Kane County Initiative

In the Beginning

In 1997 a very bad/good thing happened in our community. Prior to 1997, we had no homeless shelter in our community, so folks who lost their housing had to travel 10 plus miles to get help. Because they had to leave the community to get help, the community was “exporting” the problem. This made it appear as if they didn’t have any homeless people. What brought the problem to the surface was the fact that, at the time, shelters in neighboring communities closed in the summer, and so our homeless neighbors needed to find a place to sleep. Many of them decided that since they would have to sleep outside, they might as well go home and sleep on park benches in their home community.

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Springfield HUD Trainings

The Springfield HUD Office has scheduled the following training sessions. All sessions will be held at the HUD Springfield Office (500 West Monroe, Springfield IL) Please pencil in the date(s) of the sessions you are interested in attending on your calendar. More details including how to register for each session will be available shortly.

Fair Housing in 2010, Time to Act!: Wednesday, April 14, 2010 What are the Fair Housing Laws and how do they effect you and your organization? This session is appropriate for apartment managers, housing authorities, landlords, housing counselors, and anyone interested in learning more about Fair Housing Laws.

FHA 101 – for Realtors
Thursday, April 29, 2010 Everything you always wanted to know about FHA loans, but didn’t know who to ask. This session is designed for Realtors.

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**Bill to Support LIHTC Program**

On February 24, Representative Linda Sanchez (D-CA) introduced H. R. 4687, the Low Income Housing Tax Credit Exchange Expansion and Job Creation Act of 2010. This legislation would extend the 9 percent Tax Credit Exchange Program (TCEP) created by the American Recovery and Reinvestment Act of 2009 (ARRA) and improve that program to enable affordable housing projects to move forward. The bill would also provide an exchange program for the 4 percent credit, providing financing for much needed preservation activities.

The House passed an extension of the 9 percent credit in December 2009 (see Memo, 12/11/09). The 9 percent exchange program allows state tax credit allocating agencies to trade a portion of their tax credits for cash and use that cash to finance affordable housing. H. R. 4687 would improve on that legislation by making technical corrections to make the 9 percent exchange program more effective.

The bill would also expand TCEP to include the exchange of 4 percent credits and allow developers to return allocations of mortgage revenue bonds associated with the exchanged credits, and use taxable financing instead, if they can demonstrate that the bonds cannot be sold on reasonable terms or that replacing the bonds with taxable financing would likely lead to the creation of more affordable housing. The 4 percent credit is used in connection with development or rehabilitation activities involving other federal funds, including housing bonds. ARRA did not include an exchange program for the 4 percent credits.

H. R. 4687 was referred to the Committee on Financial Services, and to the Committee on Ways and Means.

For further information, contact the National Low Income Housing Coalition at the address in Headlines Directory.

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**Stable Housing Benefits Frequent Service Users**

A recent report by the Corporation for Supportive Housing (CSH) found that frequent users of public services benefit greatly when provided with stable housing, leading to decreased re-incarcerations as well as decreased medical care and shelter use. The community was also found to benefit, in the form of lower public costs.

The report is a result of a 2008 forum in which service experts from 25 communities came together to discuss how to best provide care to frequent users. While the study did not strictly

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**Second Bill Supports Low Income Housing Tax Credit**

Senator Jeff Bingaman (D-NM) on March 18 introduced S. 3141, which would expand the carryback provisions for investments in low income housing tax credits (LIHTCs). A carryback allows an investor to use a tax credit against past income, when it cannot be used to offset current income.

According to Senator Bingaman’s statement at introduction of the bill, S. 3141 would permit existing investors and new investors to carryback their

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A recent study prepared by the Center for Housing Research at Virginia Tech and published in the Journal of the American Planning Association (JAPA) concludes that while market factors such as land costs help determine the number of manufactured homes in any given metropolitan area, regulatory restrictions and lack of education among officials also impede the placement of manufactured homes in urban areas.

The study uses 940 responses from surveys sent to 1,839 cities and counties that were eligible for Community Development Block Group (CDBG) funding under the 2003 criteria to analyze the effects of bias, supply and demand factors, and regulations on the availability of manufactured housing. The respondents to the survey cited as the biggest barriers to manufactured housing in their areas “high land costs” (42.4 percent), “citizen opposition” (36.1 percent), and “no new HUD-code parks, communities, or subdivisions approved” (35.6 percent). The study refers to manufactured housing as “HUD-code” because it is built to comply with the federal Manufactured Home Construction and Safety Standards.

