



Commemorating 40 Years
Of Disability Advocacy
1973-2013

Section 811 PRA Demonstration: A New Model for Affordable Housing in Your Community

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Where do People with Disabilities Who Need Community Housing Live?

- HUD “Worst Case” Housing Needs Report:
 - Non-elderly adults renters with disabilities with very low incomes:
 - Paying more than 50% of income for rent and/or
 - Living in seriously substandard housing
 - Increased 32 percent in two years, from 990,000 in 2009 to 1.31 million in 2011
- **In Institutions:** 412,000 adults age 31-64 in nursing homes; 50,000 in state psychiatric hospitals; 30,000 in state I/DD institutions
- **In Adult Care Homes, Large Group Homes, Assisted Living:** ???
- **In Emergency Shelters:** 180,000 adults with disabilities
- **With parents / family** (Braddock, 2013):
 - 3.5 million I/DD caregiving families
 - 892,000 aging caregivers (age 60+) of people with I/DD

People with Disabilities Who Receive SSI are Poor

- **In 2012:**
 - 4.86 million non-elderly persons with disabilities received SSI
 - Federal SSI amount = \$726/mo. or \$8,714/yr.
 - 21 states provided state-funded supplements to SSI for non-elderly people living in the community
 - Supplements ranged from \$1(CO) to \$362 (AK)
- Since **Priced Out in 1998** was published - the average SSI supplement amount has declined by 7 percent

