

**United States Department of
Housing and Urban Development
Sioux Falls SD Field Office**

4301 West 57th Street
Suite 101

Sioux Falls, South
Dakota 57108

605-330-4223

www.hud.gov/southdakota

Rental Assistance

- Rental assistance is based on income
- Tenants pay 30% of adjusted income for rent
- There are certain deductions in income for Individuals age 62 or disabled
 - Medical expenses paid out of pocket
 - Annual set deduction

Rental Assistance Programs

- **Housing Choice Vouchers:** Often time referred to as Section 8.
- **Public Housing:** The low-rent housing units under this program are owned and managed by a local public housing authority (PHA).
- **Project Based Assistance:** This type of rental assistance is tied to the project.
- **Tribal Housing:** HUD provides Tribal Housing Authorities funds for maintaining and increasing their housing stock.

Rental Assistance Programs

- Housing Choice Voucher (HCV)
 - Administered through a Public Housing Authority (PHA)
 - Assistance is tied to the family
 - Portable
 - Not every county in SD has access
 - Not all PHA's administer HCV
 - PHA's can adopt preferences

Housing Choice Voucher Cont.

- Recipient is issued a voucher according to their family size
- Recipient is responsible for finding a unit applicable to their situation
- Recipients in some communities have a hard time finding available units
 - Housing providers not wanting to participate in the program
 - Housing units not meeting housing quality standards

Rental Assistance Programs

- Public Housing
 - Owned and operated by a Public Housing Authority
 - Assistance is tied to the building
- Project Based Housing
 - Owned by an individual, for-profit or non-profit entity
 - Assistance is tied to the building
- USDA Rural Development
 - Rental assistance programs like HUD's project-based properties. Only available in rural communities.

Subsidized Housing Availability

- Waiting time depends on locality
- Each PHA and Housing property maintains their own waiting list
- Examples
 - Sioux Falls: 2 – 3 year wait list
 - Pennington Co.: 1 ½ - 3 year wait list
 - Huron: 1 – 3 month wait list
 - Aberdeen: 3 – 6 month wait list
 - Meade Co: 6 – 12 month wait list

HUD Rental Assistance Funding in South Dakota

- Project based housing
 - 5,300 units - \$25 million annually
- Housing Choice Vouchers
 - 6,500 vouchers - \$36 million annually
- Public Housing
 - 1,600 units - \$4 million annually
- Tribal Housing
 - 9 Tribes - \$40 million annually

Barriers to Housing

- Limited Supply
- Credit
- Previous landlord challenges
- Evictions
- Criminal History
- Sex offender registrants

Criminal History

- Statutorily mandated prohibitions of admission to federal housing programs
 - Lifetime sex offender registrant
 - Methamphetamine production in federally assisted housing
 - Within 3 years of federally assisted housing eviction for drug-related crime
 - Currently engaged in illegal drug use or threatening activity

Use of Criminal Records by Housing Providers

- New guidance, April 2016
- A blanket policy prohibiting anyone with a criminal record may be discriminatory
- Persons denied housing can appeal
- If denied due to criminal act, the applicant can provide documentation showing the applicant has bettered themselves

Homeless Programs

- Historically HUD provides an average of \$1.7 million annually through the state Continuum of Care (CoC)
 - Shelter Plus Care
 - Rapid Rehousing
 - Permanent Supportive Housing (Cedar Village)
 - Emergency Solutions Grant (ESG)
- HUD-VASH – Veterans Affairs Supportive Housing

Housing Development

- HUD Programs
 - HOME Investment Partnership Program
 - Community Development Block Grant (CDBG)
 - Indian Community Development Block Grant (ICDBG)
 - National Housing Trust Fund
- IRS – Low Income Housing Tax Credit (LIHTC)
- State – Housing Opportunity Fund (HOF)

Solutions

- Education – Education – Education
 - Tenant
 - HUD approved Housing Counseling Agency
 - Housing provider
 - Fair Housing
 - Property Management Licensing
 - Part of the 40-hour class include a component on working with individuals with mental health challenges
 - NAMI
 - South Dakota Multi-housing Association

Solutions

- Sex Offender Registry
 - Can lower level offenders be dropped from the registry
- Housing Opportunity Fund
 - Dedicated funding source

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