

Homeless Headlines

A publication of the Illinois Association of Community Action Agencies, 3435 Liberty Drive, Springfield, Illinois 62704 - (217) 789-0125

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South Suburban PADS

Country Club Hills Wellness Center

The Country Club Hills Wellness Center is a project of South Suburban PADS (Public Action to Deliver Shelter), based in Chicago Heights. The project is the culmination of sixteen years of collaboration. It will be the first permanent supportive housing facility of its scale in the Chicago's south suburbs. A five story, 75,000 square foot facility with 77 apartments including 23 studios, 34 one-bedroom units, and 20 two-bedroom units, this building will house individuals and families seeking self-sufficiency and increased income. Rents will be subsidized.

SSPADS will be the lead agency, providing on-going supportive services to Center residents. They will partner with Turnstone Development Corporation, a



nonprofit developer. The Cook County board provided a \$3.9 million loan. That and \$15 million in tax credits from the Illinois Housing development Authority (IHDA) supplement \$500,000

in donations accompanying municipal water bill payments. The donations covered the cost of architectural and engineering work to support federal, state, and county funding.

Even though the size and scope of this project is unprecedented in the south and southwest suburban area, it will only address a fraction of the total need according to Executive Director, Mike Wasserberg. Wasserberg expects completion of the project by September 1, 2012.

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Senate Passes

HUD, Rural Housing Funding Bills

On November 1, the Senate passed H. R. 2112, which would fund, among other agencies, the Department of Housing and Urban Development (HUD) for fiscal year (FY) 2012. The Senate combined several bills providing FY 2012 funding for programs within the Departments of Transportation, HUD, Agriculture, Commerce, and Justice, and other key agencies into one bill, H. R. 2112.

While it includes several positive policy provisions for HUD programs and restoration of the Housing Counseling program, the Senate FY12 T-HUD portion of the bill, S. 1596, would cut HUD funding by 7%. The cuts could cause the loss of tens of thousands of Tenant Based Rental Assistance vouchers, underfund Project Based Rental Assistance contracts, and could lead to thousands of public housing units being shuttered for lack

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Illinois Department of
Human Services



HUD Proposes New HOME Rule

The House Financial Services Subcommittees on Insurance, Housing and Community Opportunity and on Oversight and Investigations held a joint hearing entitled “Fraud in the HUD HOME Program,” on November 2.

Days later, seemingly in response, on November 4, 2011, U. S. Housing and Urban Development Secretary Shaun Donovan announced HUD is proposing new regulatory requirements under its HOME Investment Partnerships Program (HOME). HOME is the largest federal block grant to state and local governments designed exclusively to produce affordable housing for low-income families. Since 1992, the HOME Program has assisted more than one million affordable homes for lower income families.

In 2009, the Obama Administration accelerated efforts to re-write some of the HOME’s compliance rules. Today, HUD is presenting Congress a proposed rule for a required review period and will shortly publish full details of the proposed regulatory improvements in the Federal Register. HUD has found that there are areas in the program’s underlying regulations that can improve program performance at the local level and ensure that high quality affordable housing is being provided for low-income families.



HUD’s proposed rule would:

- ⊗ Require state and local governments to adopt policies and procedures to improve their oversight of projects, develop a system for assessing the relative risk of projects, and more closely monitor their HOME-funded sub-recipients;
 - ⊗ Require state and local governments to assess a developer’s capacity and the long-term viability of the project, before they commit HOME funds to a project;
 - ⊗ Require more
 - frequent reporting by state and local participating jurisdictions to enable HUD to more closely track projects once they’re under way; and
- ⊗ Set a higher performance bar by establishing specific timeframes for taking appropriate corrective actions against participating jurisdictions who fail to complete what they started.

Beyond improving the HOME program’s underlying regulations, HUD is in the process of improving the Department’s Integrated Disbursement and Information System (IDIS). IDIS is the primary data collection and reporting mechanism for tracking the commitment of HOME funds as well as the actual expenditure of these resources on a project-by-project basis. HUD is making significant changes to IDIS to improve grant management, reduce risk and address troubled projects.

