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

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<th>Critical Element</th>
<th>Source</th>
<th>Examples</th>
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<td><strong>Capital</strong></td>
<td>• HFA</td>
<td>• Low Income Housing Tax Credit</td>
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<td></td>
<td>• State or local govt.</td>
<td>• HOME</td>
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<td></td>
<td>• Private foundation</td>
<td>• CDBG</td>
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<td>• Foundation funds</td>
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<td><strong>Operating Subsidy</strong></td>
<td>• HUD</td>
<td><strong>Section 811 PRA</strong></td>
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<td>• Section Project Based Vouchers (PBV)</td>
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<td><strong>Support Services</strong></td>
<td>• State Medicaid Agency</td>
<td>• Money Follows Person Demonstration Program</td>
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<td>• State Human Services</td>
<td>• Home and Community Based Waiver Services</td>
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<td>Agency</td>
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<td>• Rehab Option</td>
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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.
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<th>FY 12 + FY 13 Funded States</th>
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<td>California</td>
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<td>Colorado</td>
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<td>Connecticut</td>
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<td>Delaware</td>
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<td>District of Columbia</td>
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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
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<th>STEPS IN LEASE UP PROCESS</th>
<th>WHO IS RESPONSIBLE</th>
<th>COMMENTS</th>
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| 1. Affirmative Marketing                                          | • Longstanding monthly outreach call with LDH and staff from various waiver offices and CoCs  
• LDH reaches out the CoCs and service providers                 |          |
| 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

Community Outreach

Call-in Screening

Submit Application

Receive Application and determine PSH eligibility

PSH Eligible?

Yes → Refer Applicant to DHH designated entity for “Final service eligibility determination/service enrollment"

No → Notify Applicant of Denial

Informal Review?

Yes → Conduct Informal Review

No → Overturn

Final PSH Eligibility?

Yes → Notify Applicant of Eligibility

No → Notify Applicant of Denial

Forward Application To QHS

Determine placement on wait list

Go To B

End

Legend

DHH
To Be Determined
Quadel
Applicant
Service Providers

Application, Selection, and Leasing Process
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
“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

Lisa Sloane
Technical Assistance Collaborative
413-243-9999
Isloane@tacinc.org