**Housing Need**

The State of Illinois per the Ligas v. Norwood consent decree is assessing and assisting people with developmental disabilities to transition from ICF-DDs to community-based housing and providing services (including housing related services) to those on the Prioritization of Urgency of Need for Services (PUNS) waiting list. While placement in independent apartments or with family is ideal, some people will require more structured environments, and not have the option of family placement. In order to support rapid statewide development of settings that house four people or less, the Community Living Initiative was created.

**Community Living Initiative (CLI)**

IFF’s Home First Community Living Initiative will result in the development of four person or fewer Community Integrated Living Arrangements (CILAs) in areas of high need, which IFF will own and lease to services providers. IFF Home First has received funding from the Illinois Housing Development Authority to develop 10 four person or fewer CILAs in Rockford, Kane County, Metro Chicago and Metro East areas of the State of Illinois.

Mosaic and AID have committed to being involved with the CLI. There are several more developmental disabilities service providers in discussion with IFF Home First. Two homes in Rockford have been acquired and Mosaic will be the services provider leasing the properties from IFF Home First. AID is committed to two homes in Kane County but they have not been purchased yet. IFF Home First is talking with Envision about the potential in Cook County and with Ray Graham about the potential in DuPage County. A service provider in the Metro East area is needed.

A Memorandum of Understanding was signed between the State of Illinois and IFF on 5-13-13. The MOU outlines how the State of Illinois and IFF will work together on the Community Living Initiative. Please see the attached MOU.

Discussion on the referring of potential residents for these properties is beginning with the Division of Developmental Disabilities and the Ligas Slow to Serve Group. The Statewide Housing Coordinator would like to confirm a fair referral process as soon as possible. Discussion about referrals will be held October 6th during the Ligas call and October 7th during the Director Fenton meeting.

**IFF Overview**

Created in 1988 by The Chicago Community Trust, IFF is a nonprofit community development financial institution that finances and develops nonprofit, public purpose facilities, including affordable housing, child care centers, health clinics and schools. IFF also provides community planning and research services to foundations, municipalities, and other governmental agencies. IFF serves five states, employs fifty-six staff in three offices, and has over $235 million in assets.

IFF pioneered long-term real estate loans tailored to the financial structure of its borrowers, whose revenue is stable over time but does not support market rate financing. In 1990, IFF was asked by the State of Illinois to solve the need for subsidized child care centers throughout the state. A $2 million Trust grant facilitated $25 million of investment and the first tax-exempt bond issue for this purpose. IFF borrows low-interest capital from banks, foundations, religious investors and insurance companies, and employs New Markets Tax Credits and tax-exempt bond financing for the benefit of borrowers. In 1996, IFF formally established a Real Estate Services division to meet the needs of borrowers seeking facilities planning and development services, and in 2007, IFF launched the first statewide housing lending and development program. In 2011, IFF launched Home First Illinois, a wholly-owned subsidiary of IFF that develops and owns integrated housing for people with disabilities. IFF’s Real Estate Services division has sixteen staff providing real estate consulting, project planning, and construction management services, including seven LEED-accredited staff members. As of December 2011, IFF Real Estate Services had completed 425 projects for nonprofits, including 71 units of affordable housing, and IFF’s lending department has made 915 loans totaling over $345 million.

**IFF Group Home Development Experience**

In September 2009, IFF was awarded $5.3 million in Neighborhood Stabilization Program (NSP) funds from the State of Illinois and to acquire and rehabilitate scattered-site rental properties. IFF navigated the acquisition and rehabilitation processes in 12 cities and towns to complete the resulting projects, which included 10 CILAs for people with developmental disabilities:

|  |  |  |  |
| --- | --- | --- | --- |
| **Nonprofit Partner Project** | **Property Address** | **CILA Type** | **Cost** |
| SouthStar Services 3 | 606 W 120th Pl, Alsip | Intermittent | $750,224 |
| AID | 1797 Mark Ave, Elgin | Intermittent | $448,553 |
| Search, Inc. | 114 N Kenilworth, Mt Prospect | 24-Hour | $329,882 |
| AID | 2105 Fescue, Aurora | 24-Hour | $380,446 |
| Search, Inc. | 1814 E Camp McDonald, Mt Prospect | 24-Hour | $336,331 |
| Kreider Services, Inc. | 517 W 11th St, Rock Falls | 24-Hour | $654,373 |
| Streator Unlimited | 602 E Kent St, Streator | 24-Hour | $559,610 |
| Search, Inc. | 1818 N Andoa, Mt Prospect | 24-Hour | $364,614 |
| Trinity Services, Inc. | 2425 W 207th St, Olympia Fields | 24-Hour | $375,751 |
| Trinity Services, Inc. | 816 Exmoor, Olympia Fields | 24-Hour | $323,489 |
|  |  |  | **$4,523,273** |

In addition to the development of the above group homes, IFF has financed numerous group homes for children and adults in the last two decades. A few of their nonprofit customers who have accessed loans for group home development include Cornerstone Services, Search, Seguin Services, and Trinity Services.