

SECTION 811 PROJECT RENTAL ASSISTANCE PROGRAM:

Successfully Supporting Independent Living for People with Disabilities

MARCH 2020



TABLE OF CONTENTS

Intro to the 811 Program	3
811 PRA Grantees	4
Fast Facts.....	5
Target Populations.....	6
Michael's Story	7
Housing & Services Partners	8
Minnesota Highlight	9
Coordinated Entry	10
Connecticut Highlight	11
Property Highlight.....	12
Timeline.....	13

SECTION 811 PROJECT RENTAL ASSISTANCE PROGRAM:

Successfully Supporting Independent Living for People with Disabilities

Throughout history, people with disabilities have repeatedly been relegated to live in psychiatric hospitals, nursing homes, or substandard board and care facilities, while others face the risk of institutionalization as a result of homelessness. Advocates have worked tirelessly to put an end to this practice, supporting programs that encourage community integration and emphasize personal autonomy and choice. All individuals, regardless of disability, deserve the opportunity to live in independent housing with access to services and supports in the community.

This right was affirmed by the Frank Melville Supportive Housing Investment Act of 2010 (the Melville Act), which authorized the Section 811 Project Rental Assistance (PRA) Program. The goal was to provide new, affordable, housing opportunities that would allow people with disabilities to live independently in integrated settings. Not only would this program ensure that individuals were offered the opportunity to live in housing of their choice, but would also reduce reliance on expensive institutional care.

The Department of Housing and Urban Development's (HUD) Program Office of Multifamily Housing has since contracted with a total of 27 state housing agencies across the nation to implement the Section 811 PRA Program.

OLMSTEAD In 1999, the Supreme Court issued the landmark decision in *Olmstead v. L.C.*, 527 U.S. 581 (1999), affirming that the unjustified segregation of individuals with disabilities is a form of discrimination prohibited by Title II of the Americans with Disabilities Act (ADA).

Following the Olmstead decision, there have been increased efforts across the country to assist individuals with disabilities who are living in institutional settings to move to integrated, community-based settings.



The Melville Act will be celebrating its 10-year anniversary in 2020!



