

Housing Persons with Disabilities



Housing Persons with Disabilities: 811 PRA

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811 PRA Overview

- Long term supply of project-based permanent supportive housing
- Integrated housing = No more than 25% of units set aside for people with disabilities in a project
- Eligibility:
 - People with disabilities at least 18 years of age but under 62
 - Eligible for community-based, long-term services provided by the state partner agency or agencies
 - Household income of up to 30% AMI

Funding Amounts

FY12 Awards	FY13 Awards	FY19 Awards
\$88 million	\$139 million	\$115 million



811 PRA Grantees

FY12, FY13 & FY19 Grantees		
Alaska	Maine	New Mexico
Arizona	Maryland	North Carolina*
California	Massachusetts	Ohio
Colorado	Michigan	Oregon
Connecticut	Minnesota	Pennsylvania
Delaware	Missouri*	Rhode Island
Georgia	Montana	South Dakota
Illinois	Nevada	Texas
Indiana*	New Hampshire	Virginia*
Louisiana	New Jersey	Washington
		Wisconsin

*=New Grantee

FY19 Grantee

Program Highlights

Since 2015,
over 3,000
households
have moved in
to PRA units



92% of
households
served have
maintained
housing or had
positive
program exits



87% of the
FY12 & FY13
units have been
identified

