A "NEW" SUPPORTED LIVING OPTION

THE 811 PROGRAM – IT MIGHT BE FOR YOU!

What is the Section 811 Project Rental Assistance Program (811 Program)?
The 811 Program is designed to provide supported living options for people with Intellectual Disabilities and Developmental Disabilities (ID/DD) or people who experience ID/DD along with a co-occurring mental illness.

Why choose 811 Program?
The purpose of this program is to increase integrated community housing options that promote a choice in where and how people live, while accessing the services and supports they need and prefer.

Who qualifies for the 811 Program?
A person must be eligible for community-based long term services and supports, or other comparable federal, state, or local programs which may include the CHOICES Home and Community Based Services (HCBS), Family Support 360 (FS), and Community Training Services (CTS).

How is the level of residential support determined?
The person, their Case Manager (CM) or Family Support Coordinator (FSC), and the local Community Support Provider (CSP) will work together to determine and coordinate the necessary supports.

Does 811 Program allow a roommate?
Yes, this may be an option as the goal is to promote supported living choices the person desires. The person will work with their Case Manager or Family Support Coordinator and South Dakota Housing Development Authority (SDHDA) to explore the best housing option for the person. Different housing programs have different eligibility criteria and income thresholds, thus some programs may work better with a roommate situation than others.

What should be considered when choosing a housing program?
There are many things to consider when determining the best housing option. The person's decision should be based on what is important to them, a vision of where and how they choose to live and necessary supports to achieve a good life at home. Other considerations include: location in relationship to family & friends; work; transportation; accessibility; affordability; and services. The Supporting Real Lives Across the Lifespan is a great resource designed to assist the person, their family, and the people who support them with things to consider when planning and making these decisions. This resource can be found on the DHS website located at http://dhs.sd.gov/dd/lifespan/.

What other affordable housing options are available?
If the person is not eligible for the community-based long term services or the 811 Program, he or she will be directed to other affordable housing options. 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.

Additional information can be found on the SDHDA website at www.sdhda.org and the DHS website at http://dhs.sd.gov/dd/.

FREQUENTLY ASKED QUESTIONS...

QUESTION	RESIDENT	LANDLORD
What are the general requirements for the 811 Program?	·Must have ID/DD; ·Meet eligibility requirements for community–based long term services, to ensure access to services/supports needed and preferred; ·Income 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; and ·Pass a background check and cannot be on the Lifetime Sex Offender Registry.	·Property must meet certain accessibility and habitability standards; ·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; ·Can only designate up to 25% of units for 811 Program; ·Cannot have a history of noncompliance with any SDHDA or other program; and ·Must contract with service bureau if do not already have access to TRACS/EIV.
How does the 811 Program housing assistance work?	·Enter into a one–year lease with a participating landlord. ·Resident pays 30% of income for rent. ·Landlord collects the remainder of the rent from SDHDA. ·Resident is required to report changes in income and recertify annually.	·Enter into a Rental Assistance Contract (RAC) with SDHDA. Service Providers prescreen applicants and SDHDA makes referrals to 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 apply for the 811 Program?	Contact your Case Manager, Family Support Coordinator, or local Community Support Provider.	Contact Tasha Jones at 605.773.3181 or tasha@sdhda.org.
How long will 811 Program assistance be provided?	The initial lease is for one year, but may be renewed if funding is available and the person remains in compliance with the lease terms.	The initial RAC will be for 20 years subject to availability of federal funding. There is a 30 year use restriction contingent upon federal funding.
What steps do I take if I have a problem or ongoing concerns regarding my home?	1.Contact the Landlord if there is a problem with the unit or questions about the lease. 2.Contact the Case Manager or Family Support Coordinator if not satisfied with the landlord's response to assist with the concern. 3.Contact the Department of Human Services (DHS) if the concern is still not resolved.	1.Notify the resident of concern. 2.Contact the person indicated on the 92006 Contact form, the Case Manager, Family Support Coordinator, or local Community Support Provider if not satisfied with the response to the concern. 3.Contact the Department of Human Services (DHS) if the concern is still not resolved.