

Implementation of the HUD 811 Program in South Dakota

A Program to Provide Supportive Housing for People with Disabilities

Summary of the HUD 811 Program

- Allows persons with disabilities to live as independently as possible by subsidizing rental housing opportunities which provide access to appropriate supportive services
- Deinstitutionalization (Money Follows the Person)
- Move from group home setting to private apartment
- Move from family home
- Assist in placement if needed
- SD has \$2.8 million for 135 units over 6 years

Criteria for Property Eligibility

- Permanent multifamily housing (newly constructed, rehabilitated, or existing)
 - Can be owned by nonprofit or a private entity
 - Must have HOME, Housing Tax Credits, or other type of federal, state, or community financing
 - Must have at least 5 housing units
- Can assist up to 25% of the total units with 811 funding
 - Project-based – 20 year contract with 30 year use agreement

Criteria for Property Eligibility (cont'd)

- Rents limited to the local Fair Market Rent (FMR)*
 - Cannot be designed for the elderly or disabled
 - Total designated units cannot exceed 25% of the total units
 - Must meet 504 Accessibility, Fair Housing, ADA, and UPCS
 - HCBS service must be available and the local service provider must be supportive of the project
- * may be waived if certain criteria are met

Criteria for Property Eligibility (cont'd)

- Property/owner cannot have a history of noncompliance
- Cannot have 100% Section 8 or other rental assistance
- Owner must contract with service bureau if they do not already have access to TRACS/EIV

Target Population

- Must be a person with an intellectual or developmental disability and those individuals with co-occurring conditions of intellectual or developmental disabilities and mental illnesses
- Tenant must be extremely low income
 - 30% AMI or less in the county in which they reside
- There must be at least one person with a disability in the household who at the time of admission into the Program is at least 18 years of age, but less than 62 years of age

Target Population (cont'd)

- The individual with a disability must be eligible for community-based long-term services and supports
- Household members must pass background check and cannot be on the Lifetime Sex Offender list

Division of Developmental Disabilities (DDD)

- CHOICES Medicaid Waiver Services
 - 2,725 people at average annual cost of \$42,800
- Family Support 360 Medicaid Waivers Services
 - 1,400 people, mostly children, at average annual cost of \$4,500
- Community Training Services
 - 320 people at average annual cost of \$5,400
- Respite Care Services
 - 725 people with an annual stipend of \$575
- Private Intermediate Care Facility Services
 - 60 children at an average cost of \$499.77
- \$145,073,210 FY16 budget
- 5,300 people with intellectual and developmental disabilities

DDD – Services and Supports

What is a Medicaid Waiver?

- Centers for Medicare and Medicaid Services (CMS) authorization to provide Home and Community Based Services (HCBS)
- Allows use of Medicaid funding in lieu of institutional services
- Provides supports in the community for people with intellectual and developmental disabilities and others
- Waiver of institutional level of care:
 - SD Developmental Center - Redfield
 - LifeScape/Children's Care - Sioux Falls



