tax credits based on the value of that land which then they would sell to investors for cash. The investors would get a tax break and the developers use the cash to help build the project. It works very similar here for our state donation program as it does for the Low Income Housing Tax Credit. Not every state has it. What you need to find out, you have to Google your state name and maybe housing tax credit program and see if you have a State housing tax credit program. It is often useful for a developer to have a nonprofit come forward and help them access donations of  
land or donations that they can use to trigger state tax credits.  
Next slide. There is also a large opportunity here with the foreclosure crisis to create integrated housing for people with disabilities. Under the neighborhood stabilization program that is an opportunity. But more generally outside of that program, especially in Illinois but definitely in other states there are lots and lots of what is called real estate owned properties on the ground. Real Estate Owned that means that the bank has taken ownership of the property N a lot of cases, the banks are willing to part with those properties and particularly to nonprofits who are going to put them back into use. Sometimes they are willing to part with they will for free. That's a big deal in developing housing. If you take away the cost of acquiring the housing, you only have to focus on the cost of rehabbing it or making it accessible, swls rental assistance.  
In this case I would recommend partnering with a developer, maybe someone who partnered in the neighborhood, because they have experience with scattered site properties. Being their partner, I am a Center for Independent Living, not about to become a developer but I know that there are needs for people with disabilities and transitioning people with disabilities and making sure they know how to access community based services. I'll bring that strength of partnership if you bring the housing. There's a lot of properties available right now. It's an opportunity area for integrated housing for people with disabilities.  
Next slide. In addition to this, there are various types of Trust Funds available to finance housing development. There has been a national housing Trust Fund established to help rebuild stabilized housing for housing holds but it hasn't been funded. I wanted to provide a link to the campaign because this is an opportunity to advocacy. In addition to the insurance Trust Fund, they have their own Trust Funds. Sometimes for assistance, like the City of Chicago does and sometimes for capital financing to build the housing.  
Next slide.  
And another potential source is to have the State issue bonds and capital funds. I put this up here because this happened recently in Illinois. Which is not, like many other states is dealing with its own fiscal issues, but what the governor was able to do here is in 2009 create a capital fund that included multiple hundreds of millions of dollars, but included in that was $130 million to do housing development.  
Which most of which has been used to create housing for people with disabilities. And the reason, the way he is able to sell this is because it's a job creator. Basically if you approach your politician about establishing a capital fund, emphasize it creates construction jobs and in the long-term any housing or infrastructure created using the funds will create ongoing jobs as well.  
This is not something to do alone. I suppose you can, but you can bet that in your state you probably have some sort of state housing coalition or a local housing coalition that would love to join you in lobbying politicians to create a State issued capital fund or bond.  
Next slide. We have come to the end. Before we take questions, I wanted to emphasize one thing that I failed to emphasize at the beginning. This is a lot of information. It takes many years to learn and become a developer. I'm not there yet. So I don't expect a lot of other people to be either. So this information is shared with you so you know enough to be able to approach a developer partner. There are plenty of developers out there, nonprofit and even for profit developers who would be willing to do housing for people with disabilities, but they don't know how to go about that any more than you might know how to go about becoming a developer.  
It's a good idea to learn the information, learn it enough so that you can approach a reputable developer who might be willing to work with you to create the housing that you then would be able to help people access.  
Now I'm ready for questions.  
>> TIM FUCHS: Great. Thanks, Tara. Okay, Erin, if you can remind everyone how to ask questions on the phone? Ort operate again if you have a question please press 7 on your telephone keypad.  
We do have a question on the line from David Prater. David?  
(There is no response.)  
>> OPERATOR: David, the line has been opened for your question.  
>> AUDIENCE: I'm sorry, the question was for the last session. You want me to go ahead and ask that? Or postpone it to later?  
>> TIM FUCHS: Actually Amanda had to stie away from the phone. David if you could hold it until the end, we'll get you back in the queue at or final Q&A.  
>> AUDIENCE: Okay, that sounds great.  
>> TIM FUCHS: Thanks.  
>> OPERATOR: There are no other questions in the queue at this time.  
>> TIM FUCHS: Okay. I'll remind you if you are on the webinar or the CART screen, you can use the public chat to ask your questions. And if you would like to ask a question over the phone you can press 7 now to get in the queue.  
