

Section 811 PRA Occupancy Guidance

Handbook and Other Guidance

<p>Purpose</p>	<p>To provide owners and management agents occupancy guidance for the Section 811 Project Rental Assistance (PRA) program. Generally, HUD Handbook 4350.3 Occupancy Requirements of Subsidized Multifamily Housing Programs applies to Section 811 PRA. Exclusions to the handbook were provided in HUD issued Notice H 2013-24, Occupancy Interim Notice</p> <p>For more information, please contact: Melinda Alfaro, HUD 811 Program Analyst Phone: (503) 986-2113 Email: melinda.alfaro@hcs.oregon.gov</p>
<p>Helpful Links</p>	<ul style="list-style-type: none"> • Occupancy Interim Notice H 2013-24: https://www.hud.gov/sites/documents/13-24HSGN.PDF • HUD Handbook 4350.3 Occupancy Requirements of Subsidized Multifamily Housing Programs: https://hud.gov/program_offices/administration/hudclips/handbooks/hsg/4350.3 • MAT User Guide TRACS Release 202D (zip file): https://www.hud.gov/sites/documents/tracs202dfinalspec.zip • HUD Handbook 4350.1 Multifamily Asset Management and Project Servicing (Chapter 7): https://www.hud.gov/sites/documents/DOC_25304.PDF • Special Claims Processing Guide (HSG-06-01): https://www.hud.gov/program_offices/administration/hudclips/guidebooks/HSG-06-01

Paragraphs Not Applicable to the 811 PRA Program

<p>Occupancy Requirements of Subsidized Multifamily Housing Programs Chapter 3 (6 exceptions)</p>	<ol style="list-style-type: none"> 1. Paragraph 3-7 Exceptions to the Income Limits in Section 8 Projects 2. Paragraph 3-8 Admitting Over-Income Applicants 3. Paragraph 3-12 Restriction on Assistance to Noncitizens 4. Paragraph 3-18 Eligibility Requirements for Admission to Elderly Projects, By program Type Covered by Title VI, Subtitle D of the Housing and Community development Act of 1992 5. Paragraph 3-19 Eligibility Requirements for Admission to Elderly Project, By Program Type <u>Not Covered</u> by Title VI, Subtitle D of the Housing and Community Development Act of 1992
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	<p>6. Paragraph 3-20 Eligibility for Admission to Individual Section 202, Section 202/8, Section 202 PAC, and Section 202 and Section 811 PRAC Projects</p>
<p>Occupancy Requirements of Subsidized Multifamily Housing Programs Chapter 2 & 4</p>	<ul style="list-style-type: none"> • Chapters 2 & 4 Affirmative marketing requirements are replaced by HUD Notice H 2013-24, Paragraph IV., B.
<p>Occupancy Requirements of Subsidized Multifamily Housing Programs Chapter 5 (2 exceptions)</p>	<ol style="list-style-type: none"> 1. Paragraph 5-28 Calculating Tenant Contribution for "Double Occupancy in Group Homes 2. Paragraph 5-29 Calculating Tenant Contribution for Section 236 and Section 211(d)(3) Below Market Interest Rate (BMIR)
<p>Occupancy Requirements of Subsidized Multifamily Housing Programs Chapter 8 (1 exception)</p>	<ol style="list-style-type: none"> 1. Paragraph 8-7 Termination of Assistance Related to Establishing Citizen or Eligible Immigration Status
<p>Occupancy Requirements of Subsidized Multifamily Housing Programs Chapter 9 (6 exceptions)</p>	<ul style="list-style-type: none"> • Please note: Chapter 9 (version date 6/07) is obsolete and was replaced by Enterprise Income Verification (EIV) guidance (version date 8/13). The former chapter 9 guidance was moved to the MAT User Guide TRACS Release 202D, HUD Handbook 4350.1 Multifamily Asset Management & Project Servicing, and Special Claims Processing Guide
<p>MAT User Guide TRACS Release 202D (zip file) (4 exceptions)</p>	<ol style="list-style-type: none"> 1. Paragraph 7.5 C Funding the Costs of Implementing TRACS (formally Paragraph 9-5 C) 2. Paragraph 7.11 Assistance Payments, Special Claims, Utility Reimbursements, and Excess Income – General (formally Paragraph 9-11) 3. Paragraph 7.12 Assistance Payments (formally Paragraph 9-12) 4. Paragraph 7.13 Utility Reimbursements (formally Paragraph 9-13)
<p>Special Claims Processing Guide HSG-06-01 (3 exceptions)</p>	<ol style="list-style-type: none"> 5. Special Claims Processing Guide (formally Paragraph 9-14) <ul style="list-style-type: none"> • Chapter & Appendix 2 Special Claims for Vacancy Loss During Rent-Up • Chapter & Appendix 4 Special Claims for Debt Service Vacancy Payments • Chapter & Appendix 5 Special Claims for Unpaid Rent



**HUD Handbook 4350.1
Multifamily Asset Management
and Project Servicing [Chapter
Z](#) (1 exception)**

6. **Paragraph 7-28** Excess Income (formally Paragraph 9-15)

For more information, please contact:

Melinda Alfaro, HUD 811 Program Analyst

Phone: (503) 986-2113

Email: melinda.alfaro@hcs.oregon.gov