For further information, go to www.hud.gov. 📍

Homeless Headlines



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Homeless Headlines by email

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Homeless Headlines on the IACAA Web Site

The current issue of Homeless Headlines and back issues are available at www.iacaanet.org/

NLIHC Launches Housing Spotlight

The National Low Income Housing Coalition (NLIHC) launches a new series of research briefs using data from a variety of sources to highlight different affordable housing topics. The first issue of Housing Spotlight focuses on the breadth of housing problems facing renters in America today, and how renters have fared in the housing market since the start of the recession. The data in this brief come from the 2010 American Community Survey (ACS).

The brief shows that rents continue to rise, despite stagnating or declining renter household incomes, leading to an increase in the number of renters paying more than 30% and, in many cases, 50% of their income towards housing costs. The percentage of renter households spending more 30% of their income on housing increased from 50% in 2008 to 53% in 2010. Breaking this cost burden down by income makes

apparent that the lowest income households are much more likely to face this housing problem than their higher income counterparts.

Other changes highlighted in the inaugural issue of Housing Spotlight include the continuing decline in the homeownership rate as more people choose to rent, and the loss of units at the affordable end of the rental market. There were one million fewer units renting for \$500 a month or less in 2010 than there were in 2007, but more than two million more units priced above \$1250 a month. With fewer affordable rental units available, lower income households are left with fewer housing options.

Future issues of Housing Spotlight will examine the latest data on the shortage of affordable and available units to low income households, characteristics of the nation's subsidized housing stock

Making the Connection

Medicare D Updates

By *Kathryn Nelson*



The authors of this column welcome your comments and questions. See contact

It is that time of year again—Medicare Part D open enrollment. To help refresh your memory, Medicare D is the Medicare program that covers prescription drugs. This period provides the opportunity to change plans and is important especially if a change in the prescriptions taken has changed over the past year. This is often your client's only opportunity to find a plan that

better fits their current health status. This is because, once enrolled, persons usually have no opportunity to change their plan unless they are dually eligible for Medicaid or Extra Help/LIS (Low Income Subsidy).

For the 2012 year, there are a number of changes taking place. The biggest change is the enrollment period is no longer November 14 - December 31st, but now October 15, 2011 through December 7, 2011. In addition to the new enrollment period, a new Special Enrollment Period (SEP) has been added which allows individuals to change the Part D once during the year beginning if changing to a 5 star plan, but this ability to change is currently meaningless since there are no plans in Illinois that have received a 5 star rating and only 19 in the nation.

and much more. Housing Spotlight will be provided first to NLIHC members as a member benefit. The first edition is available on NLIHC's website at nlihc.org/doc/HousingSpotlight1-1.pdf 📄

Veterans Homelessness Report

HUD and the VA have published the second annual supplement to the 2010 AHAR report which analyzes the extent and nature of homelessness among American veterans. It relies largely on the annual point-in time count. According to the report, approximately 76,329 veterans were homeless on a single night in January 2010 while 144,842 veterans spent at least one night in a shelter during that year.

To download the report, go to <http://www.hudhre.info/documents/2010AHARVeteransReport.pdf> 📄

In 2012 the costs of the plans are once again changing. The deductible is increasing to \$320. The donut hole period (the time there is no coverage) is reached when prescription costs reach \$2,930. Coverage does not begin again until the person pays \$3,727.50 more for their prescriptions. There are plans which offer no deductibles that reduce or eliminate the donut hole, but often they charge higher premiums. In 2012, seniors who hit the "donut hole" will receive a 50 percent discount on their brand-name drugs and generic drugs will be discounted 14 percent.

For many persons with low income and limited resource they may be able to enroll in Extra Help/Low Income Subsidy (LIS) programs. This program helps to pay the Medicare D premium as well as reduce many out of pocket

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Wellness Center

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Residential Areas

First impressions are important, and the Wellness Center will welcome residents and guests with a beautifully appointed reception area. The entire building will be furnished in soothing mineral tones, with well-made contemporary furniture. Apartments will be equipped with kitchen/dining area furniture, living room/occasional seating areas and bedroom furniture including



Since the Wellness Center is currently under construction, all photos are illustrations of planned features, not direct representations of the Wellness Center itself.



mattresses, bed frames, nightstands and dressers.

Case Management and Program Services

South Suburban PADS case management team will provide supportive services, including:

- ⚙ Employment readiness training and resume development,
- ⚙ Financial literacy classes,
- ⚙ Referrals for substance and mental health needs,
- ⚙ Homeless prevention programs, and
- ⚙ Various life-style training classes.

