



Chicago Housing Authority Demonstration Program and Special Initiatives Overview

Housing Choice Voucher Deinstitutionalization Initiative (Originally approved Sept 2014, revisions approved April 2016)

Overview

The Housing Choice Voucher (HCV) Deinstitutionalization Initiative is a demonstration program that targets Colbert or Williams class members to assist in their transition from living in an institution to living in the community. The initiative is a partnership with the State of Illinois. Applicants who are referred to the CHA by the State of Illinois or by an agency approved by the State may receive a tenant-based voucher to assist in their transition from institutional living.

On September 29, 2010, the State of Illinois entered into a Consent Decree, settling the *Williams v. Quinn* class action lawsuit, first filed in 2005. The lawsuit alleged that Illinois was in violation of Title II of the American with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act by "needlessly segregating" Plaintiffs, a class of 4,500 Illinois residents with Serious Mental Illness (SMI) living in institutional settings (Institutes of Mental Disease), and denying them opportunities to receive services in more integrated settings. As a result of the 2010 consent decree, the State is responsible for transitioning qualified and consenting residents of State-funded nursing homes designated as Institutes for Mental Disease (IMDs) who wish to move into community-based housing with person-centered support services, to be able to do so.

The *Colbert v. Quinn* lawsuit, filed in 2007 on behalf of persons who reside in skilled nursing facilities in Cook County, was settled in November 2011. This lawsuit also alleged that Illinois was in violation of Title II of the ADA and Section 504 of the Rehabilitation Act. The plaintiffs alleged that they we have been inappropriately segregated and institutionalized in nursing facilities. Under the terms of the Colbert consent decree, the State is also responsible for transitioning residents of skilled nursing homes into community-based settings.

Purpose Why was this program created?

In 2012, the Illinois Housing Development Authority (IHDA) applied to HUD for Section 811 Project Rental Assistance Demonstration funding to develop additional housing for extremely low-income persons with disabilities to assist with implementing the Williams and Colbert consent decrees. In support of this application, the CHA committed 200 tenant-based vouchers, 140-200 project-based vouchers, and up to 60 accessible public housing units. The CHA has subsequently committed an additional 200 tenant-based HCVs in support of the State's deinstitutionalization effort.

In early 2016, CHA received a request from the State of Illinois for an additional 325 tenant-based vouchers to assist persons with severe and persistent mental illness who are receiving rental assistance through the State's Bridge Subsidy program, which, due to the lack of a 2016 State budget,

is not able to continue providing assistance. CHA is providing up to 325 additional tenant-based vouchers to help prevent these households from eviction and possible homelessness.

Eligibility Who can participate?

To be eligible for this project, applicants must be Colbert or Williams class members or persons with severe and persistent mental illness who have received assistance through the State's Bridge Subsidy program. Applicants must be referred to the CHA by the State of Illinois or by a referral agency approved by the State. The CHA will first reach out to Colbert and Williams class members on the HCV wait list; if there are no individuals meeting these criteria on the wait list, then the CHA will accept referrals from the State or one of its approved agencies. Applicants must also meet all the standard HCV eligibility requirements outlined in the CHA's HCV Administrative Plan.

Process

- Colbert and Williams class members looking to transition to community-based living or former Bridge Subsidy recipients with severe and persistent mental illness are referred to the CHA by the State of Illinois or an agency approved by the State.
- CHA processes application and conducts the appropriate background check.
- CHA has the discretion to exclude any potential participant.
- The typical HCV leasing process is followed (inspection, lease, HAP, etc.).

Housing Where and how will CHA house participants?

Participants will be housed in units using Housing Choice Vouchers. This demonstration program is not for Public Housing.

Requirements What do participants have to do?

Participants must comply with their lease and with all HCV requirements as outlined in the CHA's Administrative Plan.

Timeline When will the program take place?

- The demonstration program will run from 2014 through 2018, or until the total commitment is met.

Access Living Family (ALF) Vouchers Initiative (Approved September 2014)

Overview

The Access Living Family (ALF) Voucher Initiative is a special initiative that targets families with one or more disabled members and disabled individuals who are working with Access Living to secure permanent affordable housing. Families and individuals referred to CHA by Access Living may receive a tenant-based voucher. The CHA sets aside up to 10% of its annual attrition vouchers for the ALF Voucher Initiative. (For reference, the number of attrition vouchers in 2013 was approximately 1,900.)

Purpose Why was this program created?

The CHA recognizes the challenges that families with disabled household members and disabled individuals face in the search for affordable housing.

Eligibility Who can participate?

To be eligible for the ALFs initiative, applicants must be referred to CHA by Access Living. The CHA will work with Access Living to prioritize families and individuals currently on the HCV wait list. At least one household member must have a documented disability. Applicants must also meet all the standard HCV eligibility requirements outlined in the CHA's HCV Administrative Plan.

Process

- Access Living assists a family or individual in finding a suitable unit to rent.
- Access Living refers the family or individual to CHA and conducts an initial inspection of the unit.
- CHA processes the application and conducts the appropriate background check.
- CHA has the discretion to exclude any potential participant.
- The typical HCV leasing process is followed (inspection, lease, HAP, etc.).

Housing Where and how will CHA house participants?

Participants will be housed in units using a tenant-based HCV only. This pilot program is not for Public Housing.

Requirements What do participants have to do?

Participants must comply with their lease and with all HCV requirements as outlined in the CHA's Administrative Plan.

Timeline When will the program take place?



- The CHA is committed to providing up to 10% of its annual attrition vouchers to the ALF Voucher Initiative through 2018.