

Section 811 Project Rental Assistance (PRA)

Section 811 PRA - General

<p>Program Summary</p>	<p>The Section 811 PRA Program increases the number of affordable, supportive housing opportunities for persons with disabilities throughout Oregon. It provides project-based rental assistance for extremely low-income households that have a member with a disability.</p> <p>State partners for this program are Oregon Housing and Community Services (OHCS), Oregon Department of Human Services Office of Developmental Disabilities Services (ODHS/ODDS), and Oregon Health Authority Addictions and Mental Health Division (OHA/AMH).</p> <p>CONTACT: Melinda Alfaro, HUD 811 Program Analyst Phone: 1-503-986-2113 Email: melinda.alfaro@hcs.oregon.gov</p>
<p>Grant Description</p>	<p>OHCS was awarded \$2,335,000 from the US Department of Housing and Urban Development (HUD) for the Section 811 PRA program and plans to subsidize up to 75 units at 50% median market rents by September 2021. The units have been identified and are in the process of contract signing.</p>
<p>Population Served</p>	<p>Individuals and households that have a member living with a severe and persistent mental illness, intellectual disability, and/or developmental disability, and</p> <ul style="list-style-type: none"> (a) has a household income of equal to or less than 30% of Area Median Income (AMI); (b) is between the ages of 18 and 61; (c) is Medicaid eligible; or (d) is eligible for community-based, long-term services as provided by Medicaid waivers, Medicaid state plan options (Oregon Health Plan), state-funded services or other appropriate services



Partnership and Resident Referrals

<p>Oregon Housing and Community Services (OHCS)</p>	<p>OHCS works with property owners that wish to set aside units for Section 811 PRA and enter a contract. Owners of properties that have Section 811 PRA units notify OHCS of vacancies. The agency maintains a waitlist of Tenant Applicants referred by DHS/ODDS and OHA/AMH. OHCS sends the property owner applications from the waitlist to fill the vacancy for available units. Email: melinda.alfaro@hcs.oregon.gov</p>
<p>Department of Human Services Office of Developmental Disabilities Services (DHS/ODDS)</p>	<p>Tenant Applicants for the program who are living with an intellectual disability, and/or developmental disability will be referred to OHCS by community service providers, locally based Community Developmental Disabilities Programs, and support brokerages. If you are referring a client and need more information, email: heather.m.smith@dhsoha.state.or.us</p>
<p>Oregon Health Authority Addictions and Mental Health Division (OHA/AMH).</p>	<p>Applicants for the program who are diagnosed with severe and persistent mental illness will be referred to OHCS by OHA Rental Assistance Program contracted providers with Community Mental Health Programs, Coordinated Care Organizations, advocacy and service groups. If you are referring a client and need more information, email: SUSAN.G.LIND@dhsoha.state.or.us</p>

Property Owners

<p>Property Portfolio</p>	<p>Units for the HUD 811 PRA target population, or in combination with supportive housing for people with disabilities or an occupancy preference for people with disabilities, are restricted to a maximum of 25% of the units in a property. Program funds will be distributed statewide based on interest and qualifications. Outreach for rent assistance will be to owners of OHCS portfolio properties that have HUD-required restrictions HUD (LIHTC, HOME, etc.). New affordable housing units may be included in a NOFA or Request for Funds (RFP).</p>
<p>Program Requirements</p>	<p>Property Owners enter into 30-year restrictive agreement with OHCS. Owners will also sign a 20-year HUD contract for subsidy, with a renewal option of one additional 20-year term. Unit inspection schedule will be streamlined with existing funding in place for the property. As an example, if the property has LIHTC funding then the inspection schedule would follow the three-year minimum guidelines. Participating properties are required to use</p>

TRACS. This can be accomplished through owner/management company purchased software or 3rd party service bureau.

Resources Links:

[OHCS Website](#)
[DHS / ODDS](#)

[HUD Exchange](#)
[OHA / HSD](#)

For more information, please contact:

Melinda Alfaro, HUD 811 Program Analyst
Phone: 1-503-986-2113
Email: melinda.alfaro@hcs.oregon.gov