

## HUD TSP Addendum

This Project is subject to a Housing Assistance Payments contract and therefore bound by the program's statutory, regulatory, and other requirements ("HAP Program Requirements"). Nothing in this addendum is intended to supersede the HAP Program Requirements. Should any conflict arise between the terms of this addendum and the HAP Program Requirements, the HAP Program Requirements shall control. This addendum is intended to comply with the HAP Program Requirements at [24 C.F.R. 5.655](#) and [Housing Notice H 2013-21](#).

This addendum to the Tenant Selection Plan applies to units under contract with the Illinois Housing Development Authority (IHDA) that are referred through the Statewide Referral Network (SRN).

The Statewide Referral Network, or SRN, is a referral network organized by the Illinois Housing Development Authority, the Illinois Department of Human Services, the Illinois Department of Healthcare and Family Services, and the Illinois Department on Aging that was created to allow social service providers to refer clients to housing units specially created for persons at or below 30% of the AMI who are either homeless, at risk of homelessness, or a person with one or more disabilities; or any successor referral network that includes all SRN units.

### Definitions:

"Area Median Gross Income" or "AMI" means the median gross income for a household living in the area in which the Project is located, including adjustment for family size.

"At Risk of Homelessness" Shall mean an individual or family that has income below thirty percent (30%) of the median income for the geographic area, has insufficient resources immediately available to attain housing stability and has moved frequently because of economic reasons.

"Eligible SRN Applicants" Shall mean households earning at or below thirty percent (30%) of the AMI and that have any form of disability, including, but not limited to, physical disability, developmental disability, mental illness, co-occurring mental illness, and substance use disorder and HIV/AIDS, or that are homeless persons or persons determined to be at risk of homelessness.

“Homeless, Homeless Individual, and Homeless Person” Shall mean (1) an individual or family who lacks a fixed, regular, and adequate nighttime residence; (2) an individual or family with a primary nighttime residence that is a public or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; (3) an individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local governments programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing); (4) an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided; (5) an individual or family who will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels not paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, (6) unaccompanied youth and homeless families with children and youth defined as homeless under other Federal statutes.

“Supportive Housing Populations” Shall mean households headed by persons with disabilities and households that are homeless or at risk of homelessness who need access to supportive services to maintain housing.

“SRN Unit” means units in the Project that are targeted for households earning at or below thirty percent (30%) of the AMI and that have any form of disability, including, but not limited to, physical disability, developmental disability, mental illness, co-occurring mental illness and substance use disorder and HIV/AIDS, or that are homeless persons or persons determined to be at risk of homelessness. (SRN units may have previously been referred to as “targeted units”).

“Statewide Housing Coordinator” Shall mean an employee that works for DHS and can serve as a liaison between housing and service agencies, as specified in the Statewide Referral Network Intergovernmental Agreement, or their successor or designee.

Eligible SRN applicants will be referred to the property for the SRN units by IHDA in coordination with the Statewide Housing Coordinator, as outlined in the Inter-Agency Partnership Agreement and the Statewide Referral Network Agreement.

This Project is adding a preference to its HUD-assisted housing programs pursuant to the three (3) Olmstead Class Action Lawsuits in Illinois (Williams, Colbert, and Ligas) to establish a preference for those who are eligible SRN applicants. This preference will include the following:

- It will become effective when approved by IHDA.

- The current waiting list for the Project will be maintained consistent with HUD 4350.3 guidelines and the property's Affirmative Fair Housing Marketing Plan (AFHMP).
- Current persons on the waitlist will be notified of the additional preference and how they may apply for the preference and will be granted a first right to an available unit under the preference should they meet the definition of an eligible SRN applicant. Notice to the waiting list will be done by mail thirty (30) days before the adoption of the preference.
- Upon unit turnover one in every 4 vacancies will be offered to an eligible SRN applicant who is (1) currently on the waitlist (as described above) or (2) referred to the respective property by an organization that coordinates with or represents agencies that provide direct community-based services to persons with disabilities and/or persons experiencing, or who may be at risk of homelessness, and seeks to expand and support affordable housing opportunities for households in need of supportive housing services in their community.
- Once tenancy by eligible SRN applicants reaches 100%, referrals will no longer be accepted. At that point, when tenancy by any eligible SRN applicants ends, referrals will be offered by the Statewide Housing Coordinator and the vacancy will be offered to an eligible SRN applicant.
- Referrals for available units will be accepted from the Statewide Referral Network and its Statewide Housing Coordinator pursuant to Paragraph V(d) of HUD Notice 2013-21. All applicants must comply with current requirements for applicants at the specific property, including income, age, and criminal/credit screening. Applicants who are denied will be provided with the basis of the denial in writing and offered the opportunity to establish if they are eligible for a reasonable accommodation under the Fair Housing Act.
- If after thirty (30) days from the date a turnover unit becomes vacant, an appropriate candidate is not identified, then the property will utilize its standing waiting list to fill the vacancy.
- This preference can be amended as needed and/or removed with proper notification of such to all affected parties, after written approval by HUD.

As the representative on behalf of \_\_\_\_\_ (Project), I  
hereby acknowledge adherence to the guidelines in the HUD TSP Addendum.

\_\_\_\_\_  
Signature of Owner/Management Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of IHDA Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name