

MANAGEMENT BULLETIN #419

Date: October 1, 2012

To: Developments in Chicago SMSA area (Cook, Will, Lake, DuPage, Grundy and McHenry counties), Peoria and Rockford

From: Tony Hernandez,
Managing Director of Asset Management Services

CC: Asset Managers

Re: Housing persons with Disabilities to provide Supportive Housing

Illinois Housing Development Authority (IHDA) is working in concert with the State of Illinois to promote community based housing opportunities for persons with disabilities as they relate to recent years Supreme Court rulings. Currently, these individuals are living in various Illinois nursing homes. Many persons desire to move and live independently using available supportive services that are designed on an individual basis to meet the needs of each individual.

Consequently, IHDA is encouraging Owners and Managers of IHDA assisted housing developments to offer housing opportunities to persons who wish to transition from nursing home care to community based independent living settings. **If you currently have vacant units that you would like to fill, we see this as a beneficial solution for these applicants and for your development.** The applicants would be assessed by a third party professional to determine their ability to live independently and assigned a "Transition Coordinator" or caseworker to assist with their housing choices and needs. The Transition Coordinator would maintain a relationship with both the resident and the landlord/manager to address any issues that arise in the tenancy of the resident. This relationship provides the Owner/Manager 24hour – seven days a week access to the Transition Coordinator to intervene as necessary on behalf of the resident.

In order to participate in this initiative, please follow the steps outlined below:

- (1) Within ten (10) calendar days of the date of this notice, please provide the following via e-mail to asset@ihda.org. 1.) a listing of any units in your development that are vacant and available for rental, and 2.) any units that are becoming available on turnover on or before November 1, 2012, by completing an Attachment A appended to this notice. The listing of vacant units will be provided to Transition Coordinators. Should a resident desire to live in your development, the Transition Coordinator will contact the person indicated in Attachment A to view the apartment and to process an application for rental of a unit.

memorandum

Please note that because the resident is paying 30% of income for rent that if market rent in the location of your development exceeds the applicable income maximum for the unit in question, you will be eligible to obtain the market rent subject to rent reasonability and the cap of the applicable HUD Fair Market Rent (FMR).

- (2) If you have not done so already, please immediately list your housing development on ILhousingsearch.org by contacting [Social Serve at 877/428-8844 \(Ext.127\)](tel:8774288844) or erin@socialserve.com. ILhousingsearch.org is a web based housing search engine available to all landlords in Illinois to list their properties for consideration by persons seeking apartments.

Should you have any questions about this process or providing housing opportunities for persons with disabilities in general, please contact your Asset Manager or Diane Smith, Asst. Director.



Attachment A

Property Name _____

Property Address _____

of Vacant Units:

Studio (0 BR) _____ 1BR _____ 2BR _____ 3BR _____ 4BR _____

Utilities included in Rent? Yes _____ No _____

Amenities: *please list*

*Note: Requested rent for unit at estimated area market rent not to exceed HUD FMR
Please note that this requested rent is subject to review and approval by the Subsidy
Administrator.*