

Proposal Summary
Meeting Date: 8/21/2019

PACTT Learning Center Request # 115959

Project Title:	PACTT Residential Expansion
Duration:	12 months
Request Amount:	\$500,000
Recommended Amount:	\$500,000
Program Area:	Human Services\Housing / Shelter Services
Population Served:	Developmentally Disabled
Type of Support:	Capital Support\Building / Renovation
Location:	Chicago, IL

Organizational Background

Parents Allied with Children and Teachers for Tomorrow (PACTT) was established in 1993 in Chicago to serve children with severe autism and their families. Its mission is to assist individuals with autism in becoming as independent as possible with the ability to integrate effectively into their homes and community. The agency includes an elementary and high school, a transition program for 18-22-year-old adults as well as vocational training and job placement programs for adults 22 and older. Additionally, the agency has four residential homes; 2 for children and 2 for adults.

Finances

	Budget	Actual	Actual
	06/30/2019	06/30/2018	06/30/2017
Revenues	\$4,184,938	\$3,998,948	\$3,667,940
Expenses	4,157,938	3,871,319	3,667,279
Surplus (Deficit)	27,000	127,629	661
Net Assets		\$2,529,808	\$2,402,179

Annual Revenue Sources

Grants	2%
Fees	0%
Government	85%
Private Support	13%
Earned Income	0%
Other	0%

Program Description

In 2017-18 the PACTT Board and executive leadership embarked on a two-year strategic visioning process that brought together over 75 stakeholders to explore PACTT’s current role in the greater autism community and to assess what the agency’s needs might be over the next ten to twenty years. As a result of this process, PACTT has embarked on a campaign that will include:

- 30% growth across programs including school, residential, and vocational services; adding homes and addressing the aging infrastructure of its school building.
- Development of an expanded board of directors that will join its current members to help strategically grow the organization, including the development of an Associate Council that will serve to create a slate of younger leaders connected to the mission of PACTT.
- Creation of a board designated endowment to address financial sustainability as an organization.
- Create a professional development fund that helps retain top talent and recruit and train new professionals
- Elevate PACTT’s voice as a leader in the autism field.

PACTT is expanding for two reasons. First, there is a national crisis of housing facing the community of those living with autism. Nationally, if housing needs were met for individuals of the I/DD community, (including people with autism) there would need to be an immediate 22% increase in residential opportunity for this community. Thirty-five percent of people with autism need 24-hour support, yet 87% of adults still live with their parents.

Second, PACTT looks to increase residential capacity in order to address its own need to expand opportunities and evolve a current adult model that has 8 individuals living together to a 6-bed model in a home like a two-flat where there is greater quality of life and more opportunity for independence. PACTT's first new CILA will include an increased focus on therapeutic programming that is required to support people who are severely affected by autism in the community context. It plans to address independence in shared living aiming to understand how to maximize independence for a population of individuals that often find themselves in institutions.

PACTT will locate and secure a two-flat in the Rogers Park/West Rogers Park community of Chicago that will allow it to open a new six-bed CILA. Working with an architect familiar with the needs of an autism community, PACTT will build out the two-flat in a manner that allows each unit to provide supported living that matches need. Each unit will include private bedrooms for all participants living in the house and address critical life safety issues that help maintain safety for participants. Other additions will be determined in partnership with the architect and may include the following:

- Kitchenette on the second floor providing the opportunity to build the skills necessary to manage meals with minimal support and more choice.
- Laundry on both floors, again providing the ability for participants to independently address their needs.
- Shared living spaces where participants can share activities together.
- Sensory spaces that can help address sensory needs of participants

For this proposal, PACTT will be partnering with Keystone Alliance (KA) with whom the organization is already a strong partner. KA has provided PACTT with back office support for nine years in a unique partnership that allows an organization of PACTT's size to focus on growing and developing its mission while maintaining a position of financial strength. For this project, PACTT will add an addendum to its existing contract with Keystone that will allow it to tap into an area of expertise at Keystone, planning and opening new CILAs. In doing so, PACTT aims to build critical expertise within its own team. In 2015, PACTT had all its buildings and projects reviewed by the Illinois Facilities Fund (IFF) as the first part of its assessment and planning that has led to its current expansion phase. IFF estimated the cost of this project to be 1.5 million dollars.

Strengths / Weaknesses

Strengths

- Stable, well-managed organization serving a challenging segment of I/DD population
- Capital campaign for residential and educational programs in quiet phase with \$3 million raised towards \$5.25 million goal including \$0.5 million from recently past State of IL capital bill
- 2-flat model results in 3-bedroom housing groups, creating smaller environment conducive to better residential outcomes

Weaknesses

- Relies on key external partner for key project management services
- Preliminary budget based upon IFF estimates and anticipated scope of work for renovation which may not be consistent with actual needs after property is acquired

Why Fund

CFI’s 2019 Disabilities Opportunity Statement is to support the transition of organizations to a future state of care. Our first strategy to achieve this opportunity is to fund efforts to transition existing programs to new models responsive to emerging client needs and to future payment and service delivery models. PACTT’s strategic planning process has pointed the way for the organization to be more effective in serving the needs of individual with severe autism. A key step is to transform its 8-bed CILAs to 6-bed models contained within 2-flat homes, intended to deliver not only greater independence and better living experiences but also more capacity for future residents. This award would support its first new home, advancing PACTT’s transition to that new model.

Prior Grants

Last Grant Date: 1/8/2019
Last Grant Amount: \$10,000.00

Number of Prior Grants: 10
Total Amount Granted: \$293,500

Grants Budget (if not general operating)			
Expenditure Category	Recommendation	Other Sources	Total
Salaries		\$67,512	\$67,512
Property acquisition	\$500,000		500,000
Renovation		500,000	500,000
Soft costs		262,500	262,500
Contingency		131,250	131,250
Totals	\$500,000	\$1,011,262	\$1,511,262