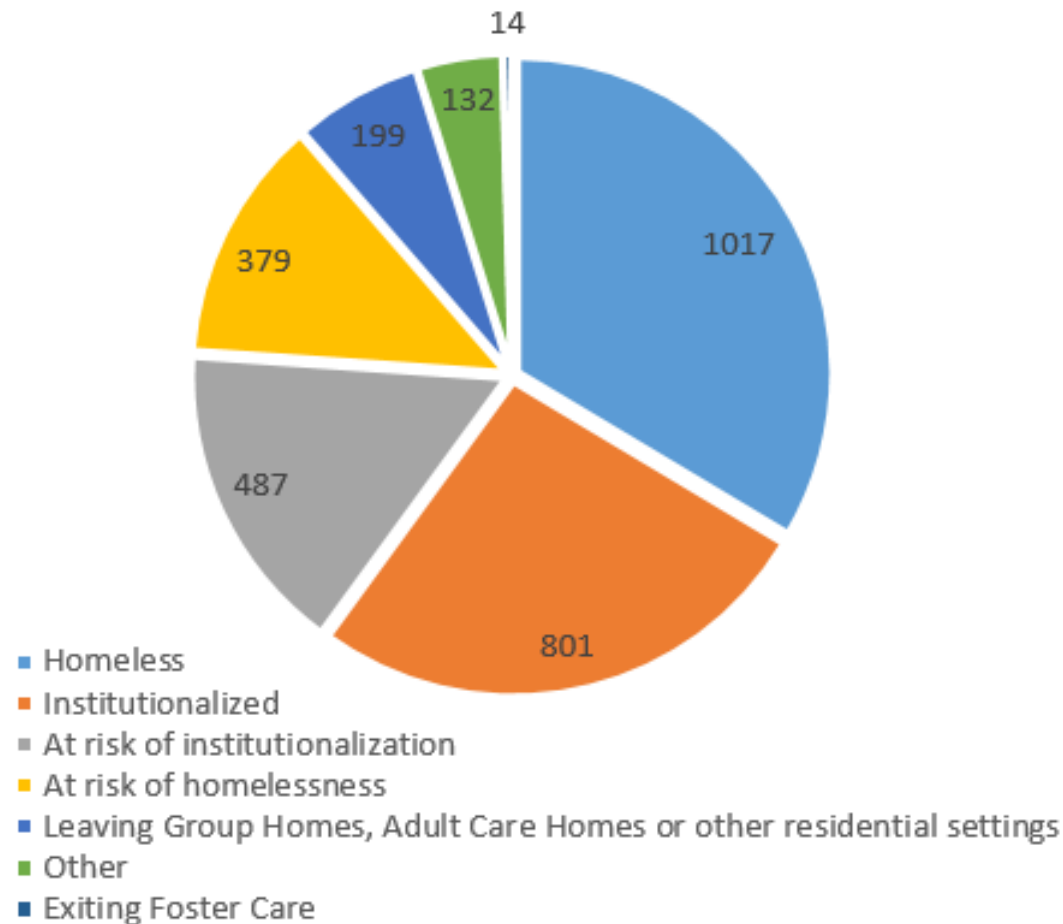


Over 7,000 units of
integrated housing
to be created



Target Populations Served

Households Served by Target Population: FY15-FY20



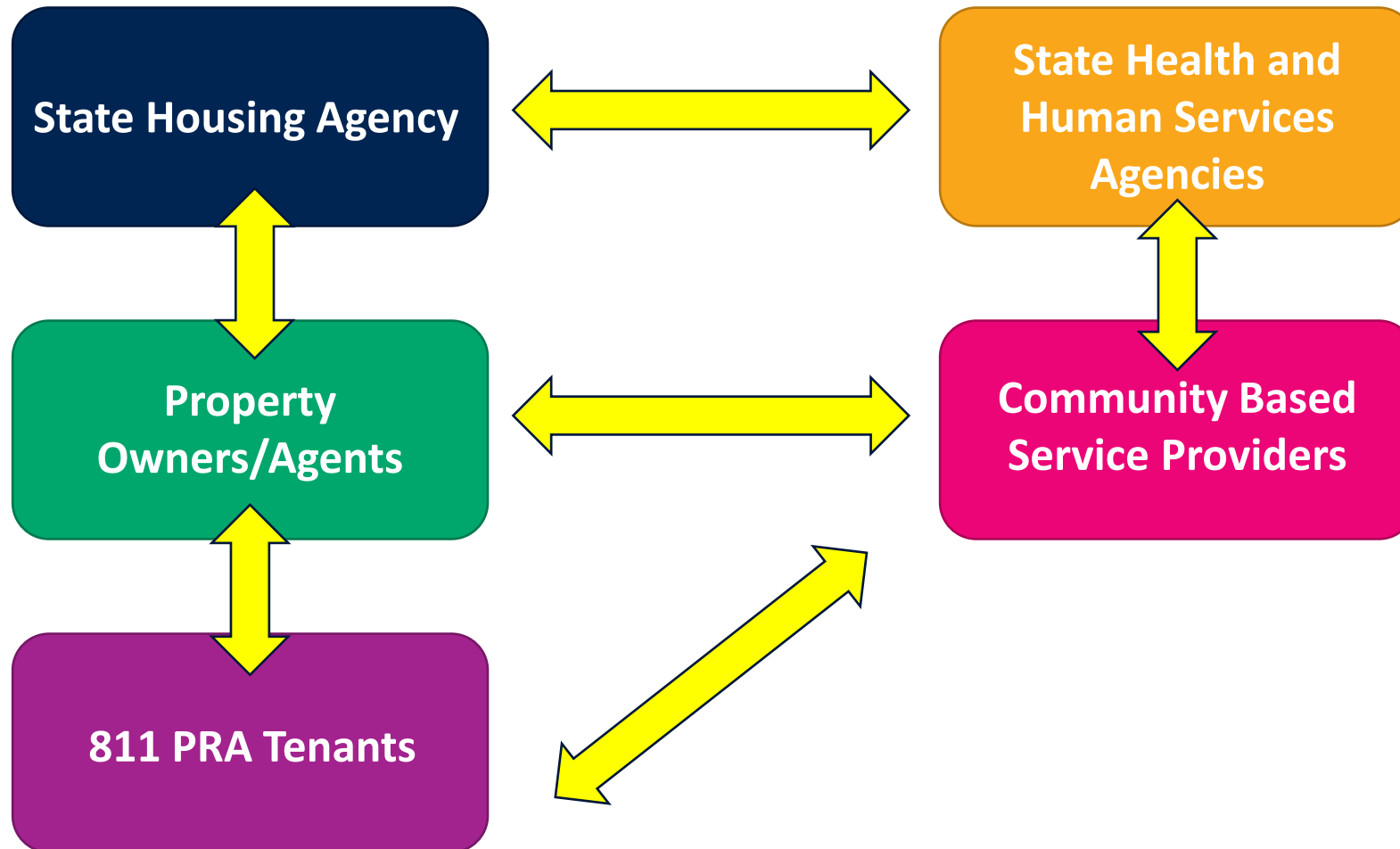
PRA is a Partnership Program

- HUD NOFA required partnership between state housing agency and state health and human services/Medicaid agency
- Formal agreement called an Interagency Partnership Agreement (IPA) is required to:
 - ✓ Identify target population(s)
 - ✓ Describe methods of outreach and referral
 - ✓ Describe commitments of supportive services that will be made available to PRA tenants

Roles and Responsibilities

- **State Housing Agency** - The State Housing Agency, or “Grantee,” is responsible for the overall implementation of the PRA program.
- **Service Partner(s)** - The state service agency’s obligations may be different in each state, and are detailed specifically in the PRA Interagency Partnership Agreement (IPA). At a minimum, service partners typically are responsible for contracting or coordinating ongoing tenancy supports for PRA participants.
- **Property Owners** – Property owners are responsible for executing the Rental Assistance Contract, Use Agreement, and Model Lease and Utilization of HUD Systems.