And while we are waiting for questions I want to let everyone know, I want to thank you again for your patience at the beginning of call as we dealt with the audio problem with the webinar. We will resend a link for Monday's call part 2 on legal alliances. We are going to send a new link. We think we've got it fixed but we don't want to take any chances. We'll have a new link for you and we'll resend the Power Point with Amanda's contact information as well as the list of resources that Tara alluded to at the beginning of her presentation. You'll see that by e-mail before Monday's call.  
I have a question here on the Web from Brian Peters, Tara, Brian asks if you have examples of CILs partnering on REOs.  
>> TARA PEELE: Excellent question and my next slides will talk about the partnership that Home First Illinois has with Access Living. Maybe I'll hold that for a minute.  
>> TIM FUCHS: Okay. Anybody on the phone?  
>> OPERATOR: We have a question from Alexa. Go ahead.  
>>  
>> AUDIENCE: I was wondering if you in Chicago are doing, making use of bonus -- for example, to foster affordable housing and maybe have an affordable housing ordinance and if you do, are you adding any incentives to the usage of such an ordinance that increase the number of accessible units just as you're increasing the number of affordable units? I'm wondering if you're using any other devices of that nature or utilizing the TBRA program, the HUD program. I mean the HOME program.  
  
>> TARA PEELE: First of all, disclaimer that I don't work for the city or the State. Though I used to work for the State. I'm going to have to go on what I witnessed.  
I do know that the city has ar requirement that folks, in order to add that to their project they have to do affordable housing units within that. I don't know that they have no such incentives to add extra accessible units to the mix. Other localities also have these types of ordinances as well.  
The State's housing finance agency through the tax credit program has significant bonus point for developers who offer twice the amount of minimum required number of accessible units in their developments and a lot of developers access those points. A caveat would be I do believe they have been having a little bit of trouble finding people who need the units to move into them, which is another problem that we need to tackle really quickly.  
Are in terms of the second part of your question, which I believe was about use of the tenant based rental assistance program. I do believe na the City of Chicago does allocate maybe a cull hundred of their -- maybe they create a cull hundred vowpers of the rental assistance programs, one of which is HOME. There are only a few localities that use rein substance using home funds, but one thing they do is using the housing Trust Fund to also provide rental assistance for integrated units throughout the city.  
  
>> TIM FUCHS: Okay. Thanks, Tara. Erin, anyone else on the queue?  
>> OPERATOR: We have another question from Leslie Alley. Leslie?  
>> Leslie stepped out, so I have a question. We work -- I'm with the access center in Dayton, Ohio. We do work with our state housing finance agency. And in their QAP they give bonus points for developers that target individuals at 30 percent and below AMI. But because the IRS has a limit on what they can charge a cap on the rent, it is hard for a developer to target somebody on SSI level at 18 percent AMI. So we've asked them how can we do some sort of gap financing to set aside a certain number of units that will target people on SSI, but we haven't been able to figure out how they can finance that.  
  
>> TARA PEELE: These are definitely tough times to ask states to come up with an extra source of money but I'll give you a couple of examples. It is true what developers say, it's hard to pull off a housing project with 30 percent Area Median Income in it. And more so were people at 18 percent AMI. Weds. What they can do is offer points in their qualified plans for developers who pair rental assistance on top of the units. That way they can charge fair market rent, closer to 60 percent Area Median Income, rents, but at the same time target and serve people with disabilities, even people with disabilities on SSI because at that point the person is only paying 30 percent of their income towards their rent and the voucher is picking up the rest. So that doesn't hurt developers. It does make them do a certain amount of leg work to get their local housing authority to commit those vouchers, but it works in other states.  
Many developments come in to applial Illinois housing development authority and have worked out a way to get those points to have project based rental assistance or certain units in the projects so they can reach these populations.  
Another possibility that some states have -- not possibility, but another program that other states have come up with is as you said, sort of a gap financing program. The one that is most well-known to me because I'm from North Carolina line was North Carolina's KEY program. That was basically financed with state funds. What they did, they used funds from the mental health Trust Fund. They paired it with other funds that the State had at the time. And it wasn't limited to just people with mental illness. It was for people with disabilities on SSI. What they did, they picked up the difference between a certain level of rent and -- what they did, they established basically like a fair market rent, we'll pay this much. And the person, the property charged a particular amount and then the State picked up a little bit of the difference to make it possible for them to include these integrated units for people with disabilities and reach people on SSI at the same time.  
