

What is the Section 811 Project Rental Assistance Program (811 Program)?

The goal of the 811 Program is to promote choice and control in housing decisions for people with intellectual and developmental disabilities.

Why choose 811 Program? The 811 Program funds are linked with the Medicaid waiver programs, thereby providing supports necessary for individuals to live independently. If the individual does not need the level of support to justify assistance through a Medicaid waiver, he or she will be directed to other independent living options. If the individual requires more assistance than is offered by a Medicaid waiver, resources will be provided to help find an alternative suitable housing arrangement.

Do I have to be eligible for a Medicaid waiver to participate in the 811 Program? Yes.

Who determines the level of residential support needed? Your Conflict Free Case Manager, local Support Provider, and the Department of Human Services (DHS) work together to determine the level of supports necessary for independent living and will help coordinate the services necessary to assist in that goal.

| | Resident | Landlord |
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| <p>What are the general requirements for the 811 Program?</p> <p><i>(please note there are other requirements in addition to these)</i></p> | <ul style="list-style-type: none"> • Must be at or below 30% of the Area Median Income for the area in which you live • At least one person in the household must be at least 18 years old, but less than 62 years old at the time of admission • Must have an intellectual or developmental disability | <ul style="list-style-type: none"> • Multifamily property with at least 5 units • Must be financed with HOME, Housing Tax Credits, or another type of federal, state, or community financing • Cannot be designated for elderly or disabled and can only designate up to 25% of units for 811 Program |
| How does the assistance work? | You enter into a one year lease with a participating landlord. You pay 30% of your income for rent and the landlord collects the remainder of your rent from SDHDA. You will be required to report changes to your income and recertify your income annually. | You enter into a Rental Assistance Contract (RAC) with SDHDA. Conflict Free Case Managers prescreen applicants and SDHDA makes referrals to you. You conduct your normal screening and lease up process and submit vouchers to SDHDA for the 811 Program portion of the rent. |
| Who do I contact to participate in the 811 Program? | Contact your Conflict Free Case Manager, Service Provider, or local Community Support Provider | Contact SDHDA at 605.773.3181 or beth@sdhda.org |
| How long will I be provided assistance? | Your initial lease is for one year, but may be renewed if funding is available and you remain in compliance with the lease terms. | Your initial RAC will be for 20 years subject to availability of federal funding. There is a 30 year use restriction contingent upon federal funding. |
| Who do I call if I have ongoing concerns? | Contact your landlord if you have a problem with your unit | Notify the person indicated on the 92006 Contact form, or |

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| | or have questions about your lease. If you are not satisfied with your landlord's response, visit with your Conflict Free Case Manager or Service Provider and they will assist you with your concern. If you still do not have resolution, you may contact the number provided to you for DHS. | their Conflict Free Case Manager or Service Provider. If you still do not have resolution, you may contact SDHDA. |
| Can I have a roommate? | Of primary concern is your ability to choose your housing situation. If you wish to have a roommate, we will work with you to make sure that you can have one. Different housing programs have different eligibility criteria and income thresholds, thus some programs may work better with a roommate situation than others. Please contact SDHDA to discuss your options. | |

If I don't qualify for Section 811, what other affordable housing options are available to me? You may qualify for housing assistance in one or more of the following programs:

- A unit in a project based Section 8 property either owned by a private landlord or a local Public Housing Authority;
- A property assisted by the USDA Rural Development program;
- A property financed with HOME or Housing Tax Credit assistance that allows for a lower fixed rent, but generally does not have a deep subsidy; or
- A tenant based Section 8 Housing Choice Voucher that allows a greater degree of flexibility obtained through local Public Housing Authorities in South Dakota.

Although all of these programs are similar in that they provide affordable rental housing, they each vary by the occupancy and eligibility requirements and the method by which the rents are determined. Many of these units can be located at www.SDHousingSearch.com where you can search for units by county, community, number of bedrooms, rents, accessibility features, etc.

How do I decide which is the best fit for me? The best way to determine your best fit is to consider where you want to live in relationship to services, family and friends, work, and transportation, accessibility features at the property, affordability, etc. Your Conflict Free Case Manager or a family member can help evaluate what are important to you.

There is additional information on the SDHDA website at www.sdhda.org.