

HUD 811 PRA UPDATE

YOU CAN MAKE A DIFFERENCE!

Kristen Nagel, 811 PRA Administrator
knagel@phfa.org
Housing Forum 2019



811 PRA – OVERVIEW

What Is It?

- A Project-based rental subsidy program that pays owners the difference between the Tenant Rent and the Contract Rent.

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 with at least 5 housing units at the property.
- Primarily ONE Bedroom units
- General Occupancy designation

* Participation is capped at 25% of the total number of units per contract.

811 PRA – ELIGIBILITY CONTINUED

Who is an Eligible Referral?

Persons with disabilities, ages 18 - 61 at move in, who qualify as extremely low-income and meet the following criteria:

- Institutionalized, but able to live in the community with permanent supportive housing.
- At risk of being institutionalized without permanent supportive housing, or
- Living in a congregate setting and are seeking housing within the community

*See handout for 811 Fact Sheet.



811 PRA REFERRAL NETWORK

PHFA and DHS have partnered with Self Determination Housing Project (SDHP) to form stakeholders in participating counties.

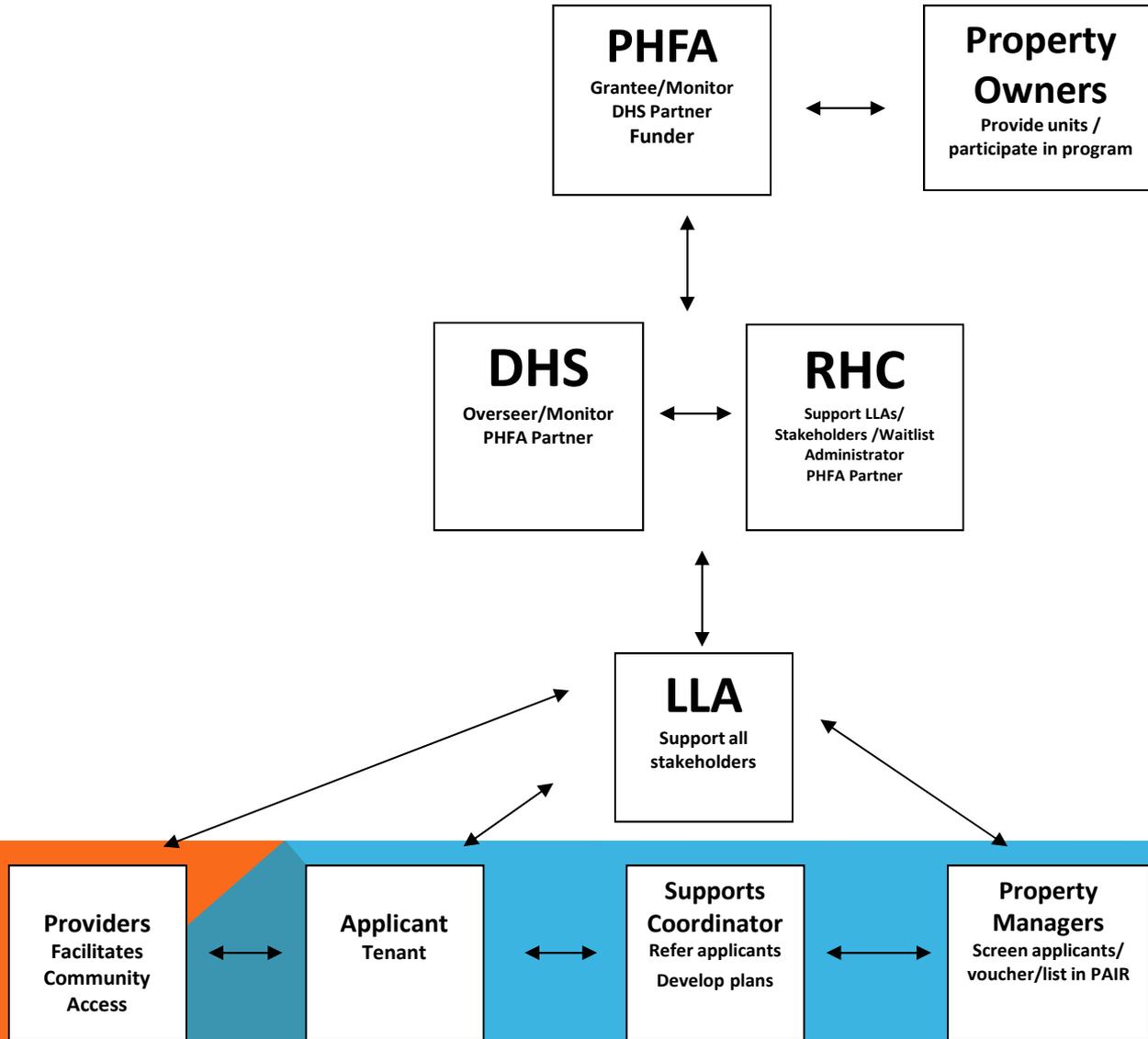
- **Regional Housing Coordinators (RHC)** are our liaisons in the field. They manage the 811 waitlist and work with **Local Lead Agencies (LLA)** to identify stakeholders, (referral sources) educate our partners and report 811 progress.
- LLAs identify all stakeholders with clients who are eligible for the 811 program. They confirm with case managers when supports are in place for a successful transition. The LLA is the direct contact for the property manager. RHCs provide support to the LLAs.