North Carolina is not the only state that has done this. I know that Massachusetts also has a program and Connecticut might as well. But again, it is a hard sell right now to ask states to come up with more money. At the same time a number of states are obligated to under Olmstead based class action suits they may have settled. This is a way to make that money go a long way. I want to emphasize that because you might want to use it as a selling point. It costs the State a lot less to apply a little bit of gap financing rental assistance to a unit already committed to being affordable like a tax credit unit. You are not brag bridging the difference between a market rate renne and a person on SSI Mc. You are bridging already affordable income and the SSI income. It's more affordable to provide the gap financing on those particular units it is to just give somebody a voucher.  
>> TIM FUCHS: Thank you. We.  
>> AUDIENCE: Thank you. We do work with our housing authority, but their funds are always cut too. Because the utilization rate, a lot of times they don't have the project based vouchers to put into a project.  
>> TARA PEELE: Absolutely. Understandable, but I will tell you this. If -- I don't know if you are a developer or work with an Independent Living center.  
>> AUDIENCE: We are are ab Independent Living certain ter.  
>> TARA PEELE: Sometimes they are more successful if necessity bring housing units to the enabled. When they p apply for tax credits in Illinois, a lot of them are able to get commitments of rental assistance based yiewntds for r from housing authorities.  
>> TIM FUCHS: We are going to go over because of the delay but I want to make sure we have time so I'm going on to slide 34 if we can continue the presentation. Tara, are you there?  
>> TARA PEELE: Yes. Thank you. I know that you want me to move forward but I saw a question from Janet will kin son that I'm dying to answer.  
>> TIM FUCHS: Go ahead.  
>> TARA PEELE: Her question is regarding tax credits and how it's called affordable housing but it's relative because people with disabilities can't afford tax credit rents. What I wanted to be point out is that that's absolutely true, 60 percent of Area Median Income is not affordable to ar person on SSI, but a lot of these units as we were just talking about on the phone with the guy with the question, is that a lot of these units do have project based rental assistance on them. It is worth time to find out which ones have project based rental assistance. At that point it doesn't matter if the person is on disability income. They will only pay 30 percent of their income towards the rent.  
I also heard yesterday from the Illinois housing development authority, property managers have vacancies in these units and may be willing to negotiate the rents which is something I had no idea about. But basically their point is that some rent is better than no rent.  
Okay. Now I'm going to move forward and talk a little bit about Home First Illinois. Next slide. So this is an example of a partnership with a Center for Independent Living and nonprofit ISS. What we do, we focus really heavily on foreclosures or REOs and also just we lean pretty heavily on the basically the low price housing market right now. ISS is -- IFF is a nonprofit, Home First Illinois is under IFF. It was created by Access Living and IFF. The reason it was created to develop, own and operate integrated housing for people with disabilities. We saw a lot of development of one side affordable housing. There might be a lot of folks with disabilities in one place or a lot of folks with low incomes in would be building. We saw a missing -- we felt that there was a player missing in the market, a developer who would focus on integrated housing.  
Basically what we do under Home First Illinois or HFI. We apply for construction financing to buy scattered site housing units and in many cases make them as accessible as we can to people with disabilities. And then we also apply at the same time for rental assistance. This is an example of where we have to try to find project based rental assistance for the units in order to prove to our financiers we rb able to operate the unit for long-term while serving people with SSI level incomes.  
So our partner in this Access Living as you guys well know because you probably do the same work, is help people transition from institutions into our units as well as into a lot of other housing units that are available to they will throughout the city. And then they help the folks that they transition into our units on to access community based services. One of the chal engses we have come up with in the first project, focused on condominium units about a third of which so far have been REOs, we have had problems actually just finding buildings where you can get in the door. We can make the interiors of the units accessible, but it is actually hard to find buildings that have accessible entrances.  
