



**2024 Multifamily Consolidated RFP
Technical Assistance Session HUD S811 PRA**

Thursday, April 23, 2024

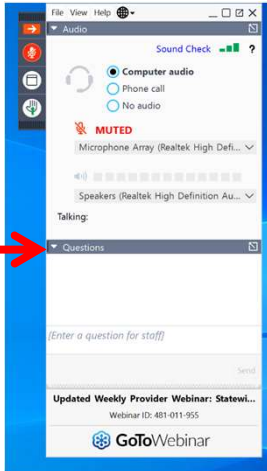
m MINNESOTA HOUSING

Minnesota Housing | mnhousing.gov

1

Meeting Logistics

- This session is being recorded and may be posted publicly.
- We will leave time at the end for questions.
- You can ask questions anytime during the presentation by typing your Questions in the Questions box on your GoTo toolbar.
- **NOTE:** Due to time constraints, questions will not be answered until the end of the presentation.



5/20/2024

Minnesota Housing | mnhousing.gov

2

2

Technical Assistance

- Technical assistance provided by Minnesota Housing and Department of Human Services staff is only advisory and does not guarantee that a development will receive S811 PRA, points under a particular category or be selected for funding.
- While every effort is made to ensure the accuracy of technical assistance, such assistance is subject to, and does not modify or override, the requirements of Minnesota Housing's Qualified Allocation Plan, the Self-Scoring Worksheet, Multifamily RFP Standards, Multifamily Underwriting Standards, Building Standards, or other documents related to applications for funding.
- Ellie.miller@state.mn.us

5/20/2024

Minnesota Housing | mnhousing.gov

3

3

HUD Section 811 PRA

- Program of the U.S. Department of Housing and Urban Development (HUD) (HUD Section 811 PRA)
- The purpose is to expand the supply of supportive housing that promotes and facilitates community integration for people with significant and long-term disabilities
- Minnesota Housing, in partnership with Minnesota's Department of Human Services, was awarded funding in Round 3 for approximately 160 new units

5/20/2024

Minnesota Housing | mnhousing.gov

4

4

HUD Section 811 PRA

Eligible applicants include:

- Private and public owners of multifamily properties that have been financed by Minnesota Housing and/or have Minnesota Housing's housing tax credits (HTC)
- Project-Based Section 8 portfolio of developments with existing unsubsidized units
- Owners must have experience administering HUD rental assistance

5/20/2024

Minnesota Housing | mnhousing.gov

5

5

HUD Section 811 PRA

The rental assistance is available to:

- New construction projects via Minnesota Housing's annual Multifamily Consolidated RFP and HTC Round 2

5/20/2024

Minnesota Housing | mnhousing.gov

6

6

HUD Section 811 PRA

- Targets people who are experiencing long-term homelessness and are enrolled in Minnesota's Projects for Assistance in Transition from Homelessness (PATH) outreach program **OR** people who are exiting an institutional setting **OR** people who have a Home and Community-based Waiver
- Referrals are managed by the Minnesota Department of Human Services

5/20/2024

Minnesota Housing | mnhousing.gov

7

7

HUD Section 811 PRA

PWD Tier 2 category:

Select the number of units set aside for People with Disabilities that will use 811 PRA. The total number of 811 PRA units **cannot** exceed 11 units. Section 811 program requirements limit the percentage of supportive housing units. The total number of supportive housing units (HPH, homeless, PWD) in the project **cannot** exceed 25% of the total units.

- 15% to 25% of the total units, but no fewer than ten units **(13 points)**
- 10% to 14.99% of the total units, but no fewer than seven units **(11 points)**
- 5% to 9.99% of the total units, but no fewer than five units **(9 points)**

5/20/2024

Minnesota Housing | mnhousing.gov

8

8

HUD Section 811 PRA

- Pre-application for HUD Section 811 PRA Due Thursday, May 30th at noon central time
- Eligibility notification
- HUD Section 811 PRA PWD narrative – Work with Minnesota Department of Human Services (DHS) to complete
- Must be selected for capital funding in the RFP to be eligible for S811 PRA

5/20/2024

Minnesota Housing | mnhousing.gov

9

9

Program Requirements

- 20-year rental assistance contract (RAC)
- Five years initial funding with renewals (OCAF)
- 30-year recorded use agreement
- TRACS and EIV
- NSPIRE inspections
- Management review

5/20/2024

Minnesota Housing | mnhousing.gov

10

10

Management Reviews and Inspections

- Management and Occupancy Reviews (MOR)
 - Conducted every three years
 - Tenant File Review
 - Management Document Review
- Inspections
 - Full NSPIRE review (every three years)
 - Interior
 - Exterior
 - Building

5/20/2024

Minnesota Housing | mnhousing.gov

11

11

Working with DHS and 811 PRA

Prescreening, verifying disability, Income verification

- DHS manages the 811-waiting list and prescreens all applicants to ensure they are eligible for the 811 program, including disability, age and income

Third Party Verification for SSI, public benefits, and recerts

- DHS also can provide verification of Date of Birth, Social Security #, SSI/RSDI, public benefits and EBT card balance to speed process of verifications, both at the initial move-in and for recertifications (with a Release of Information)

Waitlist management

- DHS manages the waiting list and uses a customized database to track information

5/20/2024

Minnesota Housing | mnhousing.gov

12

12

Working with DHS and 811 PRA

Referrals for open unit

- Property Managers contact DHS when they have an opening coming up, and DHS then reaches out to the referring worker of the next eligible applicant to get the referral process started

Housing application

- The property generally uses a pre-application that allows the property to run the background check
- If the applicant is denied, DHS works with the referring worker to write an appeal, if the applicant wants to appeal
- If the applicant is conditionally approved, the referring worker will work with the applicant to complete the formal paperwork and provide any needed verifications beyond what DHS can provide.

