



HUD Section 811 Project-based Rental Assistance (PRA) Program

Jenni Miller, Manager of HUD Programs
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HUD Section 811 PRA Program

- Overview
 - HUD Section 811 PRA Program Establishment
 - Missouri HUD Section 811 PRA Program Award
 - Program Partnerships
 - Program Target Population
 - Program Eligibility
 - Program Requirements
 - Resources
 - Contacts





HUD Section 811 PRA Program Establishment

- Frank Melville Supportive Housing Investment Act of 2010
 - Reformed Section 811 Program for persons with disabilities
 - Created Section 811 Project-Based Rental Assistance (PRA) Program
 - Requires state-level partnership linking integrated affordable housing with community-based services and support





Missouri HUD Section 811 PRA Program Award

- MHDC Application and Award
 - HUD FY2019 811 PRA Application Round Missouri awarded \$1.3M
 - Anticipated to generate 50 permanent supportive housing units based on approved application and Cooperative Agreement with HUD
 - Funding to be made available in two phases:
 - 1. 2021 Qualified Allocation Plan (25 units)
 - 2. Future NOFA for existing properties (25 units)





Program Partnerships

- Missouri 811 PRA Program Partnerships
 - Partnerships with state agencies to establish referral waiting list
 - Missouri Department of Social Services
 - Money Follows the Person (MFP) Program
 - Program supports those who have disabilities and those who are aging to move from a nursing facility or habilitation center to a quality community setting
- Missouri Department of Mental Health





Program Target Population

- Missouri Target Population
 - MFP Participants
 - Persons institutionalized or at risk of institutionalization
 - Persons at risk of homelessness





Program Eligibility

- Eligibility
 - One individual in the household between ages 18-61 must have a disability
 - Must be Medicaid eligible and meet Extremely-Low Income (ELI) limits
 - 30 percent of Area Median Income





Program Requirements

- 811 PRA Requirements
 - PRA units rented to eligible persons referred by DSS or DMH
 - Services must be provided, but not required of participants
 - No more than 25 percent of the units in a development may be:
 - Eligible for any subsidy to ensure housing is integrated
 - Set-aside for individuals with disability regardless of assistance provided





Program Requirements Cont.

- Property Owner Requirements
 - Enter into Rental Assistance Contract (RAC) for first five years of funding
 - Subsequent funding available based on federal appropriations
 - Enter into 30 year Use Restriction to serve persons with disabilities
 - Provide PRA units
 - Comply with conditions of Rental Assistance Contract (RAC)
 - Enter into Model Lease with eligible tenants
 - Transmit monthly subsidy vouchers to MHDC





Resources

- Note:
 - Rental Assistance Program, not a loan program!
- HUD Section 811 PRA Program Page
 - <https://www.hudexchange.info/programs/811-pra/>
- FY 2019 PRA NOFA
 - https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingops/fy19_section811_rentalasssitance
- Missouri Money Follows the Person Program
 - <https://dss.mo.gov/mhd/general/pages/mfp.htm>





Contacts

- Jenni Miller, Manager of HUD Programs
 - Jenni.miller@mhdc.com or 816-759-6890
- Christine Riley, HUD Programs Supervisor
 - Criley@mhdc.com or 816-759-6860