But we have been able to find some and they are mostly in high rises. So what we do is we try to only buy three to five units in a 200 to 700 unit building, in that case. We are also going to be expanding to do another project where we access low income housing tax credits and buy up REOs throughout the City of Chicago and neighborhoods that are traditionally walk ups and don't have accessible units. We are going to focus on buildings that need to be torn down and replacing them with two to four units, of which the first floor will be fully accessible and then the second floor might be for people who don't need accessibility features.  
The other challenge that we have had is getting rental assistance. As everyone knows, it is scarce. We have already been talking about that today but with the Chicago Housing Authority who is providing rental assistance for our first project, it is not just about getting them to commit project based rental assistance but also getting them to think about allowing us to target the rental assistance, target the units to people leaving nursing homes and not people on the existing waiting lists. You heard Amanda say that they have combined waiting lists of in excess of 80,000 people. They need to help those folks first, but we found that only a couple hundred of those people are part of the Olmstead class members in our state lawsuits and so we are also trying to look at ways. I think Rahnee also alluded to this, of I will proving the process of outreaching to folks in these institutions to make sure that they get on waiting lists. In the meantime we basically worked  
out a deal with the housing authority on how we are going to get our tenants. We are going to prioritize tenants both in institutions and on their waiting list first for the units we create and then after we work through those we will be allowed to take people out of institutions into our units who are not necessarily on the CIJ's waiting list.  
Again in doing this kind of program Access Living realized that they are good at a lot of things but they don't want to become a developer or owner of housing. IFF, the company I work for is great at real estate development, consulting and even lending, but we didn't want to become a transition coordinator or services provider.  
And we didn't want to have to add that to our group of things that we do. So partnering was important. We are able to go out and find the units and buy the units and apply for funding and rental assistance for the units and Access Living is basically our source of tenant referrals for the units.  
We are going to expand outside of Chicago. We are going to work with not only other centers for independent living throughout the state but also agencies that are serving people with other types of, a broad array of agencies who might want to refer people into the units.  
So that is a partnership. Let's do the next slide.  
Okay. I don't think we are asking questions at this point, right, Tim?  
>> TIM FUCHS: No, we are not. Just moving ahead to Rahnee.  
>> TARA PEELE: Great.  
>> TIM FUCHS: Thanks, Tara.  
>> RAHNEE PATRICK: Hey. So I'm Rahnee Patrick and so obviously being at the Access Living center for Independent Living we are partnering with the Illinois facilities fund. In this section of the presentation I'm going fob focusing in on our partnership with the Chicago Housing Authority in getting folks out of nursing facilities.  
Next slide. And the folks who cab access the photograph, there's a picture of an African American man with a baseball cap, probably a Sox cap that is speaking into a microphone. The person who is holding a microphone is a half southation woman who works here at Access Living. This is Lynn El col Bert. He is one of the plaintiffs against the state of Illinois who was in a nursing facility and sued the state to get out and have community based services built in the state of Illinois outside of nursing facilities. He was one of many plaintiffs here in cook county who took on the state and Access Living and our mission want this kind of thing to occur because in our mission we want to develop an inclusive society that gives people with disabilities in Chicago to be able to live fully engaged in self directed lives. So that we remove the barriers so people with disabilities can live the future that they envision. So we are atypical Center for Independent Living and in that  
mission we were able to work with the Chicago Housing Authority back in 2004, between 2004 and 2006. Actually, it's hard to dig out this legacy that I have inherited, but between those years we found out in moving people out of institutions like Linell, there wasn't enough housing that was subsidized that was accessible. And that met people's needs where they could go back to home communities, ones that they left to live in the nursing facilities.  
We did what I called a pitchfork partnership. We poke them with the pif fork and then we, you know, put our arm around them and statement trying to say hey, like look, we want to partner with you. You have this great leverage and power to house and make a difference for Chicagoans with disabilities. We will make you uncomfortable, but at the same time let's work together.  
In those years we were able to get an allocation of 50 vouchers from the Chicago Housing Authority.  
Next slide. So at Access Living to move people out of institutions we developed what we call a lifecycle process. And we don't want -- what we found out is that people would be able to p apply for vouchers, but given that we at the state of Illinois do the Money Follows The Person project, which is where 6 percent maid enhanced match from the federal government for people who are moved out of institutions with that program there is a lot of discussion about what I call bubble wrap on the streets outside of an institution. There is a desire to protect disabled people outside of institutions in a way that is abnormal for typical human beings.  