One-on-one program services will be provided in the case management private interview rooms, and training programs will be held in the classrooms and multi-purpose room. Medical assistance through the Homeless Healthcare Network will continue to be a staple of the SSPADS supportive services, and will be provided in the Center's first floor Wellness Clinic.

Tenants will have their own lease and receive the assistance of a variety of services located in the building. Case management, a vegetable and herb garden, food pantry, culinary training center, computer lab, and classes on a

variety of self-improvement subjects will be provided for the tenants.

Culinary Arts Program and Kitchen

The Country Club Hills Wellness Center will be the home of the South Suburban PADS new Culinary Vocational Training program. Students of the program will be trained in the state-of-the-art culinary kitchen located on the building's first floor. The program will provide both classroom and hands-on experience and will provide a creative and supportive learning community where passionate individuals can immerse themselves in the culinary world.



Students will work alongside caring, experienced chefs and instructors and will be taught the skills necessary to pursue a career in the culinary arts. This program will not only serve those with an aspiration toward the culinary arts; it will also serve as a training ground for residents who have never learned how to cook or how to prepare nutritionally balanced meals. Students will have the opportunity to receive practical experience by preparing dinners for their fellow residents. These dinners will play a role in developing a positive sense of community as the building's residents come together to celebrate the accomplishments of our students.

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Medicare D

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costs for deductibles and co-pays.

There are a few basic ways to enroll:

- ⊗ If receiving Medicaid, including Medicaid Spenddown, individuals are automatically enrolled for Extra Help/LIS, so no separate application is needed. This also includes someone who meets spenddown for just one month after July 1, 2011.
- ⊗ Persons enrolled in a Medicare Savings Program (QMB, SLIB, or QI-1) are automatically enrolled in Extra Help/LIS. Persons who may be able to enroll in this program have incomes ranging from 0%-135% of the Federal Poverty Level (FPL) and assets at or below \$6,680(1) or \$11,140 (2) may qualify for this program.
- ⊗ Persons receiving Illinois Cares Rx, and who apply for Extra Help/LIS through Social Security and who select an Illinois Cares Rx plan that coordinates with their Medicare D plan are able to receive Extra Help. Individuals qualify for Illinois Cares Rx if they have an income below 200% FPL, are U.S. citizens or qualified immigrants, and Illinois residents. Assets are not a factor.
- ⊗ Persons can apply for Extra Help through Social Security. If eligible he/she may get full or partial subsidy. To qualify the person has to have income ranging from 0%-150% FPL and assets are at or below \$12,640 (1) or \$25,260 (2).

Many people we work with are already enrolled in Extra Help/LIS and they may be sent a letter by Social Security to tell them of some changes that may be occurring. These letters are color

coded based on the type of action needed. Following are some of the types of notices being sent:

- ⊗ Grey (Pub No. 11198)- this is sent to all people whose Medicaid benefit was not active as of July 2011 and as a result will now lose automatic eligibility for LIS/Extra Help. This also includes people whose Medicare Savings Program (MSP) case is no longer active, persons whose Supplemental Security Income (SSI) benefits ended during 2011. If your client gets this letter they may need to reapply for Medicaid and/or their Medicare Savings Program to see if they are eligible to have these benefits reinstated, making them eligible for the automatic enrollment. Also if the person is on Medicaid Spenddown, they need to submit medical bills or Pay-In their spenddown premium so spenddown can be met, and thus activate the automatic enrollment process. If not eligible for Medicaid they will need to apply for Extra Help/LIS through Social Security.
- ⊗ Orange (Pub No. 11199)-these letters are sent to people who will continue to be eligible, for LIS/Extra Help but whose level of LIS/Extra Help will change because of a change in their income or resources. If the information is correct make sure your client understands they may now have a new deductible and co-pay. If this information is incorrect, they need to contact their IDHS caseworker to make sure the income and assets have been correctly entered and reported on the state system so it can be correctly reported to Social Security.
- ⊗ Tan (Pub No. 11267)-this letter is sent persons who

chose their own Part D or Medicare Advantage (MA) plan and are also eligible for LIS/Extra Help. This is letter informs them that the plan they were in during 2011 is either raising their premiums above the low-income benchmark level in 2012, or is going to be an enhanced plan in 2012. CMS will not enroll these “choosers” into a different plan for 2012, they need to actively choose another plan through the Medicare D enrollment site.

