

Section 811 Project Rental Assistance Program

811 PRA Overview



A few housekeeping items...

- All participant lines are muted.
- There will be a Q&A session at the end of this webinar. You may submit questions in the 'Question' box throughout the webinar, or you may raise your hand during the Q&A and we will unmute your line.
- If you would like to print out the webinar slides for note-taking during this session, please find them in PDF format under the 'Handouts' drop down menu.



Today's Agenda

- Introduce Training Series
- How does it work?
- PRA States
- Partnership Collaboration
- Basic Roles and Responsibilities
- Key Documents
- Technical Assistance



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New Staff Training Series



Training Series

- Webinar 1: 811 PRA Overview
- Webinar 2: Unit Identification
- Webinar 3: From Outreach to Move-in
- Webinar 4: Ongoing Grantee Responsibilities
- Webinar 5: HUD Systems- Grantee Responsibilities
- Webinar 6: Helping Owners Meet their Responsibilities
- Webinar 7: Supporting Successful Tenancies
- Webinar 8: Discussion



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How does it work?



Louisiana Video



Section 811 Project Rental Assistance (PRA) Program

- Long term supply of project-based permanent supportive housing
- Integrated housing = No more than 25% of units set aside for people with disabilities
- Eligibility = People with disabilities ages 18-61; income of up to 30% AMI; eligible for services



PRA Partnership

- HUD NOFA required partnership between state housing agency and state Medicaid agency
- Formal PRA Agreement required:
 - Identifies target population(s)
 - Describes methods of outreach and referral
 - Describes commitments of supportive services that will be made available to PRA tenants



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 Project Rental Assistance
Support Services	<ul style="list-style-type: none"> • State Medicaid Agency • State HHS Agency 	<ul style="list-style-type: none"> • Money Follows Person • Medicaid Home and Community-Based Service(HCBS) waivers • Medicaid Rehab option services • State-funded services

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PRA States



FY'12 and FY'13 Section 811 PRA 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
Massachusetts	Nevada	Washington	Wisconsin