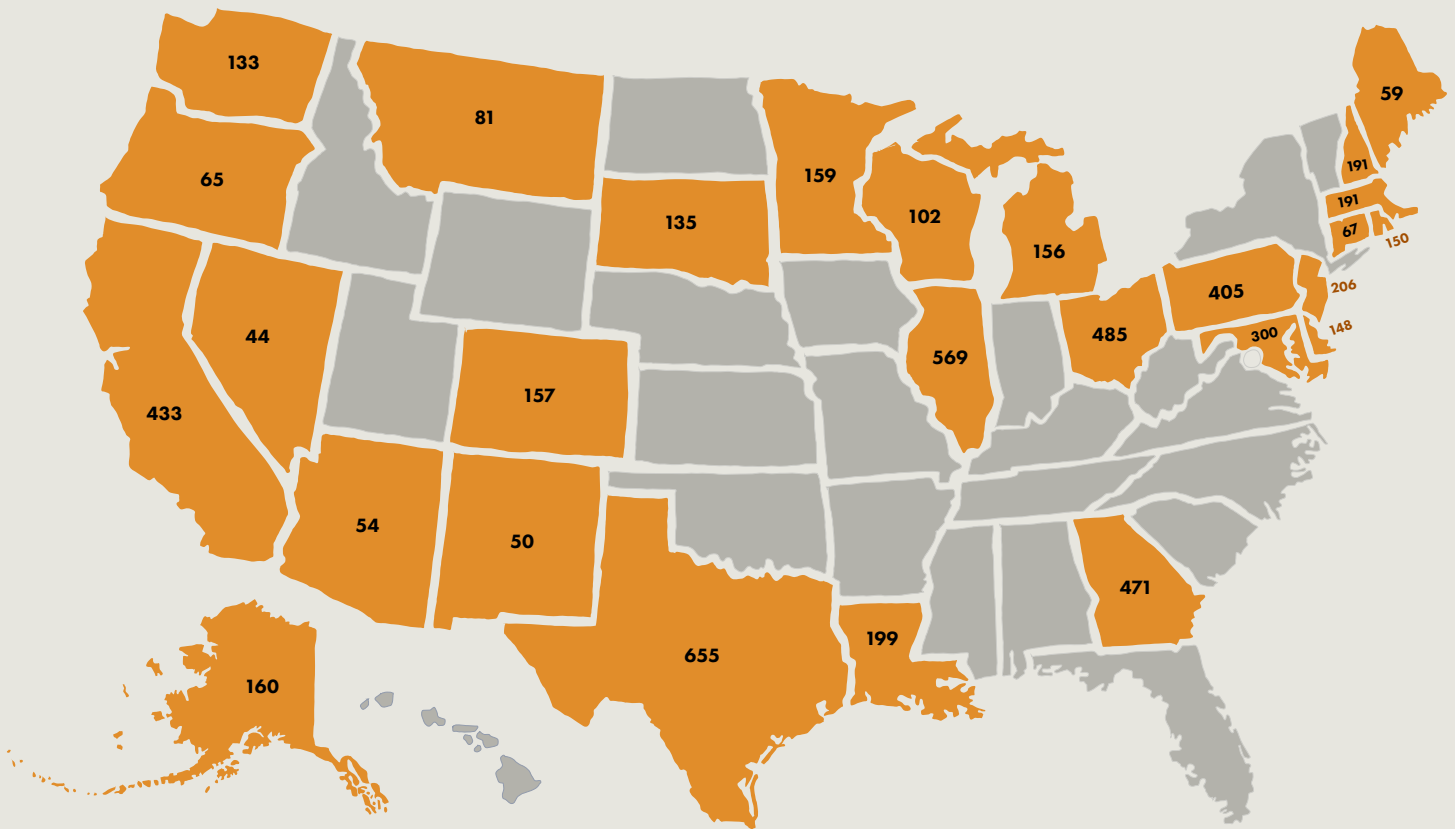
Section 811 Project-based
Rental Assistance Program

START-UP GUIDE

Are you brand new to the Section 811 PRA program or interested in learning more? Visit the [811 PRA Program Start-up Guide](#).

811 PRA Grantees

Since the Melville Act of 2010, HUD has awarded over **\$200 million** in Section 811 PRA funds to a total of **27 state housing agencies** across the United States. These state housing agencies have been tasked with setting aside units in affordable housing projects and partnering with state Medicaid and health and human services agencies to ensure that people with disabilities are connected to them.



Grantees are working to create over 5,000 integrated housing units.

Alaska	160	Massachusetts	191	Nevada	44
Arizona	54	Maryland	300	Ohio	485
California	433	Maine	59	Oregon	65
Colorado	157	Michigan	156	Pennsylvania	405
Connecticut	67	Minnesota	159	Rhode Island	150
Delaware	148	Montana	81	South Dakota	135
Georgia	471	New Hampshire	191	Texas	655
Illinois	569	New Jersey	206	Washington	133
Louisiana	199	New Mexico	50	Wisconsin	102

