



Section 811 Rental Assistance Program

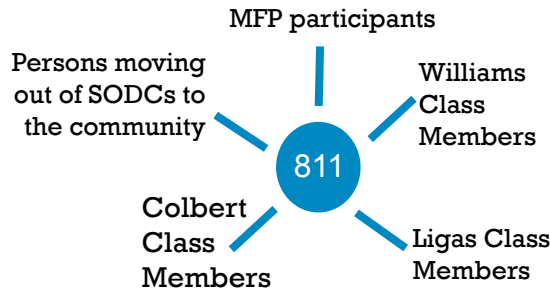
What is the Section 811 Project-Based Rental Assistance Program?

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).

\$18million

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



≤ 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.

For more information about the Section 811 program useful to ****BLANK****, please turn over.