

Section 811 Project Rental Assistance

FY 23 Award

Indication to Participate

Pennsylvania Housing Finance Agency (PHFA) is pleased to announce that HUD has awarded a third round of 811 subsidy. As the Grantee, PHFA continues to partner with PA Department of Human Services (DHS) to refer 811 eligible applicants to participating properties. The 811 PRA program is seeking the participation of properties to set aside units for the program through the Agency's Low Income Housing Tax Credit Application process. Eligible, participating owner/agents can receive points in the FY 25 LIHTC Application round.

To be eligible for this program, any rental property must meet these criteria:

- It must be a new or existing low-income housing tax credit property with financing under the federal Home Investment Partnership Act (HOME) or **other** federal funding program.
- It must contain at least **five housing units**.
- It must be for general occupancy or 55-plus populations; eligible participants in the program must be **age 18–61** at move in.
- Units must meet program criteria for unit **integration and accessibility** and be **accessible to transportation and services**.
- No more than **25 percent** of the units at a participating property:
 - May receive 811 project rental assistance payments
 - May be used for supportive housing for people with disabilities, or
 - May have an occupancy preference for people with disabilities.

One-bedroom units will be a priority in projects that are located in areas with community amenities, including transportation, social services, health care and retail services as determined in the QAP.

To signify a project's willingness to participate, please complete the Indication to Participate and return to Kristen Nagel at knagel@phfa.org.

Indication to Participate

Property Name _____

Property Address _____

City _____ Zip Code _____ County _____

PHFA and/or Tax Credit Number _____

Date Project Built OR Projected Completion Date _____

Is the property designated General Occupancy or 55+? _____

List all Federal Funding Sources the Property Received _____

Total # of Units in the Property _____
Number of units currently receiving HUD project-based assistance _____
Number of units currently supported by an internal rent subsidy _____
Number of units currently set-aside for special populations/set-asides _____
Specify the set-aside population (homeless, disabled, etc.) _____

Is there a Use Agreement already on file for the property? _____

What agency refers applicants? _____

Number of units/configuration & rents seeking Section 811 Rental Subsidy

_____ One Bedroom Rent \$ _____ Utility Allowance \$ _____

_____ Two Bedroom Rent \$ _____ Utility Allowance \$ _____

Owner Contact Information

Name _____ Phone _____ Email _____

Management Agent Contact Information

Name _____ Phone _____ Email _____

Which of the following do you intend to have complete TRACS-related work for the 811 program?

☐ We will process vouchers in-house and staff meets EIV requirements

Contact Person for HUD-TRACS System at your company and for this property

Name _____ Phone _____ Email _____

Software used to process vouchers: _____

TRACSMail ID: _____

EIV Coordinator at your company and for this property:

Name _____ Phone _____ Email _____

☐ We will utilize a Service Bureau or Management Agent to process vouchers and meet EIV Requirements and HUD 4350.3, REV-1 regulations

On a scale of 1-5 rate your on-site or management agent's experience with the following:

TRACS	1	2	3	4	5
EIV	1	2	3	4	5
HUD 4350.3, REV-1	1	2	3	4	5
HOTMA guidance	1	2	3	4	5

☐ We agree to not segregate 811 units at the property and acknowledge they can float amongst like units.

☐ We agree to continue seek 811 referrals at unit turnover and keep all 811 units filled with 811 tenants for the duration of the program.

☐ We understand that receiving points in the LIHTC Application for 811 participation requires an ongoing commitment to PHFA and the 811 program.

****Properties designated 62+ are not eligible to participate in the Section 811 PRA program**

*****Properties with 1 BR units will be given priority**

For Internal Use Only:

EV review: _____ RHC review: _____