Partnerships in Practice



Components of Successful Partnerships

- A common understanding of the language and jargon used, target populations served, and goals and intended outcomes
- Clarity on roles and responsibilities- additional written documentation if needed
- Regular and routine communications among partners
 - In-person meetings, conference calls, email
- Openness to input about opportunities for coordination and program and policy changes related to the goals of the partnership;
- Staffing and financial resource support of the partnership's work; and
- Leadership buy-in and support of the initiative needed to bring the work to fruition.

Unit Identification & Selection

- Most Grantees have had to use multiple ID strategies
 - Thresholds or Incentives in QAP
 - Specific 811 NOFA/RFP
 - Direct Outreach to Developers/Owners
- Effective Practices
 - Develop a Unit ID initial plan with timeframes & benchmarks
 - Reevaluate regularly with Service Partner
- Work with partners to identify variables making units desirable, workable
 - Location
 - Unit size
 - Accessibility
 - Number needed

Outreach & Referral Systems

- Grantee to have written Tenant Selection Plan to be in place before tenants are selected for the program
- Establishing processes & timelines related to:
 - Notification of when units expected to be available for occupancy
 - How & when service partner starts outreach to identify eligible persons in target population
 - # of referrals per unit/location
 - Assistance with Reasonable Accommodations
 - Training for Referral Agents

Waiting List Management & Referral Systems

- Establishing structure of waiting list
 - Centralized, regional or property specific
 - Determining which agency manages
 - What type of database or software is needed
- Each grantee waiting list structure is unique
 - Some managed by HFA others by HHS
 - Some use vendor software (e.g. Social Serve/Emphasys), some homegrown database or excel

Takeaways

- Partnership between State Housing Agency & State HHS key to success
- Flexibility of PRA allows Grantees to make program changes as needed to address shifting priorities or availability of resources
 - Settlement agreement, changes to available services or provider capacity, changes to types of units needed
- PRA provides a replicable model for creation of integrated permanent supportive housing
- Collaboration through 811 PRA helps inform other cross-agency work and ability to respond to other funding opportunities
- Program Success Stories:
 - <https://www.hudexchange.info/programs/811-pra/success-stories/>
 - <https://www.hudexchange.info/resource/6032/section-811-pra-successfully-supporting-independent-living/>

Thank you!

Housing Persons with Disabilities: 811 PRA Louisiana

Angela D. Davis
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811 Program Administrator



Housing Persons with Disabilities: 811 PRA Program Implementation-Louisiana

Permanent Supportive Housing (PSH)- Section 811 PRA

- ▶ The Louisiana Permanent Supportive Housing (PSH) program links affordable rental housing with voluntary, flexible, and individualized services to people with severe and complex disabilities, enabling them to live successfully in the community.
- ▶ After Hurricanes Katrina and Rita, advocates for both people with disabilities and homeless people, along with consumers, service providers, and state/local governmental agencies formed a successful partnership that resulted in PSH being included into the LA Road Home plan. This led to the development of over 3,000 units of permanent supportive housing for extremely low income people with disabilities. Through partnership with the Louisiana Housing Corporation (LHC), the PSH program has thus far served over 2,000 households, giving them not only permanent, affordable housing but the support services they need to retain that permanent housing.

Background of the 811 PRA Program “The Central-North Louisiana Connection”

- ▶ Partnership continued.....State Housing Agency and State Health and Human Services/Medicaid agency: Louisiana Department of Health and Department on Aging and Adult Services.
- ▶ Expanded PSH Program in South Louisiana
Central and North Louisiana (Rural)
- ▶ FY12 Grant – Fully Committed
 - 21 RACs
 - 213 units
- ▶ FY19 Grant – 62% Committed
 - 21 RACs
 - 138 units
- ▶ 30% AMI – Market-rate rents
- ▶ Eligible Properties:
 - New
 - Existing
 - Low Income Housing Tax Credits
 - HOME
 - Rural Development
 - Traditional Subsidy/Funding.

