



Missouri Section 811 Project Rental Assistance Program 2022 Notice of Funding Availability (NOFA)

NOFA Date: September 16, 2022

Purpose:

The purpose of this NOFA is to expand the creation of new Permanent Supportive Housing (PSH) for extremely low-income persons with disabilities through the use of existing rental housing and placement of Section 811 Project Rental Assistance (PRA). Resources made available through this NOFA are limited to approximately \$950,000 of the available PRA funds awarded to Missouri Housing Development Commission (MHDC), upon final execution of a Cooperative Agreement with HUD. These funds are anticipated to generate approximately 35 permanent supportive housing units throughout the state, based on estimated Fair Market Rent (FMR) assumptions.

MHDC hereby notifies interested owners and developers of existing MHDC Low-Income Housing Tax Credit (LIHTC) financed multifamily properties of the availability of U.S. Department of Housing and Urban Development (HUD) 811 PRA funding to expand the creation of PSH for non-elderly (age 18-61), extremely low-income (ELI) persons (at or below 30 percent of the Area Median Income (AMI) as defined by HUD) in which one adult household member has a disability, is Medicaid eligible and belongs to the target population outlined in the Cooperative Agreement with HUD and further described in this NOFA.

Selected applicants will be awarded the opportunity to negotiate placement of Section 811 PRA units within their existing properties. Such negotiations may, but will not automatically, result in a Rental Assistance Contract (RAC) with MHDC.

The Missouri 811 PRA Program will provide project based rental assistance, based on FMR, to qualified units for the first five years with subsequent years subject to congressional appropriations. Missouri 811 PRA funds will be allocated in a competitive process in accordance with the 2022 Section 811 PRA Allocation Plan. Funding amounts are subject to change pending future HUD allocations, and at the discretion of MHDC.

Target Population:

The Missouri 811 PRA Program will target funding to eligible households recently released from an institution or who are at-risk of institutionalization (being housed in an institutional or segregated setting for the previous 90 days or being at imminent danger of becoming institutionalized within the next 90 days) or who is currently experiencing homelessness or in imminent danger of becoming homeless.

Requirements:

- Must be an existing multifamily property with at least five (5) units that was awarded LIHTC by MHDC in connection with a Qualified Allocation Plan (QAP) from 2013 or later, placed in service, and issued 8609 from MHDC.
- Multifamily property must have applied and qualified for at least one QAP priority listed below:
- *Special Needs Housing Category (implemented in 2011)*



- *Set-Aside Service Enriched Housing (implemented in 2009)*
- *Set-Aside Vulnerable Persons (implemented in 2017)*
- *Independence-Enabling Housing Units (implemented in 2017)*
- *Veteran's Housing Priority (implemented in 2017)*
- Property must be in good standing and actively fulfilling all special needs obligations.
- Multifamily property must not be restricted to elderly participants (defined as 62 and older).
- To ensure community integration, no more than 25 percent of units in an eligible multifamily property can be used for supportive housing for persons with disabilities (either under the 811 PRA program or any other federal or state program) or have any occupancy preference for persons with disabilities.
- Owner or developer must be willing to receive 811 PRA referrals from MHDC's 811 PRA partners Missouri Department of Social Services and/or Missouri Department of Mental Health.
- Owner or developer must be willing to work with DSS/DMH to offer voluntary supportive services to 811 PRA tenants.
- Property owner must enter into 20 year Rental Assistance Contract (RAC) with MHDC.
- Property owner must enter into 30 year Use Restriction Agreement on 811 PRA units for extremely-low income persons with disabilities.
- Property must be willing to meet all requirements set forth by HUD under 811 PRA regulations.
- All proposed 811 PRA units must meet program criteria for unit integration and accessibility.
- All proposed 811 PRA units must be dispersed throughout the property and must not be segregated to one area of a building.
- Preferred properties will demonstrate capacity to comply with HUD inspections, monitoring requirements, and maintain good UPC ratings.
- Property financing must not include Section 811 or 202 capital advances.
- Property must provide documentation of a completed Environmental Review.
- Property must comply with HUD Fair Housing regulations.
- Owner or developer must have capacity to administer rental assistance, be eligible to conduct business in Missouri and be an entity in good standing with the state of Missouri.
- All proposals must be submitted via MHDC's Online Grant Interface which can be accessed on MHDC's website (<https://www.grantinterface.com/Home/Logon?urlkey=mhdc>) and in compliance with the Application Guidance and HUD Regulations.

Deadline:

Applications from qualified owners and developers will be accepted on a rolling basis as applications are completed and received, beginning one month (30 days) from the NOFA date. This NOFA will remain active until all funds for this initiative are committed or one year from the NOFA date, whichever happens first. If funds are not allocated after one year, remaining funds will be targeted toward new construction/rehabilitation. Applications received after the application period has closed will not be considered for funding.

Submission:

The Missouri 811 Application Guide and Missouri 811 Program Guide should be reviewed before completing and submitting a proposal. These documents, as well as all required application attachments can be found on the Section 811 PRA page of MHDC's website: <https://mhdc.com/programs/hud-programs/section-811-pra/>. The Missouri 811 Property Application can be found directly through MHDC's Foundant page at the following link: <https://www.grantinterface.com/Home/Logon?urlkey=mhdc>. Interested owners will be prompted to log in or create a Foundant account in order to access the Missouri 811 Property Application, and will need to fill out the application in its entirety. Once logged in, applicants will select the "Apply" tab in the page header, and then select "Missouri 811 Property Application" from



the list of available MHDC programs. All required attachments must be submitted at the time of completion of the Foundant application, and emailed to the designated contact listed below. Documents must be submitted in PDF (documents) and .JPG (photos) form with Ownership Entity Name and Property Name included in the submission email.

Contact Information:

For all questions, please contact:

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