



BRIEFING MEMORANDUM

Date: February 17, 2016
To: Members, Champaign County Developmental Disabilities Board and
Champaign County Mental Health Board
From: Peter Tracy, Executive Director
Subject: CILA Project Update

Background:

There is a significant need for additional Community Integrated Living Arrangements (CILA) for people with intellectual and developmental disabilities (I/DD). Because of limited capacity in Champaign County, people with CILA awards from the Illinois Department of Human Services are often forced to accept CILA placements in distant locations despite their desire to have a CILA option in Champaign County.

To address this need, the Champaign County Mental Health Board (CCMHB) and the Champaign County Developmental Disabilities Board (CCDDB) partnered on a Request for Proposals (RFP) for the purpose of expanding CILA options in Champaign County. Individual Advocacy Group (IAG) was selected to develop up to four (4) new CILAs (for up to 4 persons in each home.) The CILAs will be financed over a 10-year term.

Properties and Use:

Two single family houses located in Champaign, Illinois have been purchased to be used as a Community Integrated Living Arrangement (CILA) for four people (or fewer) with intellectual and developmental disabilities. CILA #1 was purchased for \$175,000 and required \$28,891 in renovations and modifications. CILA #2 was purchased for \$215,000 and required \$82,935 in renovations and modifications.

The owner of the homes is the Champaign County Mental Health Board (CCMIIB) in partnership with the Champaign County Developmental Disabilities Board (CCDDB.) The rent calculation is limited to repairs and maintenance of the properties. There is no profit or income generated from these properties.

Funding policies of the Champaign County Mental Health Board (CCMIIB) are predicated on the requirements of the Illinois Community Mental Health Act (405 ILCS 20 / Section 0.1 et.seq.) All funds shall be allocated within the intent of the controlling act as codified in the laws of the State of Illinois, and the purchase and ownership of the homes was approved by the CCMIIB and CCDDB and is consistent with the intent of the statutes.

Lessee:

The houses are being leased to Individual Advocacy Group (IAG,) a not-for-profit (501c3) corporation (FEIN# is 36-4057568.) IAG is responsible for the licensing (through the Illinois Department of Human Services) and operation of each CILA home and is the primary service provider for the people who will live in the home.

Property Management:

The CCMHB has contracted with Joel Ward Homes (JWH) to serve as the property manager for all CILA homes owned by the Boards. The rent calculation for each home is done by JWH, is limited to repair and maintenance, and does not include profit or income, per the original intent of the Request for Proposals.

People Living in CILAs

People living in homes owned by the CCMHB and CCDDDB are recipients of awards from the Illinois Department of Human Services which cover the costs associated with services from IAG and the CILA home. These funds are primarily from Medicaid (Title XIX) and Supplemental Security Income.

Project Implementation:

A number of factors have delayed the full implementation of the second CILA home. The primary problem has been the stability of funding for services associated with the State of Illinois budget which has negatively impacted on the capacity of the Department of Human Services, Division of Developmental Disabilities (DHS-DDD) to carry out their responsibilities in a timely and efficacious manner. This combination of problems has adversely impacted on all I/DD service providers including IAG and our CILA project. The following is a summary of items which have impacted on the project start up and implementation:

- DHS-DDD – has been slow to complete rate-setting and licensing functions including: setting appropriate CILA rates for people selected to live in the homes; a slow-down in the CILA award approval process; delays in approvals from the State Fire Marshall (January 2016); delays in approval of CILA home license by the Bureau of Accreditation, Licensure, and Certification (BALC); and compliance problems with the Ligas Consent Decree manifested by a slow-down in approval of awards to people in the Ligas class.
- Improvements and renovations to the CILA Homes – after purchase of the homes the required modifications, including sprinkler systems, took longer than anticipated. For the second home, necessary modifications to accommodate people with ambulation support needs also took time for planning and completion.
- Provider implementation was complicated by the State budget crisis which delayed payments and approval of CILA rates. The climate of fiscal uncertainty has had a deleterious impact on most Illinois I/DD service providers, and this has negatively affected recruitment of staff and operation of programs. In addition, the selection of compatible people to live in the homes is complex and requires serious work with families. All this takes time if it is done correctly.

Summary

Our CILA Homes were selected to address the needs of specific people and to meet our goals of providing full community integration into stable welcoming neighborhoods. Due to the complex service and support needs of the people served in the CILA homes, and the extensive regulations relating to the home environment, great care must be taken, and substantial expense is involved in renovating any house into a suitable CILA home. We have been diligent in bringing these properties into suitable condition and anticipate occupancy of CILA #2 in the near future.

Future Timelines

The project is moving forward to the extent it can at this point. People who will live in CILA #2 have been identified and negotiation concerning their awards is underway. We are in touch with IAG for weekly status updates and believe things are moving as well as can be expected under these circumstances (i.e., the State Budget Impasse.) People have been tentatively identified for CILA #3, but we will not authorize a search for another house until CILA #2 is fully occupied and operational. How fast this process moves will depend on the State and how it responds to the Ligas compliance problems, and whether we can locate homes priced within our budget constraints. PNC is aware of the problems we have faced and continue to be supportive partners in this essential project.