- ⊗ Blue (Pub No 11208) - people get this reassignment notice since their PDP is terminating at the conclusion of 2011 or their plan's premium is rising above the low income benchmark. These persons are to select a new plan, or a plan will be randomly assigned by CMS. This also is sent to persons who have MA plans that are terminating. If a new MA is not selected they will be enrolled into Original Medicare for 2012. For persons whose premium is rising and they want to keep their plan and pay the portion that is not covered by Extra Help/LIS they must call 1-800-MEDICARE or the plan to request to stay in the plan.

Hopefully this information is helpful for assisting your customers navigate this complex process. If you or your clients need additional information, you can contact SHIP (Senior Health Insurance Program) at 1-800-548-9034.

The DuPage Federation on Human Services Reform, a non-profit 501(c)(3) organization focused on advocacy and planning in DuPage County, Illinois and designer and trainer of Making the Connection: A Guide to Accessing Public Benefits. The DuPage Federation is affiliated with Northern Illinois University, Center for Governmental Studies. Questions can be directed to knelson@dupagefederation.org 🏠

Wellness Center

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Garden



The property will have a robust vegetable and herb garden, tended by residents, students of the culinary arts program and volunteers from the community. Harvested foods will be used in the culinary program as well as distributed through an on-site food pantry. Working together and sharing this positive hands-on experience will help build a sense of community and connection to the environment where all involved can enjoy the fruits of their labor.

Computer Lab

Technology is key ... to everything! The Center's computer lab will be used as part of South Suburban PADS Employment Readiness Program so that residents may use the computers for on-line job searches and applications. Residents will be able to participate in on-line software tutorials to enhance their technology skills, improving their ability to find higher paying jobs. The lab will also be used for a variety of educational and personal development programs.

Multi-Purpose Room

The building will be equipped with a multi-purpose room for use as part of the Center's main programming area, as well as for youth programming. Children and teens need safe and productive activities to keep their minds and bodies positively engaged. For this reason, the Center plans to offer after-school programs designed to meet both the social and educational needs of the resident youth. The room will be furnished with appropriate equipment, tables, chairs, media resources, and security measures to meet programming

needs as well as ensuring a quality after-school program may take place.

Playground



The great outdoors is the number one spot where kids can play naturally, making up their own games while freely exploring the world around them. The Wellness Center playground area will combine the adventure and wonder of nature with the durability, safety and low maintenance of high-quality play equipment. This will make the Center's outdoor play space a fun place for children and families to gather.

For further information, contact Mike Wasserberg, Executive Director at (708)754-4357 or Wasserberg@sspads.org. 📍

South Suburban PADS and Turnstone Development

South Suburban PADS - In the spring of 1990, 200 south suburban residents came together to find a way to provide overnight shelter to the growing number of people who found themselves with no place they could call home. While other agencies were providing some services, SSPADS plan was to create an organization dedicated to serving only homeless families and individuals. Their ultimate hope was the elimination of homelessness in the Chicago Southland.

SSPADS is an interfaith program providing emergency shelter, health-care, a full range of supportive services, interim housing, transitional housing, homeless prevention services and a computerized information

system. The alliance is the chief provider of emergency shelter services in the southern Chicago suburbs and the only program to offer such services on a non-restrictive basis. Key to this effort has been the mobilization of over 265 Faith Communities, more than 12,500 adult and student volunteers and a dedicated professional staff. PADS' "neighbor helping neighbor" approach to the delivery of service has proven to be an effective means for addressing this problem in a cost effective, yet progressive fashion.

Since 1990, SSPADS volunteers have:

- ☼ Cared for more than 11,581 homeless men, women and children,

- ☼ Hosted 351,840 shelter nights, and served more than 1,083,265 meals through supporting Faith Communities,
- ☼ Helped adults find more than 10,000 jobs through PADS Daytime, and
- ☼ Made primary healthcare accessible to 9,423 uninsured persons through the Homeless Healthcare Network.

Turnstone Development Corporation is a not-for-profit 501(c)(3) development. Turnstone Development was created in order to facilitate the creation and preservation of affordable housing, and assist with

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Homeless Headlines

HUD, Rural Housing

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of capital funds, among other problems. The Senate bill would provide over \$1 billion less than the House T-HUD Subcommittee bill. The bill would not provide the much-needed increase for HUD's McKinney-Vento programs.