Along with results from the survey, further analysis using data from the U.S. Census Bureau and the Institute of Building Technology and Safety indicated that other barriers to using manufactured housing in urban areas included fire and zoning codes, lack of permits, subdivision regulations and architectural design standards, and by-right zoning allowances. A lack of by-right zoning allowances means that developers must go through a special process to bring manufactured housing into an area, an added restriction that often hinders its siting.

The authors conclude that city planners should work toward removing all barriers that hinder the placing of manufactured housing in metropolitan areas. For example, the authors suggest that local code administrators should be better educated on HUD housing code, which, in most cases, preempts local building and fire codes. According to the authors, many local code administrators mistakenly hold the belief that HUD codes for manufactured housing do not comply with local housing codes. If these administrators are better educated on national housing code, they are better prepared to overcome this belief and more likely to approve manufactured housing, the report notes.

The VA and Social Security have announced a change in benefit eligibility. The VA has added new health impairments that may result in a Vietnam Veteran qualifying for disability compensation due to Agent Orange exposure. The VA and Social Security have announced a change in benefit eligibility. The VA has added new health impairments that may result in a Vietnam Veteran qualifying for disability compensation due to Agent Orange exposure. Vietnam Veterans who are diagnosed with one of these illnesses may be eligible to receive VA Disability Compensation. The compensation received is non-taxable income and is not affected by any other income received by the Veteran. The illnesses associated with Agent Orange exposure is:

- Acute and Subacute Peripheral Neuropathy
- AL Amyloidosis
- Chloracne (or Similar Acneform Disease
- Chronic Lymphocytic Leukemia
- Hodgkin’s Disease
- Multiple Myeloma
- Non-Hodgkin’s Lymphoma
- Prostate Cancer
- Respiratory Cancers
- Soft Tissue Sarcoma (other than Osteosarcoma, Chondrosarcoma, Kaposi’s sarcoma, or Mesothelioma
- Diabetes Mellitus (Type 2)

In October 2009, the following illnesses were added:

- Ischemic Heart Disease: A disease characterized by a reduced supply of blood to the heart.

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Kane County

(Continued from page 1)

Our community did not understand why people were sleeping in parks during the summer in increasing numbers. They wondered where these people were coming from, and why they didn’t just go stay at a shelter somewhere. In an effort to deal with the problem, one city in our community decided to pass a new law making it illegal to be a vagrant. They did not wish to arrest people, but they wanted to have a way to force people to move on. When a woman in the community learned about the law that was about to be passed, she knew that she had to act. For many years she had volunteered at a shelter on the south end of our County. Over time, she saw many neighbors from her home community come through the doors. She knew it wasn’t right that they had to go 10 plus miles to get the help they needed, but she never thought the community would support having a shelter in their midst. She has never been happier to be dead wrong.

When she explained the problem to the City Council, they were very concerned. She asked them to work with her to open a local homeless shelter, and Lazarus House was born. That first year it was a modest effort, open only in the summer, serving just one community, and moving from church to church month by month. But in the spring of 1998, it reopened with a permanent site in downtown St. Charles thanks to the generosity of a downtown church that had some extra space, and due to the support that the entire community offered.

Lazarus House Expands

Over the years Lazarus House has expanded its service area to include the entire center of Kane County. There are shelters serving the north and south ends of the County. The agency has expanded the services it offers as well. Today Lazarus House:

- Is open 365 days per year, 24 hours per day
- Provides a strong case management program to help its guests address the reasons they are experiencing difficulty
- Offers a two year transitional living program in a facility that was built in 2002. It features 12 mini-apartments and case management and education staff that provide life skill classes.
- Has a separate women and children’s day center, acquired in 2006.
- Has a rental subsidy program that currently is subsidizing 62 households monthly.

The outreach offices and the rental subsidy programs are located in a separate building. That building was acquired in 2008 through the generosity and support of the community. A local family contacted Lazarus House indicating they felt called to purchase a house to benefit Lazarus House and those it serves. They had no preconceived ideas of what that exactly meant. Our staff let them know that there was a bungalow on the market just across the street from our shelter that could provide the space needed for expanding outreach and housing services. The family promptly gave the approval to proceed with the purchase. This house is now known as the Community Resource Center. It has provided the opportunity for Lazarus House to expand outreach services to include:

- Illinois Department of Human Services Homelessness Prevention Grant. This is the first outreach program administered by Lazarus House. It began 9 years ago and offers one time
Important Notice for Homeless Headlines Readers!

