

Section 811 Project Rental Assistance Demonstration (PRA Demo)

Securing New Housing Opportunities through the Federal
Section 811 Program

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Audio can be accessed through the following conference line

Conference Line: 1-866-266-3378

Passcode: 8224620012



Agenda

- Presentation (60 minutes)
 1. NOFA Context
 2. Section 811 PRA Demo Highlights
 3. How CCD Members Can Participate
- Questions (30 minutes)
- Participants' phone connections are automatically muted due to the high number of callers
- Materials
 - PowerPoint Slides –
 - Available now at <http://811resourcecenter.tacinc.org/>

Submitting Questions During and After the Webinar

- We will be accepting and answering some questions today through the Private Chat feature of the webinar software.
- Questions can also be submitted to TAC via email at gschaak@tacinc.org and to HUD at PRADemoapplications@hud.gov

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Attendees

Trainings@tacinc.org

Session Details

Session Name: Practice Session: Section 811 Project Rental Assistance (PRA) Demonstration NOFA: Expanding Integrated Housing for Person with Disabilities in your State
Leader: Gina Schaak

Step 1: Click on the Private tab of the Chat box in the lower left corner of your screen.

Feedback

Chat

Public Private

Leaders & Assistants
Trainings@tacinc.org

Double-click the Leader or Assistants to chat privately.

Step 2: Double-Click on the Leaders & Assistants text to open a new tab.

TAC

NOFA Context

Context: States

- States are increasingly challenged to:
 - Reduce reliance on expensive institutional care
 - Assure compliance with the U.S. Supreme Court's *Olmstead* decision
 - Prevent and end homelessness among people with disabilities
- Section 811 Program can help meet this challenge by:
 - Providing community living opportunities for people with disabilities
 - Expanding integrated permanent supportive housing options
 - Engaging the development community in providing units for people with disabilities in mainstream affordable housing
 - Initiating and supporting state-level cross system collaborations

“Old” Section 811 Program

- Through community-based non-profit sponsors, created group homes and independent apartment complexes solely for people with disabilities.
- 30,000 units created between 1992-2010
- Approach: One project at a time through direct capital grants linked with on-going operating subsidy
- During recent years, only created 600 units per year
- Section 811 needed to be modernized and improved to survive

Melville Act of 2010

- Reformed and revitalized the Section 811 program
- Authorized a new “stand alone” Section 811 Project Rental Assistance (PRA) option targeted to State Housing Agencies
- Requires a formal Interagency Partnership between the State Housing Agency and the State Health and Human Services/Medicaid agencies
- PRA can systematically create highly integrated supportive housing in State Housing Agency-financed affordable housing properties that provide rental housing to the general population
- Highly cost effective and systematic state-level supportive housing approach
- Supportive services must be voluntary.

Supportive Housing Partnership

Critical Element	Source	Examples
Capital	<ul style="list-style-type: none">• HFA• State or local govt.• Private foundation	<ul style="list-style-type: none">• Low Income Housing Tax Credits• Bonds/Trust Funds• HOME• Foundation funds
Operating Subsidy	<ul style="list-style-type: none">• HUD	<ul style="list-style-type: none">• Section 811 PRA
Support Services	<ul style="list-style-type: none">• State Medicaid Agency• State Human Services Agency	<ul style="list-style-type: none">• Money Follows Person• Home and Community Based Waiver Services• State services funds• Rehab Option

Federal Policy Context

- Current Federal policy context is supportive
 - *Olmstead*
 - HUD-HHS Partnership
 - Affordable Care Act
 - Preventing and Ending Homelessness
- Funding available for services/supports (e.g., Money Follows the Person, Medicaid waiver and optional services, comparable state-funded long-term care services, etc.)
- HUD has created FY 2012 Section 811 PRA Demonstration Program targeted to States to address these needs and link to these services/supports

PRA Demo Highlights

New Section 811 Project Rental Assistance (PRA) Demonstration

- New project-based rental assistance approach
- Helps states systematically and efficiently create integrated and highly cost-effective supportive housing units
- Requires structured state-level partnership linking affordable housing with community-based services and supports
 - Services are elective not mandatory for tenant
- Offers people with significant disabilities the opportunity to live in high quality rental housing alongside other tenants who do not have disabilities

NOFA Timeline

- NOFA released May 15, 2012
- Applications due July 31, 2012 11:59 p.m.
- Submit through www.grants.gov
- \$85 million available for new units
- Estimated 2,800 units nationally
- 9-16 awards
- Initial award for 5 years with 1 year renewals
- \$2 million minimum and \$12 million maximum
- http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavail/nofa12/sec811PRAdemo

Who Can Apply?

