

Oregon Housing and Community Services



HOUSING STABILITY COUNCIL

HUD 811 UPDATE

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JUNE 2, 2017

Overview of the HUD 811 Program



- **811 Grant Description**

- \$2,335,000 award from HUD in April of 2015.
- Partnership and Interagency Agreement in place between OHCS, Oregon Health Authority, and the Department of Human Services Office of Developmental Disabilities Services.

- **Target Population**

- Must meet the following eligibility criteria:
 - ❖ Be an adult between the age of 18-61 at the time of leasing with a disability resulting from:
 - Serious mental illness: and/or
 - An intellectual or developmental disability
 - ❖ Adjusted gross annual income of the household is at or below 30% of the area median income in the jurisdiction where the unit is located

- **Number of units applied for**

- Original application was for 75 subsidized units at 50% median market rents, however rents have increased significantly since this time which will decrease this number a bit.

HUD 811 Program



Program Details and Timelines

- Executed Cooperative Agreement with HUD in February of 2016 allowing OHCS to start outreach.
- Program officially went live for Oregon in October of 2016 when OHCS launched the owner application.
- Applicants for the program will be referred to the OHCS waitlist by OHA and DHS identified Sponsor Service Partners located throughout the state. Services are not mandated by the owner, as it is covered through the partnership with OHA/DHS.
- Units for the target population restricted to a maximum of 25% of the units in a property due to both HUD 811 and Olmstead regulations (www.olmsteadrights.org).
- Must already have existing OHCS funding in the property such as LIHTC, HOME, HDGP, etc.

Commitments and Applications in Process

- 4 units – two properties in Corvallis.
- 2 units – New development coming online in Corvallis
- 8 units – New development in Eugene.
- Several deals currently in discussion, but have not officially applied yet.
- Application in Port Orford approved in January 2016, but owner declined after further rent analysis.

HUD 811 Program



Current Efforts & Outreach

- Encouraging 9% pipeline projects to incorporate 811 units into their projects, gap funding opportunities.
- 811 units offered in the Mental Health and Veterans NOFA's.

Challenges and lessons learned for both Oregon and other states

- OHCS and DHS staff attended the national 811 convening in May, overview of best practices and dialogue on program challenges.
- States getting little interest or ability to place units in their existing portfolio. Most are utilizing the development route and QAP.
- Federal budget uncertainty – after the initial lease up of the program, will the federal budget be there for renewals of these units moving forward?
- Initial rent settings for Project Based Section 8 properties that are not 100% subsidized are lower than the rents set at the property. Two properties with owner interest for the 811 program did not submit applications due to the loss of rent the property would face.
- All states except Pennsylvania require the state HFA to have funding involved in the property to be eligible for the 811 program. Streamlined processes for monitoring, liability of each agency, and overall cost savings for long term planning.

HUD 811 Program State by State Implementation

Grantees	Number ARACs	Number Units in ARACs	Number Executed RACs	Number Units in Executed RACs	Number Units Leased	Percentage Units Leased of Executed RACs	Number Total Units in CA Ex.6	Number RAC+ARAC Units	Percentage of CA Units Identified
AK	0	0	0	0	0	0%	160	0	0%
AZ	0	0	0	0	0	0%	54	0	0%
CA	0	0	0	0	0	0%	283	0	0%
CO	0	0	0	0	0	0%	157	0	0%
CT	0	0	1	9	4	44%	150	9	6%
GA	15	55	4	18	0	0%	350	73	21%
IL	0	0	0	0	0	0%	200	0	0%
KY	0	0	0	0	0	0%	150	0	0%
MA	0	0	0	0	0	0%	107	0	0%
MD	2	9	0	0	0	0%	153	9	6%
ME	0	0	0	0	0	0%	59	0	0%
MI	1	6	0	0	0	0%	174	6	3%
MN	8	39	0	0	0	0%	75	39	52%
NH	35	61	16	35	0	0%	191	96	50%
NJ	9	40	5	21	5	24%	206	61	30%
NM	0	0	0	0	0	0%	95	0	0%
NV	0	0	0	0	0	0%	44	0	0%
OH	11	50	0	0	0	0%	485	50	10%
OR	0	0	0	0	0	0%	75	0	0%
PA	0	0	0	0	0	0%	205	0	0%
RI	0	0	0	0	0	0%	150	0	0%
SD	1	12	0	0	0	0%	135	12	9%
TX	0	0	0	0	0	0%	293	0	0%
WI	0	0	0	0	0	0%	172	0	0%
DC	0	0	0	0	0	0%	60	0	0%
TOTAL	82	272	26	83	9	11%	4123	355	9%
3/31/2017	82	272	26	83	9	68%	4123	355	9%
12/31/2016	82	272	26	83	9	0%	4123	355	9%
9/30/2016	134	197	7	27	2	7%	4183	224	5%

HUD 811 Program



HUD 811 Program in Action

- https://vimeo.com/215165277/7fddf7c382?utm_source=email&utm_medium=vimeo-cliptranscode-201504&utm_campaign=28749

Contact for questions or referrals

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