DDD – Services and Supports

Medicaid Waiver Services

- **CHOICES services**

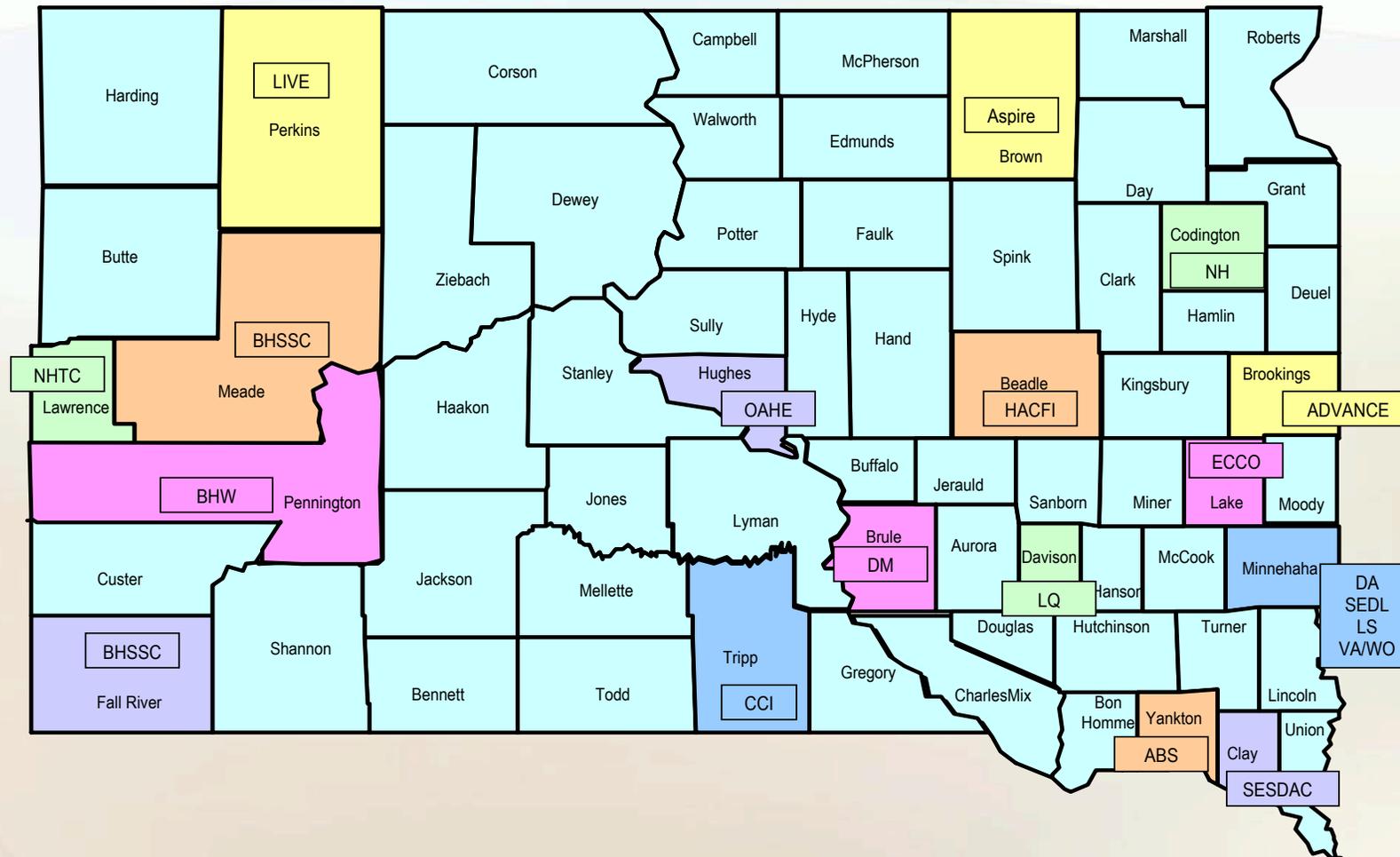
- Service coordination
- Residential supports
- Day habilitation
- Pre-vocational
- Supported employment
- Nursing
- **CHOICES does not provide funding for room and board**

- **Family Support services**

- Service coordination
- Respite care
- Companion care
- Environmental accessibility
- Specialized medical adaptive equipment and supplies
- Nutritional supplements
- **Family Support does not provide funding for room and board or residential services**

DDD – Services and Supports

- DDD Contracts with 19 Non-profit Community Support Providers



Community Support Providers

- Ability Building Services, Yankton
- ASPIRE, Aberdeen
- ADVANCE, Brookings
- Black Hills Special Services Cooperative, Sturgis
- Black Hills Works, Rapid City
- Center for Independence, Huron
- Community Connections, Inc., Winner
- DakotAbilities, Sioux Falls
- Dakota Milestones, Chamberlain
- Every Citizen Counts Organization, Madison
- LifeQuest, Mitchell
- LifeScape, Sioux Falls *
- LIVE Center, Lemmon
- New Horizons, Watertown
- Northern Hills Training Center, Spearfish
- Oahe Inc., Pierre
- Southeast Directions for Life, Sioux Falls
- Southeast SD Activities Center, Vermillion
- Volunteers of America, Sioux Falls

* (formerly South Dakota Achieve and Children's Care Hospital and School)