The House and Senate were expected to begin meeting right away - as soon as November 2 to work out the differences between the two chambers' versions of the FY 2012 HUD funding bill. This process of working out a final, compromise version of the legislation - known as the conference process - is the final step before each chamber passes the legislation and sends it to the President to sign into law. Congressional leaders believe this process will move quickly.

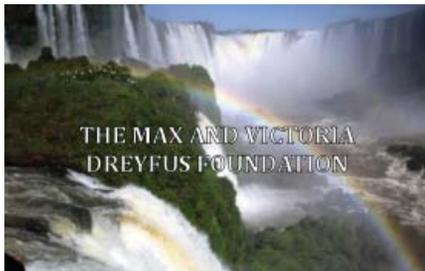
The historically deep cuts made in these bills would cause thousands of household to lose their housing. Particularly, the Tenant Based Rental Assistance program would be underfunded by at least \$330 million by the House T-HUD Subcommittee and at least \$230 million in the Senate T-HUD bill. The House and Senate bills would also underfund the Project Based Rental Assistance (PBRA) program and could cause units to be lost. Lastly, these cuts proposed by both the House and the Senate to the Public Housing Capital Fund would cause tens of thousands of units to be lost.

request and \$51 million below FY11. The Rural Rental Housing Section 515 program would be cut by \$30 million below the President's request and \$5 million below FY11. Other rural housing programs would be cut in the Senate bill to levels lower than the President's FY12 budget request or the FY11 funding levels.

For further information, contact the National Low Income Housing Coalition, and the National Alliance to End Homelessness at the address in Headlines Directory. 📍

Rural Housing

The Senate FY12 Agriculture bill, H. R. 2112, would cut rural housing programs. The Rural Rental Assistance, Section 521 program would be cut by \$2 million below the President's



Max and Victoria Dreyfus Foundation, Inc.

The Max and Victoria Dreyfus Foundation was founded in November 1965 in Washington, D. C. The purpose of the Foundation is to support health, education, social services, and arts and culture. Grants are considered for IRS qualified organizations located in the U. S., including museums, cultural, performing and visual arts programs, schools, hospitals, educational and skills training projects, programs for youth, seniors, and the handicapped.

Eligibility: Organizations seeking grant support may submit a letter of request, not exceeding three (3) pages, to:

The Max and Victoria Dreyfus Foundation

2233 Wisconsin Avenue NW, Suite 414
Washington, D. C. 20007.

The letter should set forth a brief description of the purpose of the organization and a brief outline of the program or project for which funding is

sought. To ensure your organization is a qualified grantee under the provisions of the Internal Revenue Code, a copy of the IRS classification letter setting forth Section 501 (c) (3) tax exempt/not a private foundation status, should be included with the letter of application.

Award Amounts: Typical grants range from \$1,000 to \$20,000. Application

Deadline: Grants are issued in March, June and October of each year. For March grants, submit your proposal between July 16th and November 10th. For June grants, submit your proposal between November 16th and March 10th. For October grants, submit your proposal between March 16th and July 10th.

Link: http://grants.ebrschools.org/eduWEB1/1000180/docs/dreyfus_guidelines.pdf http://grants.Ebrschools.org/eduWEB1/1000180/docs/dreyfus_guidelines.pdf

Contact: John Hager, Chief Operating Officer (202) 337 3300, or info@mvdreyfusfoundation.org 📍

SSPADS & Turnstone

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mixed-finance and low-income housing tax credit developments. Turnstone Development regularly provides support to Public Housing Authorities (PHA's) in their effort to create and preserve affordable housing opportunities for low-income families primarily in Illinois, but also nationally. Turnstone Development has developed over 1,300 affordable housing units and leveraged over \$185 million in private and public investment capital sources. Turnstone continues to foster partnerships with community service providers. Such collaborative efforts help to improve the quality of life for its residents, and help secure self-sufficiency for low income families. 📍

HOMELESS HEADLINES



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CIES
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3435 LIBERTY DRIVE

Headlines Directory

Center for Community Change
1536 U Street NW
Washington, DC 20009
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<http://www.communitychange.org>

**Center on Budget and Policy
Priorities**
820 First Street, NE, Suite 510
Washington, DC 20002
Ph: (202) 408-1080
Fax: (202) 408-1056
<http://www.cbpp.org>

Chicago Coalition for the Homeless
1325 S. Wabash, Suite 205
Chicago, IL 60605
Telephone: (312) 435-4548
Fax: (312) 435-0198
<http://www.entereact.com/~cch/index.htm>