Working towards GOAL Old FY12-13 and New Concepts FY19

Challenges with rural lease-ups

▶ Lessons learned

Discussion and questions

Program Initiatives to Support and House Persons with Disabilities



Low Income Housing Tax Credit

- PHFA grants 10 points during the development application process to developers that promise to provide two times the number of required accessible units.
- Tab 31 Supportive Housing Set-Aside:
 - To be eligible for consideration under this Set-Aside, applicants must meet the definition of supportive housing, target an eligible population, have an agreement with an appropriate local lead agency, and have easy access to transportation services. In addition, at least 15% of the units must be set-aside in order to qualify for the Supportive Housing Set-Aside.
 - We look for transportation to be at least within 2 blocks the site.
 - The local Lead Agency would provide referrals for the said population and services.

What is Supportive Housing?

It is housing that:

- Is safe and secure;
- Is affordable to the eligible target population (monthly rent and utilities do not exceed 30% of monthly household income).
- Is permanent, not transitional. Occupancy is available as long as the tenant pays the rent and complies with the terms of the lease or applicable landlord/tenant laws in Pennsylvania.
- Offers supportive services that are flexible and responsive to the needs of the individual; available when needed by supportive housing tenants; and delivered where the tenant lives, if necessary.

What are the eligible populations?

Eligible populations include:

- Individuals that are homeless or households or those at risk of becoming homeless.
- Non-homeless households with a household member with disabilities including those with mental, physical, sensory or developmental disabilities; persons with substance use disorders; Veterans; persons diagnosed with AIDS and related diseases and persons formerly incarcerated.
- Other populations approved by the Agency on a case-by-case basis.

Permanent Supportive Housing Units

- Permanent Supportive Housing Unit (PSH) established as a set-aside for the LIHTC program in 2008.
- There are 923 units to date!

Section 811

- What is it?
 - A Project-based rental subsidy program that pays owners the difference between the Tenant Rent and the Contract Rent for extremely low-income non-elderly persons with disabilities.

- What Properties are Eligible to Participate?
 - New or Existing properties funded with Low Income Housing Tax Credits, HOME, Rural Development or Section 8 or other federal funding.
 - Primarily ONE Bedroom units
 - General Occupancy designation

811 Current Landscape

- FY12 Grant – Fully Committed
 - 38 RACs
 - 201 units

- FY13 Grant
 - 23 RACs
 - 7 ARACs
 - 1 LIHTC 2019 Award with 811 Commitments
 - 193 Units
 - 27 counties have 811 units.
 - 262 referrals have been housed.
 - 205 referrals are currently residing in 811 units.

How Units Are Filled

- At 50% construction completion, there is a rent-up meeting scheduled between the developers, management agents and PHFA.
 - An introduction to Danielle Rudy, the PHFA Supportive Housing Officer is made.
 - PHFA ensures management agents are aware of the process to rent up the units.
 - They are also provided a list of agencies and contacts that properties can utilize to find tenants.

PHFA Partnerships and Outreach to Increase Housing for People with Disabilities

- The Marketing Pipeline is a monthly spreadsheet that is distributed to Department of Aging, Office of Vocational Rehabilitation Services (OVR), Regional Housing Coordinators (RHCs), Local Lead Agencies (LLAs), the Statewide Independent Living Council (SILC) board, Adult Protective Services, Amerihealth Caritas, Disabilities Option Network (DON) and Department of Human Services (DHS). It displays PHFA properties that are at least 50% constructed and follows them to completion. Organizations are encouraged to contact the properties to access their waitlist or to obtain an application.
- PHFA provides ongoing marketing assistance to properties.

PAHousingSearch.com

- PAHousingSearch.com is an affordable housing search tool funded by PHFA and its partners.
- Searching on this tool is free and listing properties on this tool is free.
- There is a toll-free call center that supports the site. Call: 1-877-428-8844.
- Danielle Rudy can provide demos, should your group be interested.
- All PHFA properties are required to list units on www.pahousingsearch.com.

PAHousingSearch.com

The Special Needs Search feature gives landlords a way to privately promote their properties to a variety of vulnerable populations, such as veterans, seniors, people with disabilities, and more. By giving landlords a unique way to offer their housing to at-risk populations, this secure service also increases mixed housing options for clients.

Tenant Based Rental Assistance (TBRA)

- NHT-TBRA assists with one time payment requests. These requests are for people currently living in a nursing home and who are ready to transition out of the nursing home but are not able to pay 1st month's rent and security deposit. PHFA will assist by providing 1st month's rent.
 - PHFA will also assist with 2nd, 3rd and 4th months as well, if necessary.
 - When PHFA receives a one time payment request, it is sent to the Dept. of Public Welfare's Office of Long Term Living to be approved, as they must approve the request before payment can be issued.
 - All 67 counties in PA work directly with PHFA for one-time payment requests.
- For more information contact Kristen DeSantis.

