

Section 811 Project Rental Assistance (PRA)

Grant Description	OHCS was awarded \$2,335,000 from the US Department of Housing and Urban Development (HUD) for the Section 811 Project Rental Assistance (PRA) program. The intent of the program is to increase the number of affordable integrated housing opportunities. Oregon’s plan is to subsidize 75 units at 50% median market rents.
Population Served	Individuals and households within which there is a member who has a severe and persistent mental illness, intellectual disability, and/or developmental disability, and (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; (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; and (e) is homeless or leaving a hospital or licensed residential facility.
Partnership and Resident Referrals	The HUD 811 PRA program partners are Oregon Housing and Community Services (OHCS), Department of Human Services Office of Developmental Disabilities Services (DHS/ODDS), and Oregon Health Authority Addictions and Mental Health Division (OHA/AMH). Applicants for the program will be referred to the OHCS waitlist by OHA and DHS identified Sponsor Service Partners located throughout the State of Oregon.
Property Portfolio	Units for the HUD 811 PRA target population, or in combination with supportive housing for person with disabilities or an occupancy preference for person with disabilities, are restricted to a maximum of 25% of the units in a property. Program funds will be distributed geographically statewide based on interest and qualifications. Outreach for units will be to owners who currently have properties in the OHCS portfolio that have restrictions in place as required by HUD (LIHTC, HOME, etc). New affordable housing units may be included in a NOFA or Request for Funds (RFP).
Program Requirements	Owners will enter into 30 year restrictive covenants on the property 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. TRACS is required for recipients. This can be accomplished through owner/management company purchased software or 3 rd party service bureau.
Resources Links	OHCS Website OHA / HSD HUD Exchange DHS / ODDS
For more information:	Contact Section 811 PRA, email Melinda Alfaro , or call 503-986-2113.