So we do go through this process which is along with the state maid offices as well as with our division of rehabilitation services to prescreen people, to evaluate nursing facility residents and to work with those two state agencies to support people to move out of institutions and then ultimately the state of Illinois would get a 6 percent enhanced match under Money Follows The Person.  
Once those people have gone through the prescreen process they are ready to access the housing choice voucher application process. We call that the moving lifecycle. So in the moving lifecycle we get that percentage of voucher attrition from the Chicago housing authority. Our agreement is 3 percent attrition rate of vouchers that are returned either through illegal, people just not following eligibility requirements with their voucher. So those got returned back to the Chicago housing authority. We get 3 percent of those.  
So once we get that number of vouchers, it has been about ten per quarter. We then work with the Chicago housing authority to collaborate on ab application process. And then our consumers who are accepted buy the HUD guidelines from the Chicago Housing Authority. Then those voucher holders have to go through a training that the CIJ holds to get people to understand all their responsibilities, but also their rights under the housing choice voucher program.  
We, Access Living also invested in staff who are paid through private foundation sources to inspect and seek apartments. So those staff make relationships with brokers, developers, landlords to get them to understand our program, what our mission is. And then match up our consumers with those units that are coming out of nursing facilities.  
And then we use the Illinois maid monies as well as monies through Voc Rehab's division of rehab services to pay for furnishes month's rent, new bedding, silverware, furniture, their new life outside the nursing home.  
So what we saw in this project is that there are some challenges that face us. And I know that you all know this stuff already. This is not unique to Chicago or Access Living and Chicago Housing Authority. There's ib accessible stock of housing -- inaccessible stock of housing in consumers' neighborhoods. There are stairs under apartments that don't allow people with disabilities to live in them freely. There's past history of poor credit and they may have been evicted or had high utility bills that got stacked up while they were in the nursing facility such as poor credit and eviction history. There's basic discrimination. We cab tell stories about how many times the landlord said, you know, I don't feel comfortable renting with somebody with a disability. They are definitely not saying it in that kind of manner that I just did.  
The application through the Chicago Housing Authority are paper-based and triplicate. They are not using technology that is out there that is available. They also have a really lengthy inspection time frame. So once a unit is chosen there's a lease that the landlord is ready for people to move N the consumer is ready to move out of the nursing facility. We still have to wait a long time for the Chicago Housing Authority inspection department to come out and make sure that the unit meets the eligibility requirements from housing and urban development.  
What works is that CHA, our really true partners as you can hear from Amanda. Amanda's attitude is really one that goes throughout the whole agency, all of our engagement with them has been like that.  
Even when we are having that pitchfork conversation we know at the end of the day we are going to be partners. They give us the funds. They partner with us for the funds for the home modification and give us plexibility in terms of -- flexibility in terms of their program and their services for our staff and our consumers.  
Then the mobility program is something that Chicago Housing Authority put together for people with disabilities. Where they will he people with disabilities look for units and to match unwhat their needs are with units and landlords that they know about on the Chicago Housing Authority' end. And Access Living, having that inspector on staff really, really helps to speed you the process and make the people actually executing the lease and living in those units much more smooth.  
Next slide, please.  
So you all can do this, too. Just get on your public housing authority's agenda. So go to the top. And so if you are, your administrator, head of the public authority isn't responding to you, then you need to go to HUD itself. But it is best to try to get your public housing authority head to go with you to HUD. We actually did that here in Chicago and that really made a world of difference for the relationship and the partnership.  
And then educate the public housing authority on the segregation of people with disabilities and nursing facilities. So that they understand that people with disabilities are living, who are living in nursing facilities are not living in a home. That is not an acceptable place for them to live and they aren't any safer and pain are at more risk for their life while nursing facility.  
So the housing stock in your home community should be made accessible. Ask for preferences for the nursing facility residents to be made in the housing authority's administrative plan, which is what Tara and Amanda alluded to.  
Also on the CIL end, train your staff on fair housing, addality protects.  