Project Based Operating Assistance (PBOA)

- PBOA is funded by the Office of Mental Health and Substance Abuse (OMHSAS) in 5 counties (Philadelphia, York/Adams, Lehigh, Delaware, Montgomery) with County Health Choices Reinvestment Funds. Money is used as a project-based subsidy to reduce tenant share of rent to 30% of their income.
- PHFA's Housing Services and Housing Management Departments jointly operate the Partnership for Supportive Housing program that subsidizes units for people with mental illness in specific counties with targeted funds.
 - The Partnership for Supportive Housing program is made up of PHFA, Department of Human Services' OMHSAS and county mental health offices and is currently operational in Lehigh, Philadelphia and York.
- The program assists tenants with very low incomes. It assures that they pay no more than 30% of their income in rent.
- For more information contact Gelene Nason.

Accessible Unit Resources

- PHFA has developed an Accessible Unit Policy to provide clear guidance for owners and agents to follow regarding the leasing and ongoing occupancy of accessible units.
 - As part of this policy, we created a lease addendum pertaining to occupancy of accessible units to attempt to achieve maximum utilization of the accessible units by disabled households.
 - The addendum includes language requiring relocation if a tenant does not require the accessible features and a non-accessible unit of appropriate size and comparable features becomes available.
 - In addition, the addendum provides a definition for a tenant to be considered mobility impaired.
 - Full Policy:
https://www.phfa.org/forms/housing_management/accessible_resource_center/accessible_unit_policy.pdf

PHFA Program Contacts

- **Director of Housing Management:**
Carl Dudeck cdudeck@phfa.org 717-780-3896
- **PA Housing Search:**
Danielle Rudy, Supportive Housing Officer drudy@phfa.org 412-429-6082
- **Section 811:**
Kristen Nagel, 811 Program Administrator knagel@phfa.org 717-780-3816
- **PBOA:**
Gelene Nason, Manager of Housing Services gnason@phfa.org 717-780-3874
- **TBRA:**
Kristen DeSantis, Rental Officer II kdesantis@phfa.org 412-429-6082

Section 811 and Supportive Housing in Illinois

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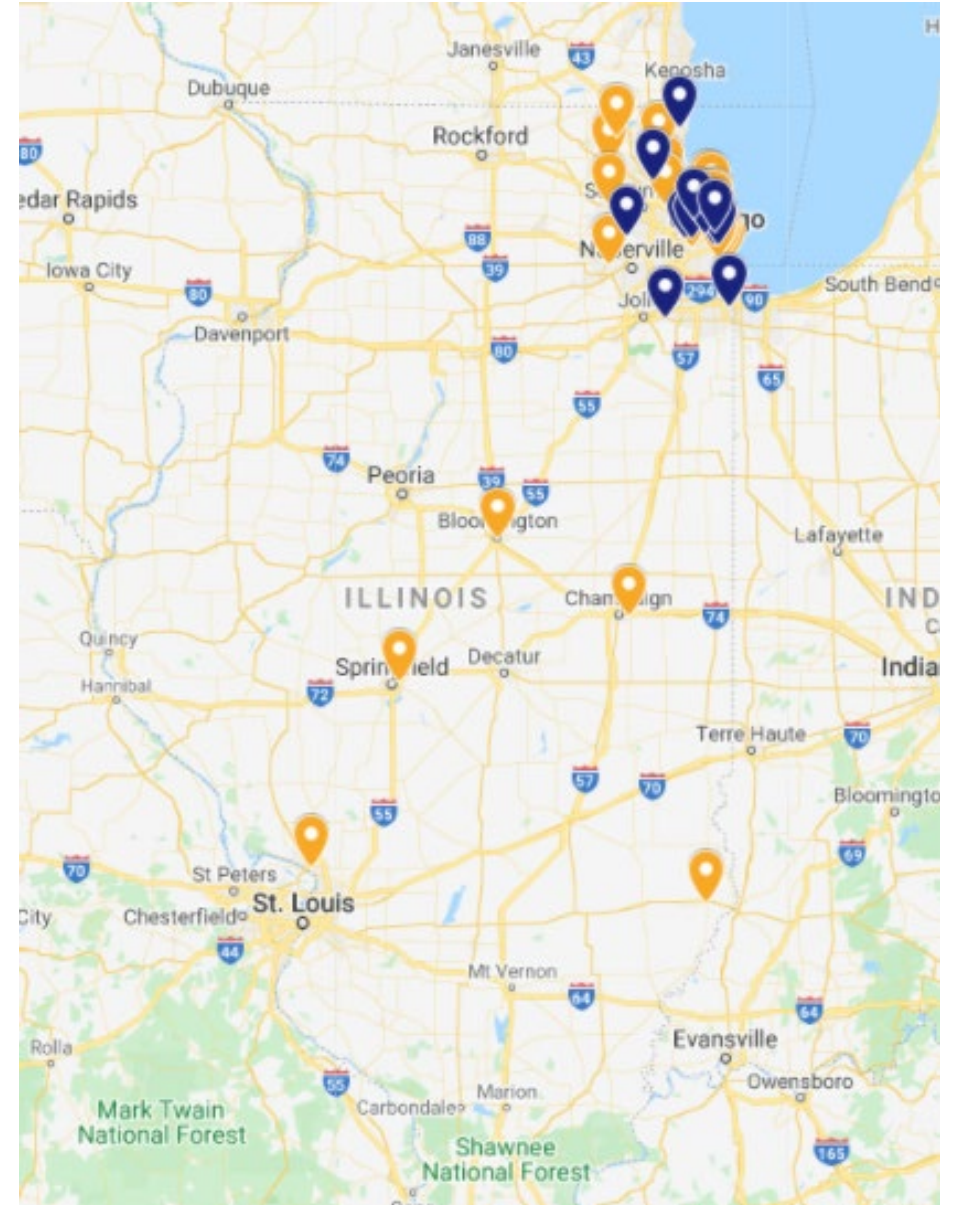


