



# **Project Rental Assistance (PRA) Program of Section 811 Supportive Housing for Persons with Disabilities**

## **FY 2019 Notice of Funding Availability (NOFA)**

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U.S. Department of Housing and Urban Development

# Webinar Logistics

- All attendees will be muted during the webinar
- Attendees can submit questions through the question box
- Webinar PPT can be downloaded via handout tab

# Agenda

## **Part I –Program Overview and NOFA Requirements**

- PRA Program Overview
- NOFA Requirements
- Q & A (Part I only)

## **Part II – Overview of Application Submission Information**

- Rating Factors Overview
- Overview of the PRA Application Budget
- Q & A (Part II only)

## **Part III – PRA Resources and Wrap-Up**

- HUD Exchange Resources
- Final Q & A
- Wrap-Up

# **Part I- Program Overview and NOFA Requirements**

# PRA Program Overview

- ❑ Frank Melville Supportive Housing Investment Act of 2010 established the Project Rental Assistance program that provides funding to state housing and other appropriate agencies for project-based rental operating assistance for extremely low-income persons with disabilities
- ❑ Purpose is to identify, stimulate, and support innovative state-level strategies that will transform and increase housing for persons with disabilities
- ❑ Support collaborations between State Housing Agencies and State Health and Human Service and/or Medicaid Agencies
- ❑ Increase access for extremely low-income persons with disabilities to affordable permanent supportive housing units with access to appropriate services

# NOFA Overview

Available Funding: Up to **\$37,000,000**

HUD expects to make approximately **8** awards

Maximum Award Amount: \$7,000,000

Minimum Award Amount: \$1

# Eligibility Information (1 of 5)

## Eligible Applicants:

- ❑ Any housing agency currently allocating LIHTC program, any agency allocating overseeing HOME program, and/or a housing agency who operates a similar federal or state program to LIHTC or HOME.
- ❑ May include state housing agencies and local or regional housing agencies. May be a partnership or collaboration of these agencies.
- Eligible Applicants must have a **formal partnership** with the State Medicaid and health and human services agencies. A State Medicaid/health and human services agency can only partner with a single Eligible Applicant.
- Only **one** application can be submitted per state.
- Private citizens, for-profit entities, and nonprofit organizations **CANNOT** be Eligible Applicants.

# Eligibility Information (2 of 5)

## Eligible Multifamily Properties:

- ☐ Any new or existing property with at least five units owned by a nonprofit or private entity
- ☐ Eligible properties must have financing commitments from LIHTC, HOME, or any other federal, state, or local program.
- ☐ Development costs can be paid with any public or private resources except for Section 202 or Section 811 Capital Advances.
- **NOT ELIGIBLE:** Projects/units already receiving long-term operating subsidies (such as project-based Section 8); senior-restricted units; units whose use is already restricted to persons with disabilities



# Eligibility Information (3 of 5)

## Eligible Units:

- ❑ To ensure community integration, no more than 25% of total units in Eligible Properties can:
  - Be restricted to supportive housing for persons with disabilities (under PRA or any other federal or state program), or
  - Have any occupancy preference for persons with disabilities
- **NOTE:** Persons with disabilities may not be prohibited from applying for residency in non-PRA units.

# Eligibility Information (4 of 5)

## Eligible Tenants:

- ❑ PRA funds can only be provided to support units for extremely low-income disabled households.
  - **Disability:** Within the household there must be at least one individual between ages 18 and 62 with a disability who is eligible for community-based, long-term services such as those provided through Medicaid waivers.
  - **Income:** Total annual household income cannot exceed 30 percent of the area median income.

# Eligibility Information (5 of 5)

## Eligible Activities:

- ❑ Section 811 PRA funds can only be used to fund
  - project-based rental assistance; and allowable
  - administrative costs (up to 8%) relating to the administration of Section 811 PRA Program.
- Cannot be used to fund any development costs.

# Threshold Requirements (1 of 2)

## Overview:

- ☐ **General Threshold Requirements** : Please review the General Threshold Requirement carefully.
- ☐ **Program-Specific Threshold Requirement:**  
Inter-Agency Partnership  
Agreement

# Threshold Requirements (2 of 2)

## Program-Specific:

**Inter-Agency Partnership Agreement** outlining the partnership between the Lead Applicant and State Health and Human Services/Medicaid agency(ies). If agencies are separate entities, all agencies must be included.

### Agreement must include:

- detailed description of the target population(s) to be served
- methods for outreach and referral
- a commitment to make appropriate services available for residents in PRA assisted units in multifamily properties.

Must identify available services and describe how such services will be made available to the tenants. Tenant participation is voluntary.

