



DEPARTMENT OF SOCIAL SERVICES

DIVISION OF MEDICAL SERVICES

700 GOVERNORS DRIVE

PIERRE, SD 57501-2291

WEB: HomeAgain.SD.Gov

These Special Terms and Conditions (STCs) apply to the award of grant funding for the purchase and renovation of properties to through the DakotaPlex program ensure compliance with the Americans with Disabilities Act (ADA) and to meet the specific needs outlined by the South Dakota Housing Development Authority (SDHDA) and South Dakota Department of Social Services (DSS). These signed STCs must be attached to the DakotaPlex application for consideration of grant funding.

1. **ADA Compliance Requirements**
 - 1.1. **ADA Grab Bars:** Purchaser must agree to install ADA-compliant grab bars in all bathrooms within the property. These grab bars must meet the specifications outlined in the ADA Standards for Accessible Design.
 - 1.2. **Walk-In Tub:** Purchaser must ensure that at least one bathroom within the property is equipped with a walk-in tub that meets ADA compliance standards.
 - 1.3. **ADA Compliant Doors:** All doors within the property must be ADA compliant, ensuring accessibility for individuals with disabilities. This includes but is not limited to door width, handles, and threshold design.
 - 1.4. **Purchase Order Requirements:** The above-listed items (ADA grab bars, walk-in tub, ADA-compliant doors) must be included in the purchase order from the South Dakota Housing Development Authority (SDHDA).
 - 1.5. **ADA Compliant Ramp**
 - 1.5.1. **Ramp Installation:** The purchaser must agree to install an ADA-compliant ramp into the home.
2. **Information Sharing Agreement**
 - 2.1. **Disclosure of Information:** Purchaser must agree to share their name and contact information with the South Dakota Department of Social Services (DSS) for the purposes of monitoring, support, and compliance with the grant conditions.
3. **Applicant Preference and Fair Housing Compliance**
 - 3.1. **Preference Order for Applicants:** Purchaser must agree to give preference for a minimum of ten (10) years after beginning tenancy in the unit to the following applicants in the order listed below. Purchasers must also maintain compliance with all fair housing standards and regulations for a minimum of ten (10) years after beginning tenancy in the unit. To verify participation in the Home Again Program or a Medicaid Home and Community Based Services waiver purchasers may require applicants to include a letter verifying eligibility from the Medicaid Home Again program (South Dakota Department of Social Services) or Home and Community Based Services (HCBS) waiver manager (South Dakota Department of Human Services).
 - 3.1.1. **Home Again Program Participants:** Applicants participating in the Medicaid Home Again program.
 - 3.1.2. **Medicaid Home and Community Based Services (HCBS) Recipients:** Applicants who are recipients of Medicaid Home and Community Based Services.
 - 3.1.3. **In-Home Nurse:** Applicants who are nurses who provide in-home services within the community where the housing is located.
 - 3.1.4. **All Other Applicants:** Any remaining applicants, ensuring that the selection process is in line with fair housing standards.
 - 3.2. **Sale of Property**
 - 3.2.1. **Sale of Property:** Purchaser must agree to include the requirements of the STCs in the sale of any funded units if sold within ten (10) years of the beginning of unit tenancy. Notification of the sale and the new owners contact information must be submitted to the Medicaid Home Again program via email to homeagain@state.sd.us.
4. **Compliance and Enforcement**
 - 4.1. **Inspection and Verification:** Purchaser must allow for periodic inspections by representatives of SDHDA and DSS to verify compliance with the terms and conditions outlined in this document.
 - 4.2. **Non-Compliance:** Failure to comply with these Special Terms and Conditions may result in the forfeiture of grant funding and potential legal action to recover funds or enforce compliance.
5. **Acceptance of Terms**
 - 5.1. **By accepting the grant funding, the purchaser acknowledges and agrees to comply with these Special Terms and Conditions, ensuring that all requirements are met in full.**

Signature of applicant: _____

Date: _____