Section 811 Program in Illinois

- ▶ FY 2012, FY 2013, and FY 2019 grantee
- ▶ Serve persons living with disabilities that are class members in three state-based Olmstead consent decrees and persons at risk of institutionalization.
 - Most class members live in Chicago, suburban Cook County, or collar counties.
- ▶ Partner with three different state agencies: Department of Human Services, Department on Aging, and Department of Healthcare and Family Services

Section 811 Units

- ▶ 300 units allocated FY 2012 funds
 - 30%-60% AMI rents
- ▶ 97 units allocated FY 2013 funds
 - 30% AMI – Market-rate rents



Section 811 Referrals

- ▶ Online waiting list through Emphasys Software
- ▶ Consent decree Class Members have first preference, at-risk-of institutionalization have second preference
- ▶ Units must be listed available on the waitlist for 60 days at initial lease-up, 30 days at turnover
- ▶ 1,372 number of people interested in 811 units across the State

Statewide Referral Network

- ▶ 30% AMI units in LIHTC developments
- ▶ Persons at 30% AMI or below, connected to a service provider, and living with a disability, experiencing homelessness and/or at risk of homelessness are eligible.
- ▶ About half of them have another subsidy layered on (usually PHA)
- ▶ In the 2022-2023 QAP, require 5-10% of total affordable units be set aside for SRN.
 - Also heavily incentivize SRN units that will have 100% subsidy coverage and are in areas people need PSH.

Permanent Supportive Housing Development Round

- ▶ Currently accepting applications for the eighth round of this program
- ▶ Mainly funded by the National Housing Trust Fund
 - Supplemented by State Housing Trust Fund, State Affordable Housing Tax Credit, and HOME
- ▶ 100% PSH, usually 25 units or less
 - Can target one or more specific PSH-eligible populations
- ▶ The next PSH RFA will be released after a CSH Supportive Housing Institute, which will attempt to encourage more downstate developments

Year/Round	Program	PSH Units
2010/Round 1	Demonstration Round (Build Illinois Bond Program)	98
2011/Round 2	Moving Forward	122
2012/Round 3	Moving Forward	142
2017/Round 4	PSH Development Program	119
FY2019/Round 5	PSH Development Program	124
FY2020/Round 6	PSH Development Program	172
FY2021/Round 7	PSH Development Program	145
TOTAL PSH PROGRAM UNITS		922

Accessible Units

- ▶ IHDA requires a minimum 10% of a development's total units be Type A accessible.
 - This is applicable for both LIHTC and PSH programs.
- ▶ Accessibility specific filter for the SRN and 811 referral system
 - Allows flexibility for applicants to be eligible for more units

Housing Persons with Disabilities

