



# Section 811 Project-Based Rental Assistance (PRA) Program

Office of Multifamily Housing Programs  
U.S. Department of Housing and Urban Development

# Section 811 PRA Program

- Created under Melville Act of 2010 to accelerate development of affordable integrated housing options for these vulnerable populations.
- Provides integrated, permanent supportive housing for non-elderly persons with disabilities through a state level housing and services partnership.
- Target populations = people living on the streets or in shelters, people living in institutions, states with settlement agreements.

# PRA Program Goals/Outcomes

- Creating partnerships between state housing and health and human services agencies.
- Discovering replicable, innovative, systemic approaches to providing housing with services.
- Identifying innovative and replicable ways of using and leveraging PRA Demo funds.
- Substantially increasing rental housing units for persons with disabilities by integrating Section 811 PRA Demo assisted units within existing, new, or rehabilitated multifamily.
- Creating more efficient and effective uses of housing and health care resources.

# Supportive Housing Partnerships

Critical Element	Source	Examples
<b>Capital</b>	<ul style="list-style-type: none"> <li>• HFA</li> <li>• State or local govt.</li> <li>• Private foundation</li> </ul>	<ul style="list-style-type: none"> <li>• Low Income Housing Tax Credit</li> <li>• HOME</li> <li>• CDBG</li> <li>• Foundation funds</li> </ul>
<b>Operating Subsidy</b>	<ul style="list-style-type: none"> <li>• HUD</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Section 811 PRA</b></li> <li>• Section Project Based Vouchers (PBV)</li> </ul>
<b>Support Services</b>	<ul style="list-style-type: none"> <li>• State Medicaid Agency</li> <li>• State Human Services Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Money Follows Person Demonstration Program</li> <li>• Home and Community Based Waiver Services</li> <li>• State Plan Services</li> <li>• Rehab Option</li> </ul>

## PRA Program

- Program design results in units for persons with disabilities integrated in multifamily developments
- No more than 25% of the units can be PRA or otherwise designated for people with disabilities
- Units to be dispersed throughout development
- Tenants pay up to 30% of income (minus certain allowable expenses) for rent including utilities
- Services must be made available to tenants but use of services by tenants is strictly voluntary

## Section 811 PRA Program

- Congress funded new PRA units in FY12, FY13, FY14.
- FY12 PRA Demonstration = \$98 million awarded to 12 Grantees with estimated 3,000 units.
- FY13/14 NOFA = \$150 million awarded to 24 Grantees with estimated 4,500 units.

## FY 12 + FY 13 Funded States

Alaska	Georgia	Michigan	Ohio
Arizona	Illinois	Minnesota	Oregon
California	Kentucky	Montana	Pennsylvania
Colorado	Louisiana	New Hampshire	Rhode Island
Connecticut	Maine	New Jersey	South Dakota
Delaware	Maryland	New Mexico	Texas
District of Columbia	Massachusetts	Nevada	Washington
			Wisconsin

# Program Status

FY12 Grantees Status as of 9/30/16:

- Over 230 tenants.
  - 44% came from institutions or were at risk of institutionalization.
  - 40% were homeless or at risk of homelessness.
- Stable tenure - only 8% tenants exited.





# LOUISIANA PRA PROGRAM

# FY12 Award to Louisiana

- HUD awarded Louisiana Housing Corporation (LHC) \$8,254,097 to create 200 PRA units
- Focus on Central and Northern Louisiana including Shreveport, Monroe and Alexandria
- Builds on Louisiana's 3,000 unit permanent supportive housing program developed post-Katrina



# Louisiana Partnership

- Louisiana Housing Corporation (LHC) and Louisiana Department of Health (LDH)
- Interagency Partnership Agreement
  - Roles and responsibilities
  - Outreach, referral, target population, support services
  - 20 year agreement
- Executive Management Council (EMC)
  - LDH Deputy Secretary, LDH Program Office Assistant Secretaries, the State Medicaid Director, the LDH PSH Director and the LHC Housing Authority Administrator
  - Meets on a regular basis (at least quarterly) to assist in the implementation, management and monitoring for the PSH program