*In counties without a formal LLA, RHCs will take on that role.

**See Handouts for list of LLAs and RHC map.



Housing Referral Network Flow Chart



LISTING A VACANT UNIT

The PAIR (Pre-screen, Assessment, Intake and Referral) system provides an electronic waitlist system to not only list vacant 811 units, but also link vacancies to eligible applicants on the 811 wait list.

Property owners / agents are responsible for listing vacant units timely in the PAIR system.

Properties will receive a polling email on the 1st of the month. Simply answer the question in the email and a polling representative will call the property to complete the vacant unit listing.

Properties can always contact their polling representative if an 811 units becomes vacant throughout the month.

*Referrals for a vacant unit must come from the 811 waitlist.

**See Handout for Polling FAQs.



811 PRA PARTICIPATION DOCUMENTS

Agreement to Enter into a Rental Assistance Contract (ARAC)

Owners sign an ARAC when the commitment to the 811 program is made, but the property is not yet constructed. These agreements are in place until approximately 6 months prior to the completion of construction.

Rental Assistance Contracts (RAC)

Contracts are 20 years with funding included for the first 5 years.

Funding for years 6-20 is subject to HUD annual appropriations.

The 811 program utilizes the 30, 40, or 50% tax credit rents, but cannot exceed HUDs FMR at the effective date of the RAC.

Use Agreement

Owners agree to record a Use Agreement for 30 years. During that time period, owners will continue to provide the agreed upon number of units for the 811 program.

*See handout for Indication to Participate.



WORKING WITH HUD

Owners / Management Agents must obtain access to iMAX, iREMS, EIV and TRACS /LOCCS.

iMAX / TRACS

811 vouchers and tenant data must be sent to PHFA using HUDs iMAX system for submission to HUDs Tenant Rental Assistance Certification System (TRACS).

- The property must be set up in HUD Systems and the owner will need a DUNS# to participate.

*See a list of Service Bureaus and software vendors available, if needed, to participate.

EIV

Enterprise Income Verification (EIV) must be used to verify tenant income consistent with HUDs rules and regulations. (There is no fee to utilize.)

HUD 4350.3

This program closely follows Section 8 guidance listing in the 4350.3. A member of staff on the management team should be certified and familiar with the program.

*See handout for List of Software Vendors and List of Service Bureaus.



BENEFITS TO THE PROGRAM

Vacancy Claims

Approved vacancy claims will be paid based on 80% of the contract rent for the lesser of 60 days or when a new move-in occurs. Properties may request a vacancy claim IF:

A move out has taken place by an 811 eligible tenant.

The unit has been made ready.

*The 811 program experiences very low turnover.

Rent Increases

Properties are eligible to receive an annual OCAF rent increase.

*Utility allowances will be reviewed annually.

HUD Subsidy

Properties will receive subsidy for each leased unit under an 811 contract.



COMPLIANCE

Management Reviews

PHFA staff will conduct an on-site Management Review every 3 years. After the initial review, properties will be asked to submit move-in files to ensure eligibility, minimize errors or renting to an ineligible tenant.

Physical Inspections

PHFA staff will conduct an on-site physical inspection on the 3 year tax credit schedule. *This program does not trigger a REAC inspection.

*Properties must timely list vacant units until the 811 commitment has been made and again at turn-over.



811 CURRENT LANDSCAPE

FY12 Grant – Fully Committed

- 41 RACs
- 214 units

*Must lease units by September 2020.

FY13 Grant

- 13 RACs
- 8 ARACs
- 122 units

27 counties have 811 units.

102 referrals have been housed.

86 tenants are currently residing in 811 units.