You must subscribe by email!

Beginning with the April issue of Homeless Headlines, there will be no delivery via the U.S. Postal Service. Due to cost constraints, delivery will be by email only.

If you would like to receive Homeless Headlines and Homeless Hotline by email, send a blank email (nothing but the address) to headlines-hotline-subscribe@yahoogroups.com. When the confirmation message comes, just click on the reply and send buttons in your email program. This is self-service only. If your address changes, unsubscribe (headlines-hotline-unsubscribe@yahoogroups.com) and send a new subscription email. (These instructions may be found on page 2 of each Homeless Headlines issue.)

The Newsletter will continue to be available on the IACAA web site at www.iacaanet.org/homeless_headlines.php

Al Timke, Housing and Homelessness Specialist
Illinois Association of Community Action Agencies
Telephone: (217) 789-0125, ext.217
Email: atimke@iacaanet.org
Kane County
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emergency assistance to households in crisis.

Illinois Housing Development Authority (IHDA) rent subsidy program. This ongoing rental assistance program, which is specific to Central Kane County, began in 2006 and currently assists 37 households who meet monthly with a Lazarus House case manager for budgeting and goal setting to assure long term housing security and success.

HUD Permanent Housing for the Chronically Homeless. This grant is supporting six individuals (to increase to nine this fall) who meet HUD’s definition of chronic homelessness. Participants meet with Lazarus House staff weekly for case management and budgeting. These folks are also encouraged to stay connected to the Lazarus House “family” for meals, etc… to assure them they have a community that cares.

IHDA Rental Housing Support Program (RHSP). Lazarus House acts as the lead administering agency (LAA) for this statewide program in Kane County. In partnership with three other social service providers, this program has made available 40 units (to increase to 52 this fall) of affordable housing to very low and extremely low income households.

HUD’s Homeless Prevention Rapid Re-housing (HPRP) program. Beginning in October 2009 Lazarus House began administering this 3 year rental assistance (and other related expenses) program which provides federal ARRA dollars to households in crisis in the Lazarus House service area. This program primarily targets those households who have lost the ability to be self-sufficient, but who, with assistance for a time, can be reasonably expected to return to that self-sufficiency by the end of this program’s allowed assistance. Participants meet for monthly case management and budgeting to assist them in defining goals and steps needed to make this happen.

Making a Difference

As you can see, Lazarus House has been very blessed over the years. Lazarus House considers it a privilege to offer those in our community who struggle financially or with life issues. It offers them the ability to either remain housed through one of the outreach programs, or to stay at a community home that offers a safe and encouraging environment with support services. Those services help people regain and retain independent housing.

Many folks have entered Lazarus House as emergency shelter guests, have moved through the two year transitional living program, and now live independently with a little assistance from a rent subsidy program.

One gentleman has done all of the above and is now securely established in long standing employment and is ready to “cut the cord” and proudly do things on his own. He entered the Lazarus House shelter seven years ago with great need. He now has clean credit, his own housing, and the self esteem and dignity needed to move forward as a proud member of his community.

Lazarus House is grateful every day for the support it receives from the community and believes that many communities who do not currently have a shelter with support services could achieve that goal too.

For more information, please contact Executive Director Darlene Marcusson at: (630) 587-2144 or Associate Director and Outreach Manager Liz Eakins at: (630) 587-5872.

Lazarus House Community Resource Center which houses all outreach and volunteer services
VA and Social Security
(Continued from page 3)

- B Cell Leukemias: Cancers which affect B cells, such as hairy cell leukemia.
- Parkinson’s Disease: A motor system condition with symptoms that include trembling of the limbs and face and impaired balance.

Many Vietnam Veterans were not eligible at discharge for disability compensation. As time has moved on the Vietnam Veteran may now be diagnosed with diabetes, prostate cancer, or heart disease. They should now apply for Disability Compensation.

Also at the time of discharge during the Vietnam War, Post Traumatic Stress Disorder (PTSD) was not included as diagnosable illnesses, and it is now a recognized illness for VA Disability Compensation. So it is always worthwhile for a veteran suffering with PTSD which can be attributed to their time in service to apply for Disability Compensation. A Veteran who may qualify based on the old or expanded definition of PTSD should contact their local Veteran’s Service Organization to obtain assistance with the application.

Veterans are aware that the VA benefit application process has been long and complex, so they don’t want to apply. Let them know that as of March 2010 the VA has recognized that as Vietnam Veterans age, some of these illnesses will become more prevalent, particularly those recently added. To address this increased demand for services the VA is getting ready to improve its application system so applications can be processed faster.