Fast Facts

about the section 811 pra program

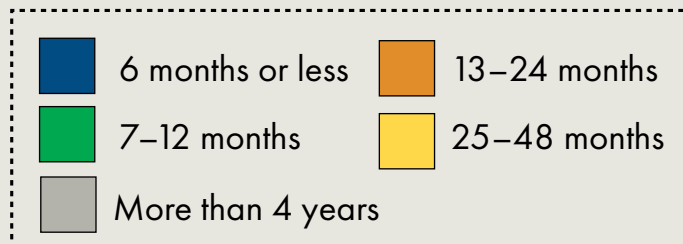
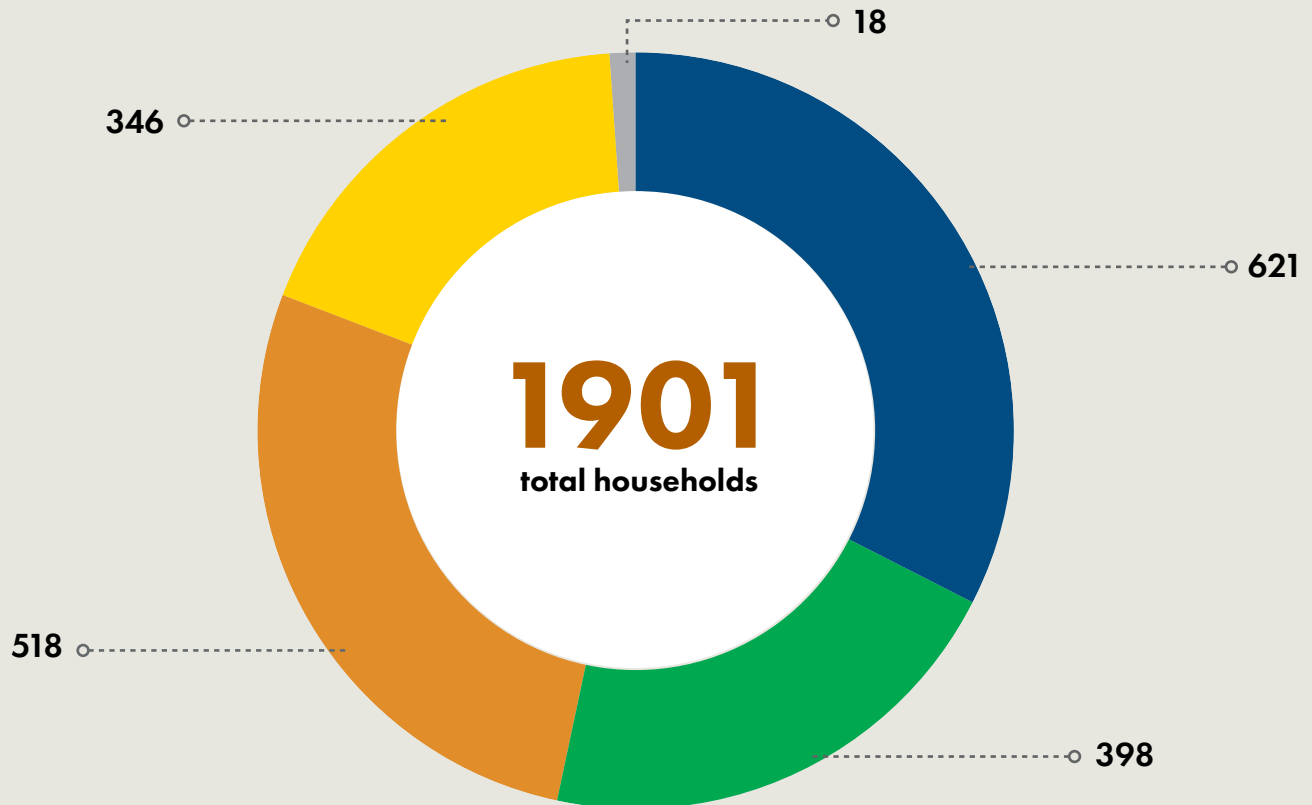
5,498 total units identified

752 properties under agreement or contract

Since 2015, over 2,300 households have moved into 811 PRA units

There are currently 1,901 households successfully living in PRA units

Total # households in PRA units by tenure



Target Populations

In order to be eligible for an 811 PRA Program unit, tenants must be extremely low-income (at or below 30% of Area Median Income) and at least one adult member of the household must have a disability. Within this eligible population, each state has the flexibility to determine which populations will be targeted for 811 PRA units. Here are the primary target populations that Grantees are currently serving:



675 MOVE-INS

Institutionalized:

Individuals who are currently living in hospital settings or nursing homes but may be interested in independent living with community-based supports.



