

Statewide Referral Network

Information for Owners and Managers About Properties with SRN and 811 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, accessibility features, and application requirements. The website allows property managers to list units and update their availability.

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

The PAIR module is a waitlist management system for SRN and Section 811 units. PAIR pre-screens individuals for SRN and/or 811 eligibility and then allows persons to apply for one or both waiting lists with a three-page application. The Waiting List Manager (WLM) reviews the application and those accepted intake onto the waiting list. The WLM then facilitates the matching and referral of qualified applicants to available SRN or 811 units. Section 811 units are only available to certain populations and have stricter requirements than other SRN units.

Statewide Referral Network

The Statewide Referral Network (SRN) links vulnerable populations (already connected to services) to affordable, available, supportive housing. IHDA requires developers to have 5%-10% of their units put in the SRN. Financed for 30% AMI households, SRN units are designed to serve persons in need of permanent supportive housing. Eligible 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).

Your Obligations as a Property Owner or Manager

- 1. Complete the periodic poll** sent every month to you by Emphasys. When you are at 65% construction completion, have your Certificate of Occupancy, or when you have a unit turning over in the near future, mark this in the poll.
- There may be a 2-3 day delay between submitting your availability in the poll and the Waitlist Manager being able to view your units on the waiting list. It also takes time to notify eligible applicants in order to send you referrals. **Be patient during this process.**
- Once **new SRN units** are listed as available on the waitlist via your poll response, you must hold them **open to SRN referrals only for 90 days**. Section 811 unit(s) only need to be held **open for 811 referrals only for 60 days**. If the unit is not rented in 90 or 60 days, respectfully, you may contact the Waitlist Manager to discuss the possibility of an SRN waiver.
- 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. Always include a copy of the executed lease agreement in your correspondence.
- Continue to fill out the periodic poll every month.** When you have a turnover unit, mark it as available in the poll with the date it will be ready for occupancy. **Hold the turnover SRN or 811 unit for 30 days**. If the unit is not rented in 30 days, you may contact the WM about a waiver.
- Do not directly contact Service Providers or potential tenants outside the PAIR module waiting list during this SRN process.**

Questions? Contact

Emphasys

Contact the website administrator with listing or unit information related questions.
(866)-973-3147 |
polling@emphasys-software.com

Waitlist Manager

Contact IDHS with referral related concerns. **(217) 557-3095**
DHS.ILPAIRWaitlist@illinois.gov

IHDA

Contact Sharde Hondras or Paula Lewis for questions about property obligations or waiver requests.
(872) 271-8142 | SHondras@ihda.org
(872) 271-8177 | PLewis@ihda.org



Section 811 Rental Assistance Program

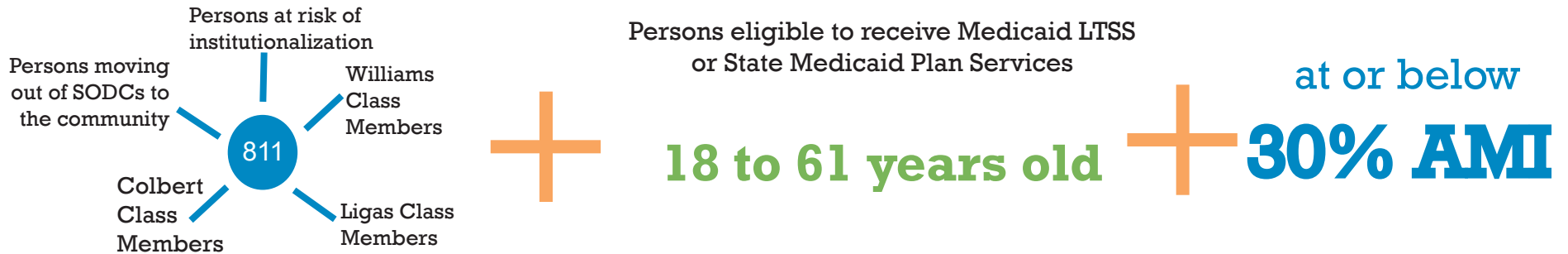
What is the Section 811 Project-Based Rental Assistance Program?

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 500 affordable units available across the State.

Who is Eligible for Section 811?



Persons in one of the three Olmstead Class Action Lawsuits in Illinois (Williams, Colbert, and Ligas), living with a disability and at risk of placement in Long-term care, 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 located in communities with **sufficient Section 811 waitlist demand** that are willing to participate in the program may receive a scoring incentive during the application process (detailed in IHDA's Qualified Allocation Plan or QAP for properties that use Low-Income Housing Tax Credits or LIHTC).

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.