**Coalition of Citizens With Disabilities
in Illinois**
300 E. Monroe, Suite 100
Springfield, IL 62701
Telephone: (217) 522 7016
Fax: (217) 522-7024
TDD: (217) 522-7016
<http://www.ccdionline.org>

Corporation for Supportive Housing
205 W. Randolph, 23rd Floor
Chicago, IL 60601
Phone: (312) 332-6690
Fax: (312) 332-7040
Email: il@csch.org
www.csch.org

Food Research and Action Center
1875 Connecticut Avenue, NW, # 540
Washington, D.C. 20009
Telephone: (202) 986-2200
Fax: (202)986-2525
foodresearch@frac.org

Housing Action Illinois
11 E. Adams, Suite 1601
Chicago, IL 60603
Telephone: (312) 939-6074
Fax: (312) 939-6822
<http://housingactionil.org>

Housing Assistance Council
1025 Vermont Ave. NW, Suite 606
Washington, D.C. 20005
Telephone: (202) 842-8600
Fax: (202) 347-3441
<http://www.ruralhome.org>

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**Illinois Coalition Against Domestic
Violence**
801 S. 11th
Springfield, IL 62703
Telephone: (217) 789-2830
Fax: (217) 789-1939
<http://www.ilcadv.org>

**Illinois Department of Commerce and
Economic Opportunity**
620 E. Adams, CIPS-3
Springfield, IL 62701
Telephone (217) 785-6142
Fax: (217)-782-1206
<http://www.commerce.state.il.us/>

**Illinois Department of Human
Services**
Homeless Services and Supportive
Housing
400 W. Lawrence, 2C
Springfield, IL 62762
Telephone: (217) 782-1317
Fax: (217) 524-5800
<http://www.dhs.state.il.us>

Illinois Food Bank Association
P.O. Box 8293
Springfield, IL 62791
(217)522-4022
E-mail: cifbank@aol.com

**Illinois Housing Development
Authority**
401 N. Michigan Ave., Suite 900
Chicago, IL 60611
Telephone: (312) 836-5200
Fax: (312) 836-5286
TDD: (312) 836-5222
<http://www.ihda.org/>

**National Alliance to End
Homelessness**
1518 K Street, NW, Suite 410
Washington, D.C. 20005
Telephone: (202) 638-1526
Fax: (202) 638-4664
E-mail: naeh@naeh.org
<http://www.endhomelessness.org/>

**National Coalition for Homeless
Veterans**
333 1/2 Pennsylvania Avenue, SE
Washington, D.C. 20003-1148
Telephone: (202) 546-1969
Fax: (202) 546-2063
E-mail: nchv@nchv.org
<http://www.nchv.org/home.html>

National Coalition for the Homeless
2201 "P" St., NW
Washington, DC 20037-1033
Phone: (202) 462-4822 x234
Fax: (202) 462-4823
Email: info@nationalhomeless.org

**National Community Reinvestment
Coalition**
727 15th St., NW, #900
Washington, D.C. 20005
Telephone: (202) 628-8866
Fax: (202) 628-9800

**National Law Center
on Homelessness & Poverty**
918 F Street NW #412
Washington DC 20004
Telephone: (202) 638-2535
Fax (202) 628-2737

**National Low-Income Housing
Coalition
& National Low Income Housing
Information Service**
727 15th St NW, 6th Floor
Washington, D.C. 20005
Telephone: (202) 662-1530
Fax: (202) 393-1973
E-mail: info@nlihc.org
<http://www.nlihc.org>

National Rural Housing Coalition
601 Pennsylvania Avenue, NW
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Washington, D.C. 20004
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Fax: (202) 393-3034
<http://www.nrhweb.org>

Rural Development
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Southern Illinois Coalition for the
Homeless
P.O. Box 955
801 N. Market
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**Supportive Housing Providers
Association**
212 E. Ohio Street, 5th Floor
Chicago, IL 60611
Telephone: 773-935-4663, ext.123
supportivehsg@aol.com

**U.S. Department of Housing
and Urban Development**
Office of Community Planning and
Development
77 W. Jackson 24th Floor
Chicago, Illinois 60604-3507
Telephone: (312) 353-1696
Fax: (312) 353-5417
<http://www.hud.gov/local/chi/chihome.html>