285 MOVE-INS

At risk of homelessness:

Individuals who are at risk of becoming homeless if they are not connected to stable housing and supports in the community



393 MOVE-INS

At Risk of Institutionalization:

Individuals who may be at risk of institutionalization if they are not connected to stable housing and supports in the community



158 MOVE-INS

Leaving group homes, adult care homes or other residential settings:

Individuals who are currently living in congregate settings but may have interest in independent living with community-based supports.



764 MOVE-INS

Homeless:

Individuals who lack a primary nighttime residence and may be staying in an emergency shelter, transitional housing program, on the street, or in places not meant for human habitation



12 MOVE-INS

Exiting foster care:

Transition-aged youth between the ages of 18 and 21 who are exiting the child welfare system and in need of stable housing

***95 MOVE-INS FROM OTHER POPULATIONS**



Tenant Success Story Michael, MA

"I would like to introduce myself, I am Michael. I was diagnosed with Psoriatic Arthritis which was so bad I decided to retire from my job. I was a heavy equipment mechanic for 35 years. I am also a Veteran and Served in the National Guard where I served in the Army Corp. of Engineers where we built bridges. On October 28, 2012 I was found 'unconscious' on a street in Brockton, Mass. I was taken to the Good Samaritan, then the medical team transferred me to Massachusetts General Hospital in Boston with a broken neck. I was in a Coma and woke up 5 weeks later. Neither the authorities nor I knew what happen to me. I was then transferred to Spaulding Rehab in Boston after 2.5 months and then I was transferred to Spaulding in Cambridge."

“I am so grateful to MRC, Julie and Joan. Without their help, I would not have received a chance at having my own place.”

Michael was transferred through several different nursing facilities and rehabilitation hospitals while working with a Community Support Specialist from the Northeast Independent Living Program named Heidi. Heidi and Michael completed many housing applications, including one for an 811 Project Rental Assistance (PRA) unit at Georgetowne Homes in Boston.

"One day Heidi called me and told me that Georgetowne in Hyde Park has opening so Heidi put my name in and a few months later Heidi called me to let me know that I was number 1 on the waiting list at Georgetowne. Eight months went by and I went to few more nursing homes and Heidi kept me as a client. When I went to a nursing home in Worcester, Heidi then transferred my case and my new case worker was Julie. Julie came to see me when I was in the hospital to set up my appointments for MassHealth and for Work Inc. (a provider for the) Massachusetts Rehabilitation Commission (MRC) Supported Living Program."

Michael worked with Joan from Work Inc. and Julie closely to plan his transition from the nursing facility. Joan took photos of the apartment to share with Michael when he was unable to go there in person, and Julie helped him get furniture for the unit, needed supplies, and hire his Personal Care Attendant (PCA) Alex.

Visit the [811 PRA Program Success Stories page](#) for more stories like Michael's.

