



Missouri Section 811 Project Rental Assistance

Notice of Funding Availability

July 15, 2026

Purpose

The Missouri Housing Development Commission (MHDC) hereby notifies interested owners of approved MHDC Low-Income Housing Tax Credit (LIHTC) financed multifamily properties of the availability of HUD Section 811 Project-based Rental Assistance (PRA). This funding supports the creation of supportive housing for non-elderly adults (age 18-61) who are extremely low-income (at or below 30 percent of the Area Median Income), have a disability, and are eligible for Medicaid.

Selected property applicants will be offered the opportunity for placement of Section 811 PRA units within their approved developments. The Missouri Section 811 PRA Program will provide project-based rental assistance, based on Fair Market Rent (FMR), for qualified units for an initial five-year term, with continuation in subsequent years subject to congressional appropriations.

All awards made under this Notice of Funding Availability (NOFA) are contingent upon the availability of PRA funds allocated to MHDC. Allocation and use of Section 811 PRA subsidies are strictly dependent upon the eligibility of each development proposal.

Development Requirements

Eligible properties must meet all the following minimum requirements:

- Be a new or existing Low-Income Housing Tax Credit (LIHTC) property.
- Contain at least five (5) units.
- Restricted to non-elderly households (defined as ages 18-61).
- To support community integration, no more than 25 percent of units may be designated for supportive housing for persons with disabilities (whether under the Section 811 PRA or any other federal/state program), and the property may not have disability-related occupancy preferences above this limit.
- Enter a 20-year Rental Assistance Contract (RAC) with MHDC and a 30-year Use Restriction Agreement for all 811 PRA units.
- Be willing to accept Section 811 PRA referrals from MHDC's PRA partners: the Missouri Department of Social Services and Missouri Department of Mental Health.
- Ensure all proposed 811 PRA units meet integration and accessibility requirements, are appropriately dispersed throughout the property, and are not clustered in a single area.
- Property management agents must be familiar with HUD Project-based voucher rules and processes and be able to access and use HUD's Tenant Rental Assistance Certification System (TRACS) and Enterprise Income Verification (EIV) systems.
- Demonstrate capacity to administer rental assistance and maintain eligibility to conduct business in Missouri, including good standing with the State of Missouri.
- Properties with one-bedroom units and on-site supportive services will receive priority consideration.

Submission Requirements

- Interested property ownership must submit MHDC's Section 811 PRA Application Form, available at: <https://mhdc.com/programs/hud-programs/section-811-pra/>.
- Application Period Opens: July 15, 2026
- Application Deadline:
 - This NOFA will remain open until all available funds are committed, or one year from the NOFA date – whichever occurs first.
- Anticipated Decision Timeline:
 - Applications from qualified owners will be reviewed and accepted on a rolling basis beginning 30 days after the NOFA date.

Contact Information

For program related questions, email: 811PRA@mhdc.com.

For additional program information, visit: <https://mhdc.com/programs/hud-programs/section-811-pra/>.