My inspector could have easily accepted this idea that the landlord didn't want a disabled person to live in their apartment. If he hadn't been trained on the fact that that's illegal under the fair housing act. Make sure your staff understand those protections. Also I would partner with any local fair housing organizations, ones that do housing testing. So they can test those landlords when they do violate one of your consumers' rights to access that housing and train staff on customer service. These are desperate people living in nursing facilities. They are going to call you 20, 30 times a day. Okay that's correct doesn't mean you lose your temper. We have to make sure that our staff are well trained and treat people respectfully to represent our movement overall.  
And we also communicate assertively but also nonviolently which ties into what I just said.  
Next slide. I think it's questions now.  
>> TIM FUCHS: So we will use this Q&A session to close out the call. If we can see if there is anybody waiting in the queue? We will start there and I have some questions from the Web.  
  
>> OPERATOR: If you have a question, please press 7 on your telephone keypad and we do have David Prater on the line. David, go ahead.  
>> AUDIENCE: Okay. So my question related to the first section of this presentation. I was curious about what other marketing resources are used to connect persons with disabilities to either accessible units or units with accessible features other than go section eight or some other sort of regional housing website. And I'll just mute it and listen from here.  
>> TIM FUCHS: Okay. Amanda had to -- I indicated Amanda had to step away from the phone. She wrote to me and said she is tied up and wasn't able to come back because of our delay. So she is going to respond to some questions by e-mail. So I am going to send that question to her.  
I do wonder if Rahnee or Tara have anything to adjust from your awareness working on these issues in the Chicago area.  
>> RAHNEE PATRICK: Yeah, they definitely work really strongly with Access Living. So they lean on us and want us to get the word out. And yes have had mailings to -- we have had mailings from our people to let our own people know about that. I know on our end that they lean on us as a way to get the word out.  
  
>> TIM FUCHS: Okay. Thanks, Rahnee. David, I'm going to send that to Amanda and she will likely have a larger response that she'll send directly to you tomorrow. I will send that back to you, excuse me.  
Erin, any other questions on the phone?  
>> OPERATOR: Yes, we have a question from Alexa.  
>> Go ahead, Doris.  
>> AUDIENCE: I'm wondering if you can explain a little bit more about how the voucher allocation to Access Living works. In other words, I wasn't sure that I got -- I think I understood there was something like ten vouchers a quarter that are allocated to you for this transition, from the housing authority due to attrition or something. Could you explain that? And are you able to use them all in one year? Like how many people are you able to transition in a year's period?  
>> RAHNEE PATRICK: It goes back to the 2004-2006 time period where we made an agreement with the Chicago Housing Authority that they would give us these 50 vouchers to use specifically for nursing home transition folks. We sat on those vouchers and didn't use them all up until three years ago now. And then we developed a lifecycle process that I outlined here on the webinar.  
Once we developed this lifecycle process we were able to house 117 people in one year. And so the way that attrition worked, after we used up the 50, we said okay, Chicago Housing Authority what is going on? What would like some more. They said here is almost 200 vouchers you can use to house people.  
Based -- they bet against us, I'll be honest with you. They thought given our past track record we would barely use 20 or ten in a year. And it turned out that with our lifecycle process take we implemented we got the 117 vouchers that were necessary for people.  
And what they set up for us, though, in lieu of this kind of windfall was that every voucher that they get returned we get 3 percent. So they will go, you know, if tenants are not following the eligibility requirements. So say they do felonious activity in their apartment, particularly that's the biggest thing is fraud and crime for the Chicago Housing Authority. If people are doing that kind of stuff with their voucher they lose the voucher forever and then Access Living fortunately or unfortunately gets that voucher, 3 percent of those returns for people moving out of nursing facilities. You can work out that agreement with your housing authority.  
>> AUDIENCE: Is it 3 percent of the return vouchers per annum?  
>> RAHNEE PATRICK: Per quarter. Right now it's per quarter.  
>> AUDIENCE: Okay, thank you.  
>> RAHNEE PATRICK: Yeah.  
>> TIM FUCHS: Thanks.  
>> RAHNEE PATRICK: I think I was able to answer how much we were able to use, yeah.  