Fast Facts
MASSACHUSETTS

**36 households living
in 811 PRA units**

**There are 98 units
under contract**

**TO LEARN MORE
ABOUT MA'S 811
PRA PROGRAM,
[VISIT THEIR WEBSITE](#)**

Housing & Services Partnerships

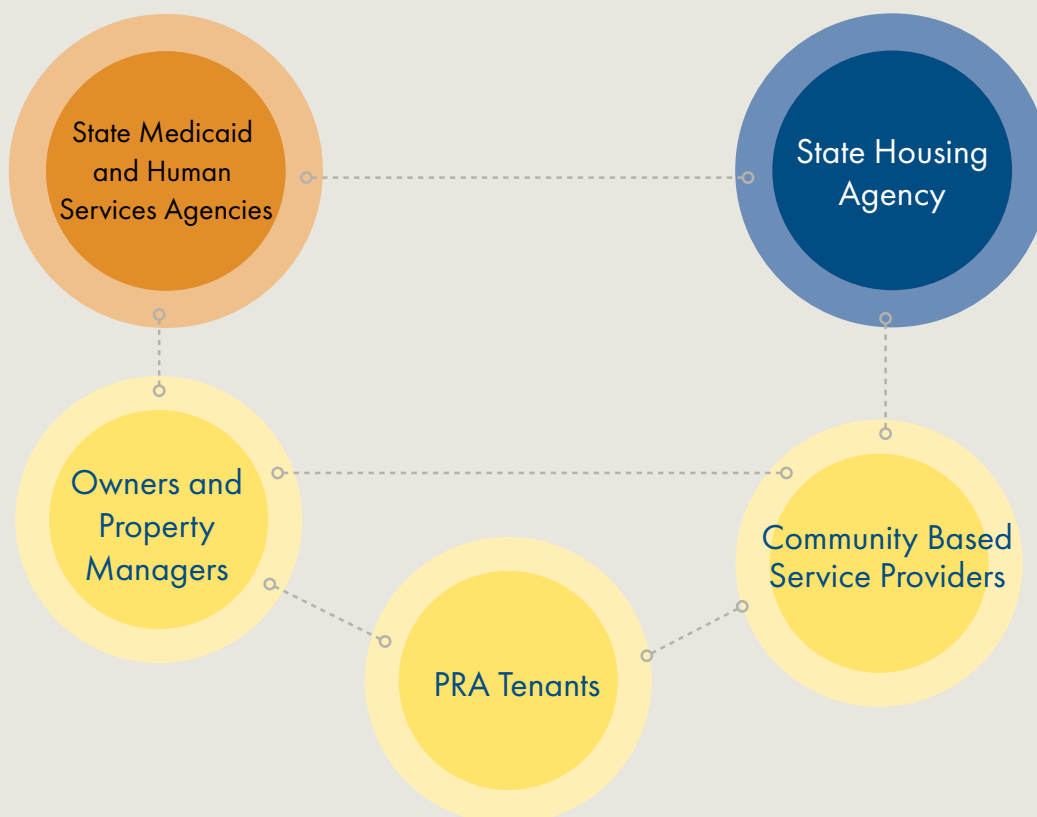
State housing agencies are required to partner with Medicaid and health and human services agencies to ensure a successful implementation of the Section 811 PRA Program. The success of the program hinges on each agency assuming and carrying out its assigned responsibilities related to the 811 PRA program. Each state housing agency and health and human services partner must sign a formal Interagency Partnership Agreement (IPA). The IPA is required to cover three key elements:

1. Identify the program target population(s)
2. Describe the methods of outreach and referral
3. Describe commitments of supportive services that will be offered to 811 PRA tenants

27 state-level partnerships between housing and services agencies

In many states, the relationships between all involved parties looks something like this diagram below. For an on-the-ground look at how interagency partnerships work, read more about the state of Minnesota!

PRA program relationships



MINNESOTA'S HOUSING AND SERVICES PARTNERSHIP

Minnesota Housing is the state's administrator for the Section 811 PRA Program, in addition to being the state's allocation agency for Low Income Housing Tax Credit under Section 42 and the Participating Jurisdiction overseeing assistance under the HOME Program. For over 40 years, Minnesota Housing has worked to provide access to safe, decent and affordable housing and to build stronger communities across the state.

The Minnesota Department of Human Services is the state Medicaid and Human Services agency. They work collaboratively with community partners to help Minnesotans meet their basic needs so they can live in dignity and achieve their highest potential.

The interagency partnership between Minnesota Department of Human Services (DHS) and Minnesota Housing is cooperative and collaborative. The longstanding, working relationship was established prior to the Section 811 PRA Program and has been strengthened through this work. The Minnesota Department of Human Services dedicated one full-time staff person in the role of Housing Coordinator to the Section 811 PRA Program. Minnesota Housing dedicated one ½ time staff person to the Section 811 PRA Program for day-to-day program administration. These staff members meet monthly, but often talk more frequently as needs arise. In addition to meeting with one another, they also meet monthly with the program's largest property owner.