Deposits, lease signing

- The referring worker is responsible to obtain funding for the deposit, and to set up the time for the applicant to sign the lease

5/20/2024

Minnesota Housing | mnhousing.gov

13

13

Working with DHS and 811 PRA

Move-in inspection

- The referring worker works directly with the property to set up the move in date and time and is responsible to coordinate the move with the applicant

Service provider connection/communication/mitigation

- Every applicant is eligible for a variety of support services, and support services are set up by move in
- DHS sets up a post transition meeting approximately 30 days post move to ensure that the transition is going smoothly
- DHS also sets up quarterly meetings with the properties to ensure that DHS is aware of any issues that could jeopardize the tenancy. DHS makes referrals to a contracted agency to help resolve any issues if the tenant has dropped their services or needs more services
- DHS assists with providing some verifications to speed up the recertification process

5/20/2024

Minnesota Housing | mnhousing.gov

14

14

Working with DHS and 811 PRA

Landlord training by People, Inc.

- People Inc. provides free training for property managers to help them better understand working with people with mental health issues and to prevent or diffuse difficult situations
- These currently occur 4 times per year

Landlord mitigation Rebalancing Proposal

- DHS is currently working on a contract with an agency to manage a program that will provide up to \$5000 in reimbursement for damages, unpaid rent, or court costs for 811 tenants that leave within 2 years of their initial lease

Update on MA State Plan tenancy supports

- The State’s MA State Plan provides for Housing Stabilization Services (HSS) for 811 participants on MA
- If an 811 participant needs HSS services but doesn’t have them, the contracted tenancy provider for the Metro area will help mitigate any issues until HSS can be set up for the participant

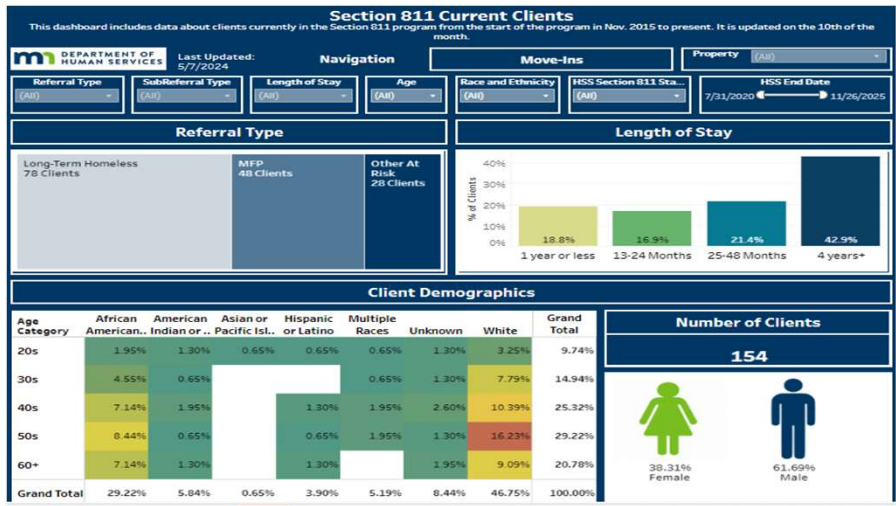
5/20/2024

Minnesota Housing | mnhousing.gov

15

15

Current Tenants




5/20/2024

Minnesota Housing | mnhousing.gov

16

16





Contact Information

HUD Section 811 PRA: ellie.miller@state.mn.us

5/20/2024 Minnesota Housing | mnhousing.gov 17

17





Q & A Session

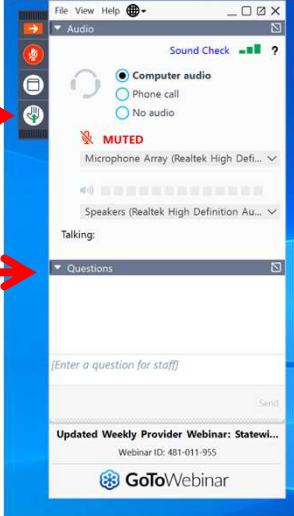
5/20/2024 Minnesota Housing | mnhousing.gov 18

18

Q & A

Q&A Protocol

- Click the raise your hand button of the GoToWebinar toolbar. This will allow us to call on you and unmute your line to ask your question.
- Type your question in the Question/Chat Box of the GoToWebinar toolbar



5/20/2024 Minnesota Housing | mnhousing.gov 19

19



Thank You!

5/20/2024 Minnesota Housing | mnhousing.gov 20

20