

HUD Section 811 Supportive Housing Project Based Rental Assistance (PRA) Demonstration Program

6.27.12 Webinar Session Questions and Answers

Q: Not all LTH are disabled. Would target population also have to be LTH?	A: Yes. The eligible population is someone with a disability with 30% AMI income, and either long term homeless or in the MFP demo (exiting an institution). So, yes, only LTH eligible people with disabilities are eligible for 811.
Q: Do GRH units count against the 25% limit?	A: <i>Update since webinar:</i> Yes, since GRH requires a disability, units in a GRH registered building would be considered restricted for people with disabilities (even though GRH is technically an income supplement.)
Q: If an owner is already working with the county on LTH units, why not work directly with the county on 811 units? Why go through DHS?	A: That's a requirement of the demonstration program. It requires the Housing Finance Agency to work with the State Agency that works with Medicaid funds, and in Minnesota, that partner is DHS. The partners in the demonstration program really are preselected or prescribed by HUD. <i>ADDITION: the counties will be providing the Medicaid and mental health services. The MFP or PATH worker will connect all tenants with the county.</i>
Q: In the Q&A, please talk about what payment standard will be used for 811 units. FMR's?	A: Our initial thoughts are that we'll be using the Fair Market Rents that exist for that particular area where the units are in place. The general theme is that we're not trying to create a new one-on program, but we want to take the good parts of the Section 8 Project Based program, and use those in this program and have it be as similar as possible to that because we feel that it will be the easiest approach for both ourselves and participating owners.
Q: Do you expect a point preference on LIHTC applications if they include 811 units, like you do for LTH units?	A: Possibly in the future, but on the initial launch of this demonstration program, 811 units have to be occupied within that initial 24 month period, so we are targeting existing developments. if the 2 nd round of Section 811 funding coincides with our RFP process, that is something we are definitely considering.
Q: Do people with physical disabilities need to be homeless to qualify?	A: No, if they're coming out of the long term care facilities and participating in the MFP program (working with a transition coordinator), they would be eligible in that situation.
Q: With the 25% of unit's restriction does this new program not allow additional units in the building to also house disabled people with other types of rental assistance?	A: You can house people with disabilities in the other units, it's just that the units can't be designated for people with disabilities. Because of Fair housing, we can't restrict the general public access for the other units, so if someone with a disability applies for a unit, they can't be denied because of the 811 unit restrictions.
Q: Is the owner allowed to give preference to tenants with certain disabilities?	A: Yes, but only if the state specifies certain disabilities in our 811 plan. We aren't planning to specify any particular disability, so we would appreciate your feedback on this if you have something in mind.

Q: Do you think that the 811 rental assistance might be used with existing long term homeless units?	A: We hope to gain additional LTH units, so if a development has some existing LTH units and would like to do a few more, this would be a great resource to do that.
Q: Do you see the application for this program being involved with the June 2013 MN Housing RFP Process for Tax Credits for example, or would it be before or at the same time, or after?	A: We're planning to do the RFP as soon as we can in early 2013, so it won't be part of the Consolidated RFP process. HUD does plans to release funding next year for a regular 811 PRA program, and we think in that case, if we aren't so time limited to occupy the units, we'll attempt to integrate it with the Spring Consolidated RFP.
Q: Do you think that the awards will be announced before the June Consolidated RFP Awards are announced?	A: Definitely. We would want to announce the awards for the demonstration program before then. [that is if HUD sticks with their proposed timeline.]
Q: Does RAC mean Rental Assistance Contract?	A: Yes, Rental Assistance Contract.
Q: Would there be Administrative Reimbursement for tenants? For Processing the paperwork?	A: We're not anticipating that at this time. We're hoping to target owners and administrators that already work in the project based market. It'd be very much the same sort of operation. There currently is not admin dollars to be allocated to owners.
Q: EMAIL: When applying the Section 811 25% limit on units designated for persons with disabilities to a building with operating assistance that effectively provides "rental assistance" would all of the units benefiting from the operating assistance be considered "not restricted" or restricted. I hope I have not confused this. Generally I am asking how the Section 811 demonstration program mixes with buildings receiving HUD operating assistance or MHFA operating assistance, for that matter.	A: It depends on your SHP agreement with HUD for the operating assistance and if you had any SHP capital funding. Did you designate a certain # of units/households for SHP, or only some of the units/households? In other words, do you report all households in your APR or only some of them? Since the HUD SHP for permanent supportive housing (or S+C) requires a disability, any units designated for SHP would be considered designated for people with disabilities. I think we would have to look at each development to determine eligibility. The other issue besides the 25% limit, is that some forms of operating assistance are good to partner with this funding and others are not. On the one hand HUD doesn't want double subsidies, on the other they want us to leverage other resources to lessen the amount of subsidy provided through PRA and encourages applicants to partner funds with other operating support...

We're looking for your feedback on these topics:

Do you think that the types of developments that we're targeting are a good fit for the program? Let us know or provide suggestions for ways that we can target units with low rental rates and low rent restrictions.

We're looking for feedback on the 30 year use restrictions on the units and the 20 Year RAC's.

We'd like to know if the Administrative Requirements will fit into your current management practice. If you have ideas about how to make that efficient or effective, we'd appreciate your feedback.

Concerns about filling the 811 units with the target population?

Do you see any issues with the outreach, referral and service plan that we mapped out in the power point slides?