SEPARATION OF RESPONSIBILITIES IN MN 811 PRA PROGRAM

Minnesota Housing

- ✓ Day-to-day program administration
- ✓ Contract execution and renewals
- ✓ Annual rent and utility allowance adjustments
- ✓ Fiscal management, including payment vouchering
- ✓ Monitoring of properties/owners
- ✓ Reporting to HUD

Minnesota Department of Human Services

- ✓ Waiting list management
- ✓ Management of unit vacancies and turnover
- ✓ Coordination of referrals and referring agencies
- ✓ Connecting tenants to services in the community
- ✓ Mitigating tenancy issues



**139 households
living in 811 PRA units**

**There are 159 units
under contract**

**TO LEARN MORE
ABOUT MN'S 811
PRA PROGRAM,
[VISIT THEIR WEBSITE](#)**

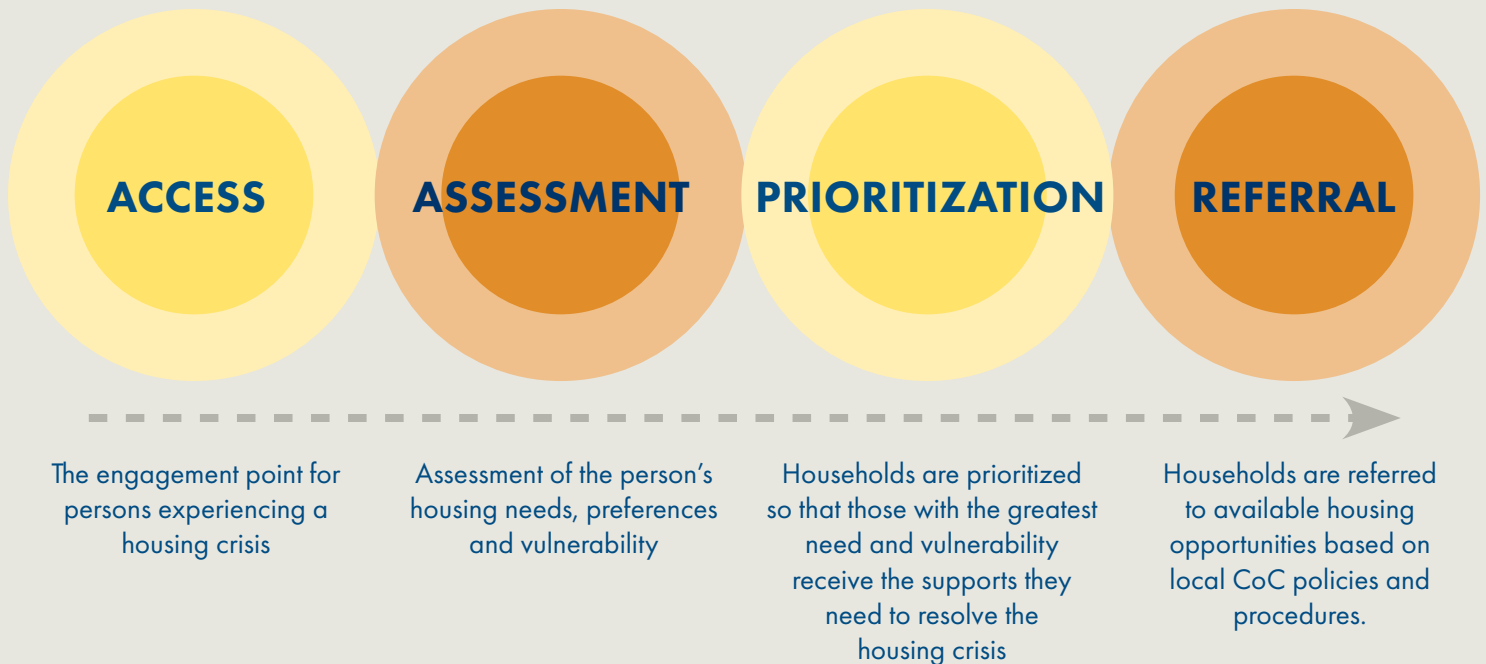
Section 811 PRA & Coordinated Entry

What is Coordinated Entry?