Social Security

The second piece of news relates to Social Security. Some of you may know that SSA has a policy requiring individuals to satisfy outstanding warrants before the Social Security Benefit application is processed. This policy also affected clients who were receiving benefits and resulted in benefits being placed in overpayment and suspended status for the duration of the warrant. This policy significantly affected our homeless clients, since often they are arrested for minor charges (e.g., trespassing, loitering, etc.), and then do not show for the hearing. This causes the court to issue a bench warrant which is often a felony warrant. Our homeless clients do not even know the warrant has been issued due to their transience. The first time they know there is an outstanding warrant is when they apply for Social Security or Social Security terminates the benefits.

In 2009 a class action court case, Martinez v. Astrue, challenged SSA’s Fugitive Felon policy implementation. A court settlement was reached at the end of September 2009. As a result, beginning April 1, 2009, SSA suspends or denies benefits only if an individual’s felony warrant was issued for one of the following offenses:

- Escape
- Flight to avoid prosecution, confinement, etc. or
- Flight-Escape

This settlement not only changed the rule implementation, it also results in issuance of back benefits for people who had benefits stopped because of this policy, or applications denied. Social Security estimates about 200,000 people were affected, with about $50,000 per person in refunded back benefits.

Here is where you are essential. Social Security is sending clients letters letting them know about potential eligibility. The letter is being sent to the last known address on Social Security records. Unfortunately people who may be eligible have moved or are living on the streets.

If you believe your client was adversely impacted by this policy advise them to contact their local Social Security office, to make sure they have an address where letters can be sent. Please contact your local SSA office for further information or if you have questions.

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

Tax Credit
(Continued from page 2)

The carryback will make the Housing Credit more competitive with other tax credits, by providing greater flexibility,” Senator Bingaman said. “This will result in more stable investor demand and thus more resources for affordable housing.” Advocates have supported this five-year carryback as a way to increase investor interest in the LIHTC.

Democratic Senators Maria Cantwell (WA), John Kerry (MA), Robert Menendez (NJ), Charles Schumer (NY) and Debbie Stabenow (MI) joined Senator Bingaman in introducing the bill. S. 3141 was referred to the Senate Committee on Finance.

For further information, contact the National Low Income Housing Coalition at the address in Headlines Directory.
**Homeless Veterans’ Reintegration Into Employment**

**Agency:** Veterans’ Employment and Training Service, Department of Labor.

**Announcement Type:** New Notice of Availability of Funds and Solicitation for Grant Applications. The full announcement is posted on [http://www.grants.gov](http://www.grants.gov) under U.S. Department of Labor/VETS.

**Funding Opportunity Number:** SGA10–01.

**Key Dates:** The closing date for receipt of applications is April 26, 2010.

**Funding Opportunity Description:** The U.S. Department of Labor (USDOL or Department), Veterans’ Employment and Training Service (VETS) announces a grant competition under 38 U.S. C. 2021, which provides that “the Secretary of Labor shall conduct, directly or through grant or contract, such programs as the Secretary determines appropriate to provide job training, counseling, and placement services (including job readiness and literacy and skills training) to expedite the reintegration of homeless Veterans into the labor force.” HVRP grants are intended to address two objectives: (1) to provide services to assist in reintegrating homeless veterans into meaningful employment within the labor force, and (2) to stimulate the development of effective service delivery systems that will address the complex problems facing homeless veterans.

The full Solicitation for Grant Application is posted on [http://www.grants.gov](http://www.grants.gov) under U.S. Department of Labor/VETS. Applications submitted through [http://www.grants.gov](http://www.grants.gov) or hard copy will be accepted. If you need to speak to a person concerning these grants, you may telephone Cassandra Mitchell at 202–693–4570 (not a tollfree number). If you have issues regarding access to the [http://www.grants.gov](http://www.grants.gov) Web site, you may telephone the Contact Center Phone at 1–800–518–4726.

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**Stable Housing**  
*(Continued from page 2)*

define frequent users, they were said to be those people who cycle through shelter, correctional, and emergency health care systems, often as an outcome of fragmented systems and low communication between service providers. The resulting paper is a discussion of policies and practices, as well as a compilation of data and description of 14 programs across the nation that coordinate care and provide housing to frequent users and have implemented practice.

