

# **811 Project Rental Assistance (PRA)**



NLIHC Tenant Talk Live Webinar  
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# Hello!

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# What is 811 Project Rental Assistance (PRA)?

- A federal rental assistance program funded by HUD
- State Housing Finance agencies partner with state Medicaid or Health and Human Service agencies to:
  - Allocate 811 PRA rental assistance to affordable housing development projects in the state
  - Identify and refer low-income people with disabilities to the housing
  - Ensure the availability of supportive services for tenants who chose to access them

# 811 PRA Overview

- 811 is a project-based federally funded subsidy
- 811 serves households where at least one member must have a disability and be between the ages of 18 and 62.
- 811 is integrated permanent supportive housing

# Project-Based Rental Assistance

## 811 is project-based rental assistance

- Attached to the housing unit
- Tenants pay 30% of their adjusted monthly income for rent and utilities
- Applicants typically apply for (or select among) specific properties or buildings

# Tenant 811 Eligibility

- Extremely low-income (ELI)
- Non-elderly person with a disability
- Member of the state's "target population"

# Integrated Permanent Supportive Housing

- No more than 25% of units in a PRA project may be targeted to people with disabilities
- 811 provides tenants with access to voluntary tenancy support services
- 811 is permanent housing

# 811 PRA Program Highlights

**3,000**

Since 2015, over 3,000 ELI households have moved into 811 PRA units.



**92%**

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



**8,750**

811 PRA will produce 8,750 units of housing for ELI people with disabilities.



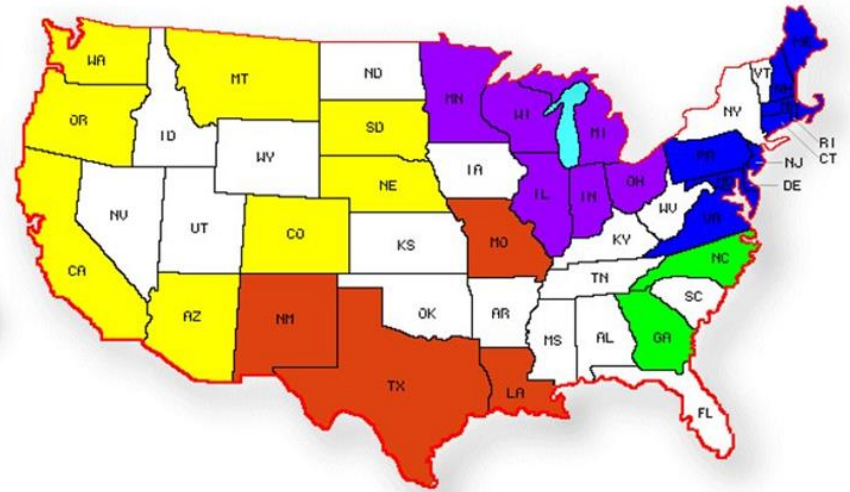
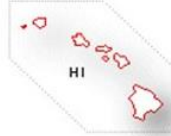


# States with 811 PRA programs

|             |                |              |
|-------------|----------------|--------------|
| Alaska      | Maryland       | Ohio         |
| Arizona     | Massachusetts  | Oregon       |
| California  | Michigan       | Pennsylvania |
| Colorado    | Minnesota      | Rhode Island |
| Connecticut | Missouri       | South Dakota |
| Delaware    | Montana        | Texas        |
| Georgia     | Nevada         | Virginia     |
| Illinois    | New Hampshire  | Washington   |
| Indiana     | New Jersey     | Wisconsin    |
| Louisiana   | New Mexico     |              |
| Maine       | North Carolina |              |

811 PRA Grantees by HUD Region

- - Northeast
- - Southeast
- - Southwest
- - Midwest
- - West



# **FY 2024 811 PRA NOFO**

- In October, HUD's Office of Multifamily Housing Programs announced \$106 million in new 811 PRA funds
- States with existing programs and those without existing PRA programs are encouraged to apply
- Applications require partnership between the state Housing Finance Agency and the state Medicaid or Health and Human Services office.
- Applications are due February 12, 2024

# Questions

