

Statewide Referral Network

Information for Owners and Managers About Properties Supported by IHDA Resources

Illinois Housing Search Website

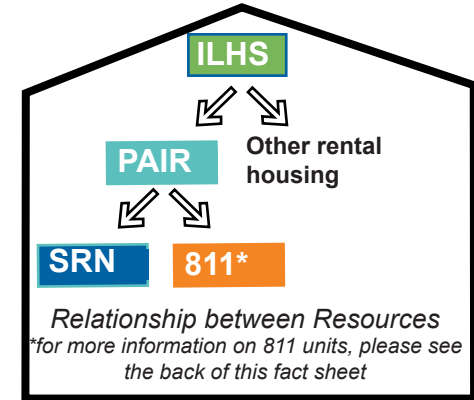
ILHousingSearch.org (ILHS) is a free housing resource to help property managers, owners, and landlords advertise rental properties throughout the State of Illinois. Some unit characteristics expressed on the site include indoor and outdoor amenities, special features, and application requirements. The website allows property managers to list units, including SRN units.

Statewide Referral Network

The Statewide Referral Network (SRN) links vulnerable populations (already connected to services) to affordable, available, supportive housing. Managed by the Statewide Housing Coordinator (SHC), the SRN receives tenant referrals from various Service Providers via the PAIR module. The SHC then verifies eligibility and sends referrals to property owners or managers for their further consideration. The SRN includes both Section 811 units and units made affordable through other funding. Eligible supportive housing populations include persons with any disability or persons experiencing or at-risk-of homelessness (according to the HEARTH act definition). All of these populations must also be persons with 30% or less of Area Median Income (AMI).

The Pre-Screening, Assessment, Intake, and Referral (PAIR) Module

The PAIR module is a waitlist management system for SRN, which includes Section 811 units. It allows for the pre-screening of individuals for eligibility through an initial questionnaire, which collects more details of those who potentially qualify for continued assessment, and provides intake onto a waiting list. The SHC, the designated manager of the waitlist, then facilitates the matching and referral of qualified applicants, to properties with SRN units. Section 811 units are only available to certain populations and have stricter requirements than other SRN units.



Your Obligations as a Property Owner or Manager

- 1. Complete** the periodic poll sent to you by Social Serve. This poll will notify the Waitlist Manager (WM) and SRN Coordinator (SRNC) at IHDA when your property is at 65% construction completion, which initiates the pre-leasing of your units in the SRN.
- 2.** Upon receiving your certificate of occupancy, **hold** the SRN unit(s) for 90 days. If the unit is not rented in 90 days, you may contact the SRNC at IHDA to discuss the possibility of a SRN waiver.
- 3. Conduct** a normal tenant application procedure while the unit is open to the SRN, and **contact** the WM when a tenant is denied and when the unit is rented, so the PAIR module may be updated.
- 4.** When the unit is going to experience turnover, **update** the WM and SRNC through the Social Serve periodic poll. **Hold** the turnover unit for 30 days, starting when the unit is ready for occupancy. If the unit is not rented in 30 days, you may contact the SRNC at IHDA to discuss the possibility of a SRN waiver.
- 5.** You **should not** directly contact Service Providers or potential tenants outside the PAIR module waiting list during this SRN process.

Questions? Contact

SocialServe | The ILHS and SRN website manager. Contact them for information on how to set up your units on the website. (877) 428-8844 | info@socialserve.com

Waitlist Manager | Contact Jeri Bond with any questions about the PAIR module. (217) 557-3095 | Jeri.Bond@illinois.gov

SRN Coordinator | Contact Paula Lewis for questions about property obligations or waiver requests. (312) 836-5289 | Plewis@ihda.org

Created by partner agencies IHDA, IDHFS, IDHS, and IDoA





Section 811 Rental Assistance Program

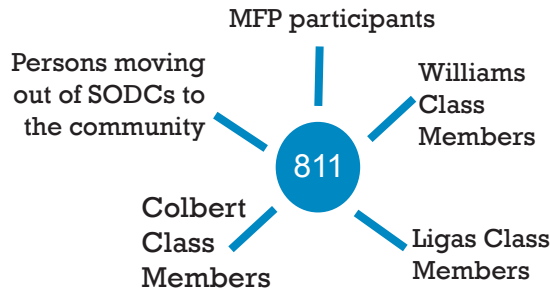
What is the Section 811 Project-Based Rental Assistance Program?

The Section 811 Project-Based Rental Assistance Program provides supportive housing for persons with disabilities, funded and monitored by the U.S. Department of Housing and Urban Development (HUD). The program assists the lowest income people with disabilities to live independently in the community, providing affordable housing linked with voluntary services and supports (e.g., Medicaid Long-Term Services and Supports or State Plan Services).

\$18 million

More than \$18 million has been awarded to the Illinois Housing Development Authority (IHDA) and its partners (the Department on Aging, the Department of Healthcare and Family Services, and the Department of Human Services) that will make about 700 affordable units available across the State.

Who is Eligible for Section 811?



Persons eligible to receive Medicaid LTSS or State Medicaid Plan Services



18 to 61 years old

at or below
30% AMI

Persons in one of the three Olmstead Class Action Lawsuits in Illinois (Williams, Colbert, and Ligas), participating in Money Follows the Person (MFP), or living in a State Operated Developmental Center (SODC) can participate. Ligas class members include Intermediate Care Facilities for Developmental Disabilities residents and those selected from the Prioritization of Urgency of Need for Services (PUNS) list for services. All persons must also be eligible to receive Medicaid Long-Term Services and Support (LTSS) or State Medicaid Plan Services, be between the ages of 18 and 61, and have an income at or below 30% of the area's median income (AMI). AMI is determined by HUD census data on a county or metropolitan area.

How Does Project-Based Rental Assistance Work?

Affordable housing properties funded by IHDA in **communities of preference** (listed in IHDA's Qualified Allocation Plan or QAP for any properties that use Low-Income Housing Tax Credits or LIHTC) for the eligible populations are asked to participate in the Section 811 program.

A portion of the units within an affordable housing development are set-aside to receive Section 811 Project-Based Rental Assistance. **No more than 25% of the development's units can be Section 811**, to ensure a mixed-income community.

Key points to remember:

- The **Rental Assistance is assigned to a unit/property**, *not* an individual. Individuals can come and go but the rental assistance stays with the units.
- The eligible **tenants pay about 30% of their gross adjusted incomes** toward the rent and the Section 811 Project-Based Rental Assistance pays the difference between what the tenant can pay and the actual rent amount.