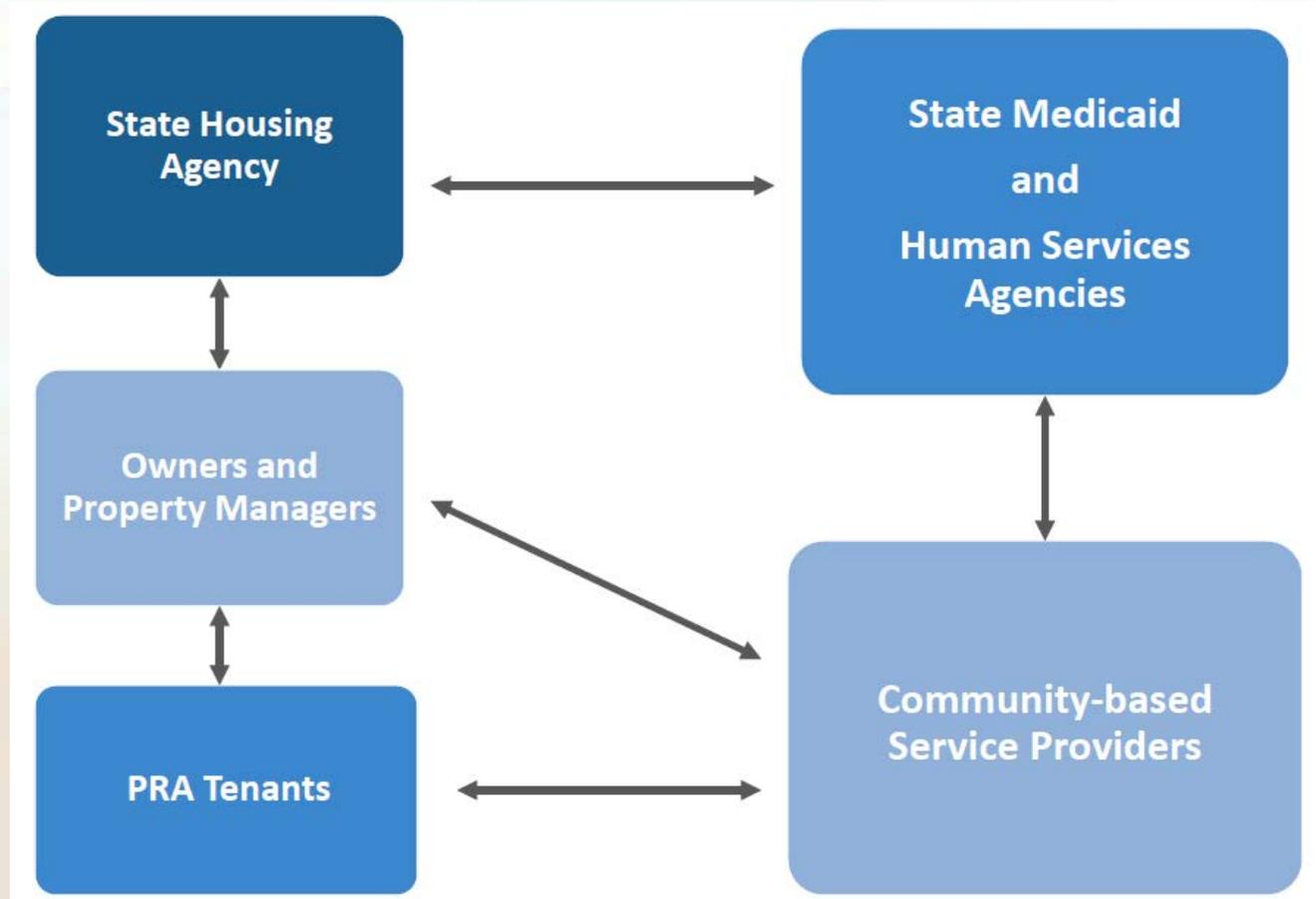
New HCBS Settings Regulations

Final Rules Effective March 17, 2014



- Integrated settings and supports full access to the benefits of community living
- Ensures individual receives supports in the community to same degree of access as individuals not receiving Medicaid HCBS
- Is selected by the individual from among setting options, including non-disability specific settings
- Specific unit/dwelling is owned, rented or occupied under legally enforceable agreement
- Same responsibilities/protections from eviction as all tenants

Program Relationships



Landlord Responsibilities

- Notify SDHDA of vacancies
- Hold vacant unit for 60 days
- File Vacancy Claim if eligible
- Submit monthly voucher for payment

Landlord Responsibilities (cont'd)

- Determine if applicant meets property requirements
 - Income
 - Tenant Selection Plan
 - Background Check
- Maintain property/unit
- Handle routine landlord/tenant concerns
- Contact Social Worker if ongoing concerns
- Contact SDHDA if problems aren't addressed

Community Support Provider Responsibilities

- Help locate suitable housing from Master List
- Assist with housing application process and lease-up
- Help resident to understand and comply with lease requirements
- Monitor resident's success on an as-needed basis
- Assist resident to obtain additional supports if necessary
- Be available for Move-In and Move-Out inspections
- Help resident report maintenance concerns
- Assist resident in relocating if necessary

SDHDA Responsibilities

- Develop Affirmative Fair Housing Marketing Plan
- Market HUD 811 Units
- Develop and monitor 811 Tenant Selection Plan
- Monitor Master List to ensure managed properly
- Monitor Program for effectiveness and efficiencies
- Oversee Process and Report to HUD
- Work with DHS to resolve problems

Dept. of Human Services Responsibilities

- Review and approve/deny applicant for eligibility for support
- Provide funding for Community Support Providers
- Assist Community Support Providers in meeting their obligations
- Assist SDHDA in resolving tenant/landlord concerns
- Assist SDHDA in determining 811 eligibility of participants

Challenges

- There are not many One Bedroom family units in HOME and Housing Tax Credit Program in South Dakota
- Program restrictions limit the ability to allow two individuals to choose to share a Two Bedroom unit
- 30 year Use Restriction viewed as negative
- Implementation Process is slow

Opportunities

- Can assist non-assisted units in non-targeted existing properties
- Can help make housing more affordable for extremely low income individuals and families
- Can stabilize income on properties with Project Based Assistance
- Can carry concept over to non-811 Units and help fill up vacancies in rural communities
- Offers individuals with disabilities a better opportunity to live independently
- Offers individuals with disabilities more housing choices

What is next?

- Meet with owners and managers throughout state
- Develop AFHMP and Tenant Selection Plan
- Develop Wait List
- Establish Web Page
- Hold community meetings to answer questions
- Do outreach to prospective applicants



Core Belief:
*All people and their families
have the right to live, love,
work, play, and pursue their
life aspirations just as others
in their community do.*

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