>> TIM FUCHS: So I have a question from the Web here. Darren Larson says, paraphrasing, they are working with the Montana Department of Commerce to try to convince them -- their housing division, sorry, to possibly run tenant based rental assistance. They won't do it or haven't been able to get them to do it yet mostly because HUD doesn't fund the administration costs. He's asking if you any tips on convincing them to -- convincing the state of mon tab to fund tan based rental assistance?  
>> TARA PEELE: I have an idea but I can't guarantee it will work. You have to show how much the tenant based remember substance it would bring in versus how much money the State would have to invest for the administration. You have to show how much money it would cost to administer how many voimps they would want to go for and you need to take those amount of vouchers and figure out how much dollar value they have over time. That sounds probably more complicated than it actually is. Say they need to add one staffer person to manage 200 tenant based rental assistance HOME vouchers. They know the cost of what one staff person is and overhead. You know that that tenant based rental assistance which bring in. It's state money, it is not federal money. That's over time. You need to look at positive not how much it will be in one year but how much money that is over however many years they run the program. Say it's 200 vouchers. Find out how much money 200 vouchers bring  
in. Point out it's federal money and one staff person that is put up looks like a small amount of beans compared to the money the federal government will provide.  
>> TIM FUCHS: Thanks, Tara. I'll ask one final question here. In regards to the prescreen, the folks at ECNV ask what sort of things do you use for prescreen? Are you talking about eligibility for community based services or do you have other standards or tools you determine you usetor determine if people are ready or to get them ready?  
>> RAHNEE PATRICK: What we use is, are you in a nursing home?  
(Laughter.)  
>> RAHNEE PATRICK: However, we have been very much how do I say this nicely? I can't. The State is freaks out about who is appropriate for living in the community. And so what they use is, when I lived in Indiana it was called level of care. What we here in Illinois call determination of need, but it is about eligibility for community based services. But for people who don't qualify for community based services and are living in nursing facilities we still are currently able to move those people out under a State-funded program called community reintegration program. It's first come first served here at Access Living. And it is for people who the State has told us that they will allow for funding to pay for their first month's rent. Their bedding, things like that, all of the supplies they need to start their new life in the home.  
But a big barrier is this fear that the State has that somebody can't manage their bed sores that they probably developed in the nursing home, on their own out in the community. So we have to work in partnership with the state to determine who is eligible in a prescreen section.  
>> TIM FUCHS: Okay. Thanks, Rahnee.  
Let's take one more question from the phone and then we'll wrap up. This is so good, I don't want to cut off the conversation. Erin, can we take one more question?  
>> OPERATOR: Last question comes from Martina Carol. Martina? Martina, your line is open for a question.  
>> TIM FUCHS: Okay, sorry about that. Martina, if you just missed the phone, then you can e-mail your question. That goes for all the rest of you, too. If any of you have a question that you didn't get a chance to ask, I hope we made it through all of them or something that you think of in the next few hours or the next couple days, go ahead and e-mail it to me. I'm at Tim@NCIL.org.  
Now as I go to slide 43 here, you'll see the evaluation, the link to the evaluation form. Please do fill it out and let us know what you thought of today's call. There will be a separate evaluation for Monday's call, part II. I really encourage you to fill this out. If you are participating in a group, that's great. Fill it out as an individual. We want to know what every participant thinks. We take these really seriously and so that's on slide 43.  
If you're on the webinar you can just click on that. It's a live link.  
And as I go to slide 44 you will see that Rahnee, Tara and Amanda have been generous enough to provide e-mail addresses, contact information. So you can e-mail them directly or, like I said, if you think of a question especially in a few weeks you can e-mail me, Tim@NCIL.org. So thanks so much to all of you for being on today's call, for being patient through the audio problems.  
Again we will send out an e-mail likely tomorrow with a new contact -- excuse me, a new link to the webinar for Monday. That will be a new link to make sure we don't have any of the audio problems that we had today.  
We'll also send the resource list that Tara put together along with the slight revision to today owe Power Point to add in Amanda's contact information.  
Amanda, Tara, Rahnee, thank you so much. This is a really great presentation. Really, really helpful and you all did a great job.  
Thanks so much to our audience. Let me know if you have any questions. Otherwise, we will talk to you all next Monday at 3 Eastern, 2 central. Have a good afternoon.