The Department of Housing and Urban Development (HUD) requires that all Continuums of Care (CoC) establish a Coordinated Entry process. Coordinated entry is a consistent, streamlined process for accessing the resources available in the homeless crisis response system. With the use of Coordinated Entry, a CoC is able to ensure that those households with the highest level of need are assessed, prioritized, and referred to the necessary housing opportunities in an efficient manner. Some housing programs funded with HUD dollars, such as the Emergency Solutions Grant program, are required to participate in Coordinated Entry. Other housing programs, like Section 811 PRA, are not required.

For more information on Coordinated Entry, visit the [CoC Program Toolkit](#) on the HUD Exchange.

The State of Connecticut has decided to incorporate the Section 811 PRA program in to its state-wide (Balance of State CoC) Coordinated Entry System.





Section 811 PRA & Coordinated Entry in Connecticut

Tawny Pho, Housing Specialist
Office of Policy, Research, and Housing Support
Connecticut Department of Housing

Why did you decide to incorporate 811 PRA into Connecticut's Coordinated Entry system (CES) and how does it benefit the program?

- Emphasizes Connecticut's dedication to interagency partnership, incorporating new partners from the homelessness crisis response system
- The availability of Section 811 PRA units through CES provides another valuable resource to households experiencing homelessness in Connecticut
- Because the CES collects referrals from over 200 organizations, there is an increased likelihood of a steady stream of referrals to 811 PRA units
- CES relies on data to make appropriate referrals to available units both in real time and much more efficiently than a traditional waitlist
- Coordinated Entry helps to ensure the quick and efficient filling of vacancies when they arise
- Offers a little to no cost marketing opportunity for Section 811 PRA units



through their Coordinated Entry System



Fast Facts
CONNECTICUT

**38 households living
in 811 PRA units**

**There are 66 units
under contract**

**TO LEARN MORE
ABOUT CT'S 811
PRA PROGRAM,
[VISIT THEIR WEBSITE](#)**

Property Highlight

Homes on Johnsons Pond



“The 811 program is wonderful to work with along with the staff at MDOD (Maryland Dept. of Disabilities). They have been responsive to our questions and needs.”

Location: Salisbury, Maryland

Owner: Homes for Johnsons Pond LP

63 1–3 Bedroom Units

4 811 PRA Units

The property includes a community room, computer lab, library, exercise facility, laundry, bicycle storage room and playground.

What are the benefits of owner participation in the Section 811 PRA Program?

- ✓ Ongoing rental subsidy payments through a multi-year contract
- ✓ Receive referrals and completed applications from a coordinated system
- ✓ Lower your vacancy rates with a consistent referral source
- ✓ Access to community service providers committed to ensuring resident stability
- ✓ Be part of state-wide efforts to assist people with disabilities to live in the community














Fast Facts
MARYLAND

179 households
living in 811 PRA
units

There are 292 units
under contract

TO LEARN MORE
ABOUT MD's 811
PRA PROGRAM,
[VISIT THEIR WEBSITE](#)

811 PRA Timeline

- DEC 2010**  Authorization of the Frank Melville Supportive Housing Investment Act
- MAY 2012**  **1ST** Notice of Funding Availability (NOFA) for Section 811 PRA Program
- FEB 2013**  **1ST** round of Awards for Section 811 PRA Program
- MAR 2014**  **2ND** NOFA for Section 811 PRA Program
- MAR 2015**  **2ND** round of Awards for Section 811 PRA Program
- MAY 2016**  **1ST** FY12 RAC signed in California, and subsequent first tenant move-ins
- JULY 2016**  **1ST** Section 811 PRA Institute
- MAY 2017**  **1ST** FY13 RAC signed in New Jersey
- DEC 2017**  **2ND** Section 811 PRA Institute
- MAY 2018**  **55%** of FY12 units contracted
- MAR 2019**  **3RD** Section 811 PRA Institute
- SEP 2019**  **1,687** households living in Section 811 PRA units
- OCT 2019**  **3RD** NOFA for Section 811 PRA Program