Eligible Applicants:

- Agency currently allocating Low Income Housing Tax Credits (LIHTC)
- Any state housing or community development agency allocating and overseeing assistance under the HOME Investment Partnership (HOME) or a similar federal or state program
- State, regional, or local housing agency or agencies
- Partnership or collaboration of state housing agencies and/or state and local/regional housing agencies

Eligible Applicants

- Only one Eligible Applicant per state is eligible to receive funding
- State Health and Human Services/Medicaid agency can only be included in one application for Section 811 PRA Demo funds
- If the State Health and Human Services/Medicaid agency is included in multiple applications from one state, none will be considered by HUD

Eligible Activities

Section 811 PRA Demo Funds can be used for:

- Project-based rental assistance in eligible multi-family properties
- Administrative Costs
 - No more than 5% of total

Eligible Properties

- Any new or existing multifamily property owned by a nonprofit or private entity with at least 5 housing units
- Housing assisted with Section 811 PRA Demo funds must have a minimum 30 year use restriction for extremely low-income persons with disabilities
- Units must be dispersed throughout the property and cannot be segregated on one floor or in one area of a building
- Owners may designate certain unit types (e.g., accessible unit, 1 bedroom units, etc.) rather than designating specific units (e.g., Unit 101, Unit 102, etc.)
- Units may be both accessible and/or non-accessible

25% Limitation

- No more than 25% of the total units in Eligible Multifamily Properties can:
 - (1) be provided Section 811 PRA Demo funds;
 - (2) be used for supportive housing for persons with disabilities; or
 - (3) have any occupancy preference for persons with disabilities
- 25% is a maximum; states can choose to place fewer PRA Demo units in an Eligible Property (e.g., State can set a 10% or 15% maximum)

PRA Demo Operations

- Eligible tenants can be selected in accordance with state approved tenant selection policies, criteria and federal non-discrimination laws
- Tenant's rent contribution cannot exceed 30% of adjusted income
- Initial lease between the tenant and the owner must be not less than one year

Eligible Tenants

- Extremely low-income (i.e., 30% of AMI or below);
- Disabled as defined in NOFA;
- Household must include at least one individual with a disability who is 18 years of age or older and less than 62 years of age at the time of admission into the property; and
- This person must also be eligible for community-based, long-term care services as provided through Medicaid waivers, Medicaid state plan options, state funded services or other appropriate services related to their disability.

Inter-Agency Partnership Agreement

- Threshold requirement
- Must include the Eligible Applicant and the state agency that is charged with administering State Health and Human Services programs and policies and the State's Medicaid program; both if two different agencies

Inter-Agency Partnership Agreement

The Agreement must include:

- A detailed description of the target population(s) to be served;
- Methods of outreach and referral to PRA Demo units; and
- A commitment to make appropriate services available for PRA Demo residents

Getting Involved

What States Are Doing Now

- Inter-Agency Partnership Agreement
 - Identifying target population(s)
 - Identifying available support services
 - Identifying/developing infrastructure for outreach and referral
- NOFA Response
 - Determining number of units in application
 - Determining whether any geographic limitations

How CCD Members Can Participate

- Is your state applying?
 - State Housing/Finance Agency
 - State Human Services Agency
 - State Medicaid Agency
- Do the target populations meet state priorities?
 - Olmstead
- Will the necessary support services be made available?
- Will the proposed infrastructure be able to identify tenant issues and address these to better ensure housing retention?

How CCD Members Can Participate

- Service providers play critical role in outreach
 - Ensure your staff are aware of the program, able to assist with referrals
- Possible partner in strategy to bring developers on board, assuage developer concerns
- Advocate for Section 811 PRA funding in FY13 Budget

Additional Resources

- <http://811resourcecenter.tacinc.org/>
 - Webinar audio and slides posted on website
- http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section811ptl

QUESTIONS

Thank you for joining us today!

Applications due July 31, 2012 11:59 p.m.

Questions be submitted to TAC via email at
gschaak@tacinc.org and to HUD at
PRADemoapplications@hud.gov