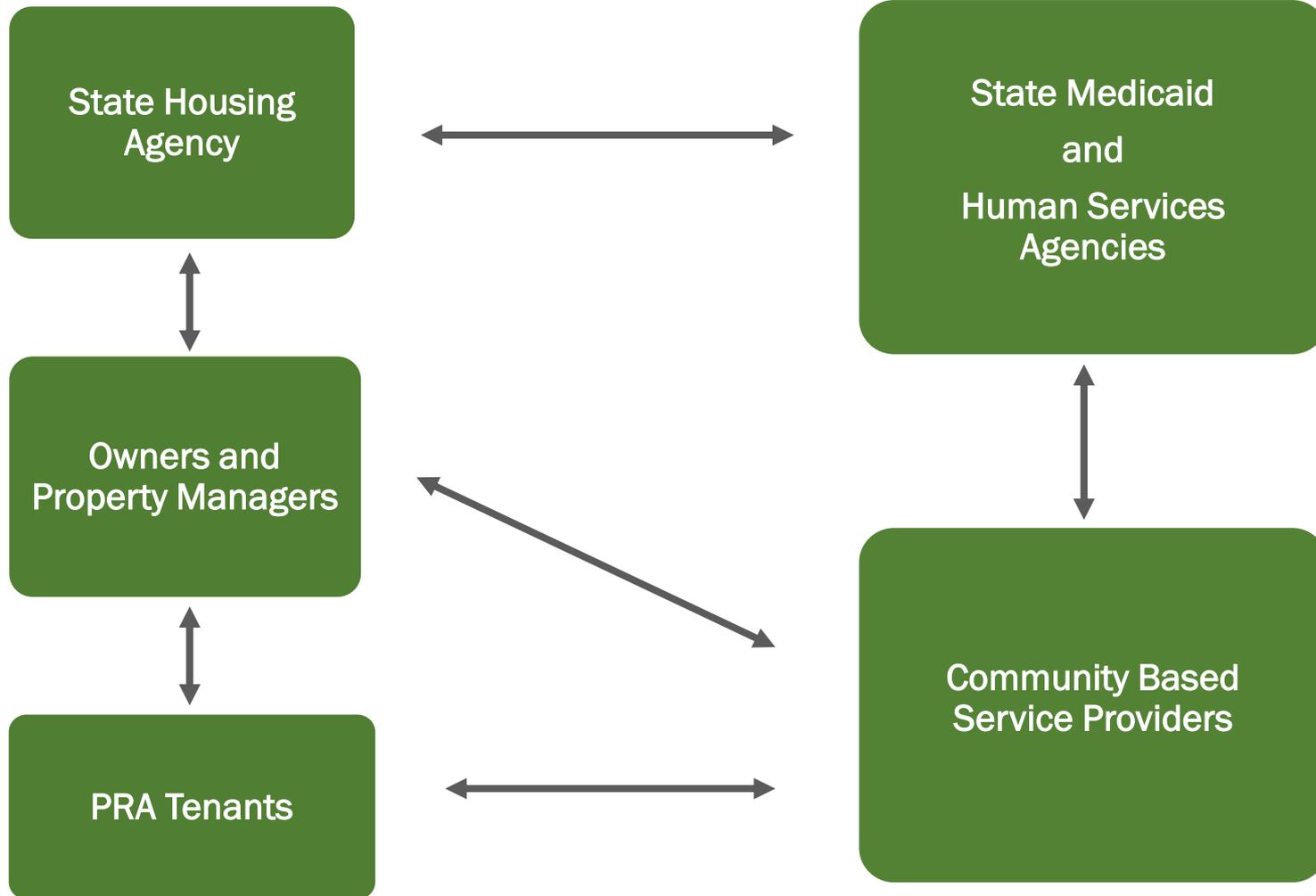


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Partnership Collaboration



PRA Program Relationships



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Roles & Responsibilities



Roles & Responsibilities: Grantee

- Ensure program is administered in accordance with Cooperative Agreement (CA)
- Finance management of award
- Manage program implementation
 - Identify properties
 - Secure RACs with owners
- Upload monthly subsidy vouchers to TRACS
- Report to HUD
- Submit programmatic reports to HUD



Roles & Responsibilities: State Human Services/Medicaid

- Ensure services made available in accordance with Interagency Partnership Agreement
- Other roles and responsibilities as outlined in Exhibit 3 Interagency Partnership Agreement
 - Outreach
 - Referral
 - Provision of Services



Roles & Responsibilities: Owner/Manager

- Provide PRA units with agreed upon size, accessibility, rent, and utilities
- Comply with conditions of Rental Assistance Contract (RAC)
- Ensure units are in good condition
- Request rent adjustments annually if needed
- Transmit monthly subsidy vouchers to Grantee



Roles & Responsibilities: Tenant

- Comply with Model Lease Requirements
- Service participation is voluntary



Roles & Responsibilities: Community-based Service Provider

- Make services available as per agreement with State Human Services Agency/Medicaid
- Possibly maintain relationship with Owner



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Key Documents



Guiding Documents

- Program governed by the following:
 - Statute
 - Cooperative Agreement
 - RAC
 - Use Agreement Lease
 - NOFA
 - Guidelines
 - FAQs
- HUD Handbooks
 - 4350.3, Occupancy Requirements of Subsidized MHP
- HUD Notices
 - Utility Allowance
 - Streamlining Guidelines
- Other key documents developed by Grantee:
 - Affirmatively Furthering Fair Housing Marketing Plan
 - Tenant Selection Plan



Cooperative Agreement

Document	Grantee	State Human Services	Owner/ Manager	PRA Tenant	Community Service Provider
Exhibit 3–InterAgency Partnership Agreement	X	X			
Exhibit 5–Program Guidelines	X		X		
Exhibit 7–ARAC	X		X		
Exhibit 8–RAC Part I	X		X		
Exhibit 9–RAC Part II	X		X		
Exhibit 10–Use Agreement	X		X		
Exhibit 11–Model Lease			X	X	



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Technical Assistance



Technical Assistance Available

- HUD is available for individual calls
- Monthly HUD/Peer to Peer Calls
- HUD FAQ and Training Webinars at the following link:
<https://www.hudexchange.info/programs/811-pra/>
- TAC TA Lead for your individual state
- In-person meetings



Contacts

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Questions