One New York program, the Frequent Users Service Enhancement (FUSE) Initiative, estimated that by providing housing to frequent users and therefore limiting their days spent in jail or in a shelter, a city could save around $3,000 or more per client per year. Another Seattle program found that through its housing program, which provided housing as well as case management for men who struggled with alcohol addiction or mental illness, the city of Seattle saved $4 million over the first year of operation alone.

In addition to monetary savings for government, there are also demonstrated benefits for frequent users themselves. For example, one program in Chicago found that 66% of those participating in their Chicago Housing for Health Partnership (CHHP), which moved homeless men and women with a chronic medical condition into homes, reported continued stable housing after 18 months, while only 13% of their “usual care” counterparts reported stable housing. Additionally, there were 29% fewer hospitalizations, 29% fewer hospital stays and 24% fewer emergency department visits compared to those not receiving the additional help from CHHP.

The report ends with the recommendation that advocates continue researching and collecting data on their programs in order to better engage government officials and attract philanthropists who can provide necessary funds for transitioning into a supportive housing model. The report emphasizes how essential it is for service providers to work together to assist frequent users as well as to engage the public and the government to move towards effective policies to best aid those in need.

The full report, as well as a summary of the report can be found at: [http://www.csh.org/index.cfm?fuseaction=page.viewPage&pageID=4501&nodeID=81](http://www.csh.org/index.cfm?fuseaction=page.viewPage&pageID=4501&nodeID=81)

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**Manufactured Housing**  
*(Continued from page 3)*

Additionally, the authors recommend public education to demonstrate that manufactured housing does not always appear in the form of boxed, temporary homes. Instead, manufactured homes have been modernized and look increasingly akin to site-built homes. Public education should also accurately portray families who live in such homes as valuable neighbors contributing to a community, rather than the transient population that is often associated with manufactured homes.

If the regulatory and perception barriers that interfere with the utilization of manufactured housing can be eliminated, the authors find that this type of housing could prove to be a viable source of housing for low income populations.

The study, Overcoming Barriers to Placing Manufactured Housing in Metropolitan Communities, can be found at: [www.informaworld.com/smpp/content~db=all~content=a917603654](www.informaworld.com/smpp/content~db=all~content=a917603654)

**For further information,** contact the National Low Income Housing Coalition at the address in *Headlines Directory.*
Illinois Tool Works Foundation
3600 W. Lake Ave.
Glenview, IL 60025-5811
Telephone: (847) 724-7500
Contact: Mary Ann Mallahan, Secy.
Fax: (847) 657-4505
E-mail: mmallowan@itw.com
URL: www.itw.com/itw/corporate_citizenship/itw_foundation

Type of Grantmaker: Company-sponsored foundation
Limitations: Giving primarily in areas of company operations, with emphasis on Chicago. No grants to individuals (except for employee-related scholarships), or for endowments or research; no loans.

Financial Data (Year ended 2/28/08):
Total giving: $14,063,284
Giving activities include: $9,589,076 for 1,298 grants (high: $1,104,967; low: $1); $4,474,208 for 10,254 employee matching gifts
Number of Staff: 1 full-time support

Purpose and Activities: The foundation supports organizations involved with arts and culture, education, the environment, health, housing, human services, social welfare, and youth. Fields of Interest: Health care, Housing/shelter

State Street Foundation, Inc.
1 Lincoln St.
Boston, MA 02111-2900
Contact: Amanda Northrop, Sr. Program Officer
E-mail: alnorthrop@statestreet.com
URL: www.statestreet.com/company/community_affairs/global_philanthropy/overview.html

Type of Grantmaker: Company-sponsored foundation
Limitations: Giving primarily in areas of company operations including Illinois. No grants to individuals, or for general operating support, endowments or capital campaigns, sectarian activities for religious organizations, political causes or advocacy campaigns, travel, television or film projects, or medical research or disease specific initiatives.

Financial Data (Year ended 12/31/08):
Total giving: $18,638,069
Giving activities include: $12,107,595 for 605 grants (high: $1,000,000; low: $250) $1,383,510 for 1,530 employee matching gifts.

Purpose and Activities: The foundation supports programs designed to promote education; human services; and community improvement and development. Special emphasis is directed toward programs designed to bring about systemic changes that address core problems affecting a community. Fields of Interest: Adult education—literacy, basic skills & GED, Community/economic/neighborhood/small business development, Disaster preparedness/services, Education, Employment and training, Family services, Food services, Health care, Housing/shelter, Human services, Legal services, Types of Support: Annual campaigns, Building/renovation, Continuing support,