

Section 811 PRA

“Enabling persons with disabilities to live with dignity and independence within their communities.”

FAQs & QUICK REFERENCE POINTS

What is the 811 PRA¹ Program? A HUD program that promotes the creation of integrated permanent supportive housing units. The PRA option helps communities systematically and efficiently create integrated and highly cost-effective supportive housing units in affordable rental housing developments.

Who is an 811 eligible tenant? An Extremely Low Income, non-elderly (age 18-61) person with severe mental illness, who is eligible for community-based long-term services.

What properties can receive 811 tenants? New or existing property, or scattered site properties owned by the same ownership entity, with at least five (5) housing units that received federal, state or local capital funding at any time in the property’s existence. Properties must not have any restrictions for Persons with Disabilities or the elderly; and preferably be convenient to services, transportation and commerce. No more than 10% or 2 units (whichever is greater) of a property’s total units can be set aside for the 811 PRA program.

What is an 811 eligible unit? Any unit that does not already have a project based rental subsidy can be eligible for an 811 tenant. Most units will be 1 bedroom.

What are the limitations on 811 assisted units? Units must be dispersed throughout the property and must not be segregated to one area of a building (such as on a particular floor or part of a floor in a building or in certain sections within a project). Owners will designate the number of units to be set-aside as Assisted Units but the types (e.g. accessible) and the specific units numbers (e.g., units 101, 201, etc.) will be flexible depending on the needs of the program and availability of the units in the property.

What are the use restrictions for the unit? PRA units must be operated as housing for Persons with Severe Mental Illness for not less than 30 years.

What are the terms of the PRA contract? HUD’s PRA contract will have a term of not less than 20 years. The

contract provides funding for 5 years, with renewal funding subject to appropriation.

How do 811 tenants get matched to units? Properties with an available 811 eligible unit will contact NHHFA² and individuals who have been identified to be 811 eligible will be referred to the property. The property manager will proceed with the property tenant selection screening process to determine whether the individual is qualified to live in the property. DHHS, BMHS³/Bridge Program will be notified of the outcome.

How long must an 811 eligible unit be held if no eligible tenant is referred by DHHS, BMHS? If no one is on the waiting list for that location, the unit will be released. The unit can be leased to a non-811 tenant with the next available unit of similar type being held for an 811 tenant.

What is the 811 rent? The 811 PRA will pay the difference between 30% of the 811 tenant income and a rent commensurate with 50% or 60% of the local Area Median Income (AMI) less any applicable utility allowance. (limited by HUD’s Fair Market Rents (FMR))

How are services provided to 811 tenants? DHHS, BMH coordinates efforts on a state and local level to provide quality support services to all 811 eligible individuals who request them.

What does the Owner have to do? Once the RAC⁴ is signed, the owner will get technical support, if needed, to access and administer the 811 units in TRACS⁵. All 811 tenants must be screened through the HUD EIV⁶ system. This will ensure timely monthly payments to the owner. A specific HUD approved lease is required for 811 tenants.

² NHHFA – New Hampshire Housing Finance Authority

³ DHHS, BMHS - Department of Health & Human Services, Division for Behavioral Health, Bureau of Mental Health Services

⁴ RAC - Rental Assistance Contract

⁵ TRACS - Tenant Rental Assistance Certification System

⁶ EIV – Enterprise Income Verification system

¹ PRA – Project Rental Assistance



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Where do we send notification of a vacancy?

811vacancy@nhhfa.org

How do I get access to HUD systems?

Multifamily Online systems are for authorized users only. Before an authorized user can login to any Multifamily's online systems they will first have to apply for a user ID and password. All information for accessing HUD systems, EIV and TRACS are available the following link: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/fhaosmf

Do I need special software?

Software is necessary for the submission of the monthly vouchers for payment as well as submission of the necessary tenant data. More information can be found the HUD TRACS website (http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/trx/trxsum)