Must have a term of five years co-terminus with term of the initial PRA funding.

# Overview of Program Requirements

**Rental Assistance Contract (RAC)** - Contract between the Grantee and the owner of the Multifamily Property with the assisted units. Initial term is 20 years plus renewals.

**Initial Funding and Renewals.** HUD will be providing funding for the first five years. Subsequent funding will be based upon annual appropriations.

**Use Agreement** – must have a minimum of 30-year use restriction for extremely low-income persons with disabilities.

## **Other Program Requirements.**

- Affirmatively Further Fair Housing
- Davis-Bacon (only applicable for 12 or more units)
- Environmental Requirements

# Part I Questions and Answers

# PRA Video

[https://www.youtube.com/watch?v=iLYiWSfRzck&feature=emb\\_logo](https://www.youtube.com/watch?v=iLYiWSfRzck&feature=emb_logo)



# **Part II Overview of Application Submission**

# Overview of Rating Factors (1 of 5)

## **Rating Factor 1 - Applicant and State Health and Human Service/Medicaid Agencies Relevant Experience, Capacity, and Readiness.**

- ☐ Should include your Abstract. This should be no more than five pages. Abstract shall contain:
  - Demographic information- name of applicant, contact information, contact information State Health and Human Service/Medicaid agency, unit projection, and dollar amount requested.
  - Narrative of **Applicant's Relevant Experience, Capacity, and Readiness.**
  - Narrative of **State Health and Human Service/Medicaid Agencies' Relevant Experience and Capacity.**

# Overview of Rating Factors (2 of 5)

## Rating Factor 1, continued - Applicant and State Health and Human Service/Medicaid Agencies Relevant Experience, Capacity, and Readiness:

- Narrative of **Applicant's Relevant Experience, Capacity, and Readiness**
  - Description of Relevant Experience
  - Compliance and Monitoring Experience
  - Management of Affordable MF Rental Housing
  - Leadership and Staff Capacity
  - Management of project-based Section 8 and/or TRACS Experience
- Narrative of **State Health and Human Service/Medicaid Agencies' Relevant Experience and Capacity**
  - General Experience
  - Experience with Supportive Housing and working with Housing Providers

# Overview of Rating Factors (3 of 5)

## **Rating Factor 2 - Need/Using housing as a platform for improving of life:**

- ☐ Describe and document how this funding will address a specific need for housing for extremely low-income persons with disabilities who are eligible for services from Medicaid or another similar program
- ☐ Describe how this funding will address a specific issue or issues or fill a gap in a state's existing continuum of services for persons with disabilities

# Overview of Rating Factors (4 of 5)

## **Rating Factor 3. Soundness of Approach /Implementation Plan**

Implementation Plan. This Plan shall include the following:

- ☐ Identification of Units. This will include project selection criteria and PRA program funding structure.
- ☐ Alignment of New or Existing Housing Strategies or Initiatives.
- ☐ Calculation of PRA funds. This should include calculations of Rental Assistance and Admin Costs.
- ☐ Program Implementation Schedule
- ☐ Integration of Services

# Overview of Rating Factors (5 of 5)

## **Rating Factor 4 -**

### **Achieving Results, Program Innovation and Evaluation**

- ☐ Describe how the system change will impact the PRA program management and operation, as well as the performance measures used to determine effectiveness. Specifically how the system change will:
  - Increase Access to Permanent Supportive Housing
  - Removing Regulatory Barriers to Increase the Production of Affordable Housing
  - Evaluation of Existing Programs
- ☐ Expand Cross-Cutting Policy Knowledge

# Application Submission Information

- Application must not exceed 40 pages. Page limits refer to the narrative responses and do not include supporting documentation or forms. **NOTE: If you using double-spaced pages, application narratives may not exceed 40 pages.**
- Page sizes are 8 ½ x 11-inch. Font may not exceed 12-point size.
- Page limits do not include documentation in other tabs which are cross-referenced in the narrative.
- All narrative pages must be numbered and organized by tab section.
- Please do not use end notes or footnotes and do not format your narrative in columns.

# Part II Questions and Answers



# **Part III PRA Resources and Wrap-Up**

# HUD Exchange Resources (1 of 2)

Resources and assistance to support HUD's community partners

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## Section 811 Project Rental Assistance (PRA) Program



Berger Square Apartments - Odenton, MD

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[View PRA Program FAQs](#)

### Resources

[HUD Secure Systems](#)

[Start-Up Guide and Forms](#)

# HUD Exchange Resources (2 of 2)

Home > Programs > 811 PRA > 811 PRA FAQs

811 PRA FAQs Export (xls)

Filters

FAQ Keyword Search:

Keywords:

Topics:

- Crosscutting Requirements
- Environmental Review
- Fair Housing and Section 504
- Program Management
  - Program Administration
  - Program Requirements

Reset

FAQs

Viewing 20 of 99 FAQs

Can a live-in aide have one of his/her family members reside in the unit (such as children, etc.); or, is only the live-in aide allowed to reside in the unit with whom he/she is providing care?