# Process Mapping

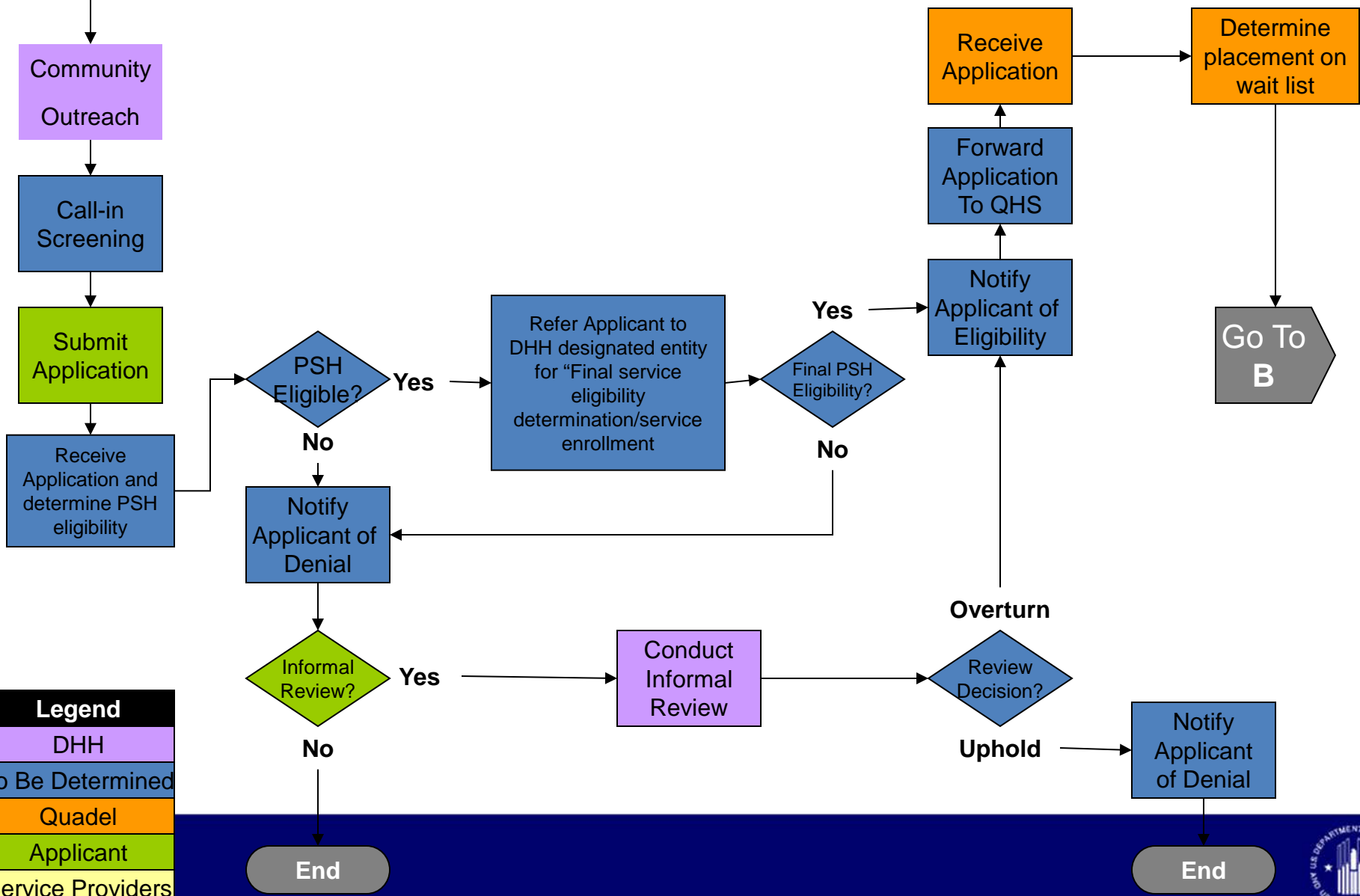
STEPS IN LEASE UP PROCESS	WHO IS RESPONSIBLE	COMMENTS
1. Affirmative Marketing	<ul style="list-style-type: none"> <li>• Longstanding monthly outreach call with LDH and staff from various waiver offices and CoCs</li> <li>• LDH reaches out the CoCs and service providers</li> </ul>	
2. Client submits application.	Applications submitted to LDH PSH office.	
3. Client is approved and added to appropriate waiting list.	If client is ineligible, sent a letter. Can request an appeal. LDH responds within 10 days.	
4. Property notifies LDH that unit will soon be available.	Manager used email distribution list: Angela, Laura, Nicole, Winona to notify of available unit	
5. Client is system selected and referred to provider. . Provider has 48 hours to contact client and accept or deny referral.	LDH reviews whether there are already clients system selected for this location and size unit. If not, LDH does system selection. Select three clients per available unit.	



Start



# Application, Selection, and Leasing Process



## Legend

DHH

To Be Determined

Quadel

Applicant

Service Providers



# Target Population

- PRA eligibility requirements
  - Ages 18-62
  - Extremely low-income (30% of AMI)
  - Have a disability as per statute
  - Service eligibility at time of admission
- Preferences
  - Institutionalized or at risk
  - Homeless or at risk
  - Impacted by hurricane
  - Youth aging out of foster care

# Applicant/Tenant Data Points as of 9/30/16

- 585 applicants (188 PD, 299 SMI, 98 I/DD)
- 43 tenants in eight different properties
- Only one tenant exited during the last year
- Challenges housing persons coming from institutions
- Services are generally Medicaid funded
  - At least one certified provider in each location



# Program Status

- LHC has identified the 200 PRA units
- Permanent supportive housing was incentivized in LHC's Low Income Housing Tax Credit Program (LIHTC)
- As of 9/30/16, 43 leased PRA units
- Waiting for turnover at many properties

# Louisiana PRA Tenant



“Before coming to Easter Seals, I was living in my car for 4 months this was after having a falling out with my family. Homeless and looking for a place to live I went to an apartment complex and was told that they didn’t have any vacancies however; there was a program that they had just learned about which came to be 811 PSH [PRA]. Not long after that conversation with the apartment manager I got a call from Easter Seals telling me “we are going to take care of you”. It seems like only a week went and they called me and they had a place for me. Because of the opportunity that was given to me I have stability in my life. I was able to be there for my daughter who was born with cerebral palsy. She had got into a bad relationship and reach out to me and I was able to be there for her. She is also able to get the help she needs because of 811 PSH and Easter Seals. I have been very blessed with some wonderful and supportive people through 811 PSH and Easter Seals. These are two wonderful programs that gave me a new start at life. I’m proof that no matter what if you don’t give up there is hope.”



# Contact Information

Katina Washington

U.S. Department of Housing and Community Development

202-402-2651

[Katina.X.Washington@hud.gov](mailto:Katina.X.Washington@hud.gov)

Lisa Sloane

Technical Assistance Collaborative

413-243-9999

[lsloane@tacinc.org](mailto:lsloane@tacinc.org)