Date Published: July 2019

Each individual property establishes its own occupancy standards which must be included in the Tenant Selection Plan. Although HUD provides some general guidelines, the decision is with the owner. There is no requirement that requires a live-in aide to have his/her own bedroom or room nor is there a restriction against a live-in aide having a child...

Can Grantees who have FY12 and FY13 awards use the same Affirmative Fair Housing Marketing Plan (AFHMP)?

Date Published: November 2015

No. The FY13 grant is a separate award and requires the submission of a new AFHMP. If it is the case, we would recommend indicating in the cover letter that the same plan was submitted for FY12 award and was approved by the Office of Fair Housing and Equal Opportunity (FHCO). Please note that some Grantees are serving different populations in FY13...

Section XXI of the Cooperative Agreement refers to required Fidelity Bond coverage. What is an adequate amount?

Date Published: November 2015

In regard to Fidelity Bond, PRA is going to mimic the Performance-Based Contract Administration (PBCA) program, that the

## 811 PRA FAQs

<https://www.hudexchange.info/811-pra/faqs>

Section 811 PRA Training Materials

Need a refresher on the Section 811 Project Rental Assistance (PRA) Program? New to the program? Training materials including videos and slides which cover a variety of topics related to PRA are available.

811 PRA Program Overview

Program Documents

Unit Identification

HUD Secure Systems: Grantee Set-up Guide

From Outreach to Move-In

Environmental Review

## 811 PRA Training Materials

<https://www.hudexchange.info/trainings/811-pra/>

Jermaine's Story...

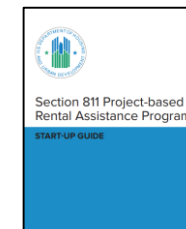
Jermaine sits in the living of his one bedroom, accessible apartment, thoughtful and smiling often as he shares how much his life has changed since moving into his CT - 811 PRA subsidized apartment last summer. As a paraplegic who uses a wheel chair, the need for an accessible apartment was his top priority. Weights from a recent upper body workout are placed carefully in front of his TV. He wouldn't have been able to work out in the nursing home. He proudly shows off his framed photos of Chicago Bulls great, Michael Jordan, and Lakers, Kobe Bryant's first All-Star Basketball game, and photos of Malcolm X conversing with a group of young men a few feet away from Harlem's famous Apollo Theatre. He disclosed it was a great relief when he was approved for this program and eventually, the apartment in which he now resides.

"It (the 811 PRA program) was a positive way for me to adapt back into society and be on my own again. I really appreciate that. Thank you so much because if it wasn't for you, I wouldn't be where I am now. I have more stability and things of that nature". He admits moving to Bridgeport presented a set of challenges. He did not know the area and had to find his way around. "Being in a new city was difficult, but I see it as a new adventure. I am starting to get to know new people, insofar as my place of worship. They have been very supportive of my transition here. It has made me appreciate this opportunity and it was worth the move".

A year ago, I was in a nursing home and due to the 811 program, I have an apartment which makes me want to seek better things for myself. I'm working on trying to get a vehicle. Being here allows me to go to Gaylord Rehab to mentor other people who are newly paralyzed, to give them hope, you know, I now get invited to events, I wouldn't have been able to go if I was still in the nursing facility because of their restrictions. I was depressed there.

## Tenant Success Stories

<https://www.hudexchange.info/programs/811-pra/success-stories/>



## 811 PRA Start-up Guide

<https://files.hudexchange.info/resources/documents/Section-811-PRA-Program-Start-Up-Guide.pdf>

# Reminders

- ❑ Applications are due February 10, 2020.
- ❑ Section 811 Supportive Housing for Persons with Disabilities (Capital Advance) NOFA Webinar- **January 15<sup>th</sup> at 2:30 pm EST** (Deadline extended: **March 10,2020**)
  - Registration information,  
<https://www.hudexchange.info/news/fy-2019-section-811-supportive-housing-for-persons-with-disabilities-capital-advance-nofa-webinar/>
- ❑ PRA Awards are expected late spring/early summer.

# Final Questions???

If you have any questions after this webinar, please submit all questions to [FY18811NOFA@hud.gov](mailto:FY18811NOFA@hud.gov) .