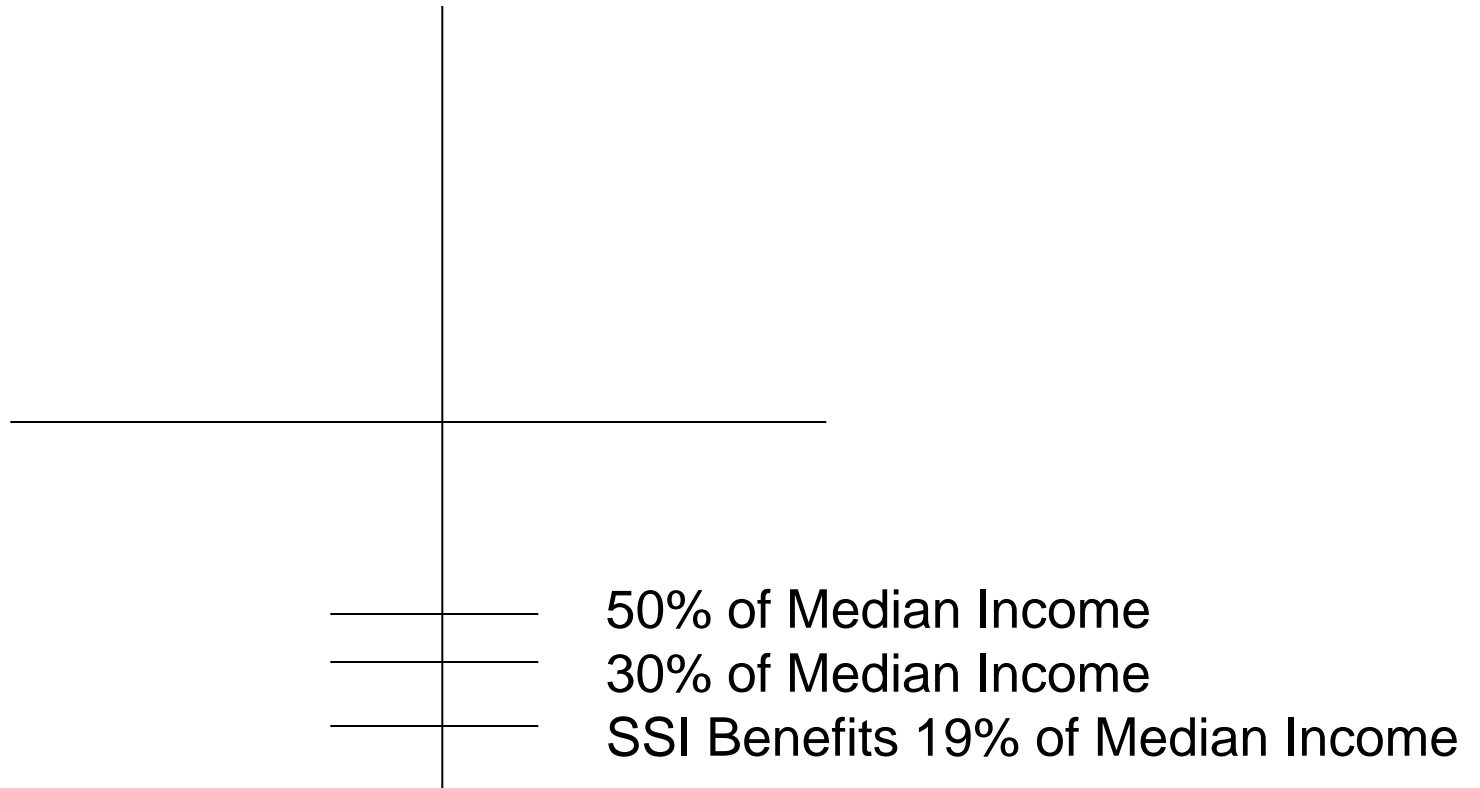
Priced Out in 2012 Study

- <http://www.tacinc.org/knowledge-resources/priced-out-findings/>
- The average income of a single individual receiving SSI payments was \$8,714 annually or \$726 per month
 - equal to 19.2% of the national median income for a one-person household
 - 22% below the 2012 federal poverty level
 - The national average rent for a modest one-bedroom rental unit was \$758
- On average nationally, a person receiving SSI had to spend:
 - 104% of monthly income to rent a modest one-bedroom unit
 - LOWEST: Macon County (TN) = 60%
 - HIGHEST: Honolulu (HI) = 199%
 - 90% of monthly SSI to rent a studio/efficiency unit
- In nine states and DC, the average studio/efficiency rent exceeded 100% of the income of an SSI recipient.

Housing Market Areas with Rent \leq 100% SSI

- 181 housing market areas in 33 states had one-bedroom rents that exceeded 100% of monthly SSI benefits
- Includes 4 entire states (DE, HI, NH, NH) and DC
- 19 markets with rents that exceeded 150% of monthly SSI benefits
- Community Survey data suggest that almost half of the non-elderly adult SSI population in the United States may live in one of these 181 housing market areas

SSI Income



HUD Rent Subsidy Programs

Addressing the “Affordability Gap”

- Public housing units = 1.1 million units (affect of “elderly only” housing policies)
 - Only 16% assist people with disabilities
- HUD “Assisted Housing” = 1.2 million units (affect of “elderly only” housing policies)
 - Only 17% assist people with disabilities
- Other programs = 443,000 units
 - Section 811 = 30,000 units
 - Homeless programs = 50,000

HUD Rent Subsidy Programs

Addressing the “Affordability Gap”

- Total units = 4.8 million
- Section 8 Housing Choice Vouchers = 2 million vouchers
 - Only 19% assist people with disabilities
- Section 8 vouchers set aside for non-elderly disabled
 - Poor tracking, ineffective targeting upon turnover, no link to supportive housing
- Clarification is needed regarding targeting of vouchers and establish preferences for priority populations – including people with serious mental illness – without violating civil rights laws (Section 504) or having to prove that the preference is to remedy past discrimination
 - HUD letter to Georgia on Olmstead settlement

HUD Rent Subsidies

What Works

- Section 8 Vouchers targeted to people with disabilities
 - Three types of Section 8 vouchers:
 - tenant-based
 - sponsor-based
 - project-based
- HUD Homeless Assistance programs
- HUD VASH
- Section 811
- Remember – Rental assistance is NOT an entitlement program such as SSI & Medicaid!!!

HUD Disability Vouchers

- Vouchers that MUST be targeted to non-elderly people with disabilities
 - Non–Elderly disabled vouchers – Section 8 tenant-based (can be project-based),
 - Section 811 “mainstream” vouchers – Not Section 8 but administered as such, and
 - VASH – Veterans supported housing, targeted to homeless veterans or veterans at risk of homelessness
- Are disability vouchers available in your community?
 - Check <http://www.tacinc.org/knowledge-resources/vouchers-database/>

HUD Section 811 Supportive Housing for Persons with Disabilities

- In the past, primarily created non-profit owned “single-site” housing for people with disabilities:
 - Group homes (up to 8 people)
 - Independent living apartments (up to 16 units)
- Very capital intensive program
- \$100,000+ per unit in Section 811 capital
- Project Rental Assistance Contract to ensure affordability
- Only 30,000 units created over 20 years
- FY 2010/FY 2011 funding created only 948 new units across the entire country

New Section 811 PRA Demo

- Authorized by the **Frank Melville Supportive Housing Investment Act** to promote integrated housing
- Goal: Sustainable, state-driven strategies to expand demonstrated success of Permanent Supportive Housing (PSH) model

3 Legs of the PSH Stool

1. Capital

- Investment to acquire or rehabilitate a property, “bricks and sticks”

2. Ongoing rent or operating subsidy

- Difference between tenant contributions and housing operating costs (utilities, insurance, contribution to reserves, etc., NOT services)

3. Housing related support services

- Case management, rehabilitation, etc.,
- Typically financed by Medicaid

Section 811 PRA Demo Model

- Administered by State Housing Agencies through a formal partnership with the State Human Service/Medicaid agency.
 1. **Capital** - No 811 capital is used. Capital comes from LIHTC, HOME, other state &/or federal sources.
 2. **Operating** - State Housing agency commits PRA funding to either new or existing units.
 3. **Support Services** - HHS/Medicaid agency makes service commitments.
- No more than 25 percent of the units in any property can be set-aside as supportive housing.

Integrated PRA Approach

- Modeled from successful efforts in NC, LA, and PA
 - 5 PRA units in a 100 unit property financed with LIHTC
 - 10 barrier free PRA units in a 40 unit non-profit owned property jointly financed by the State Housing Agency and local government
 - 2 PRA units in a 20 unit rental housing development financed with HUD HOME funds
 - 20 PRA units in a 100 unit “mixed income” public housing revitalization project.
- Highly cost-effective PRA subsidy ensures deep affordability

PRA Demo Formal Partnership

- State Housing and HHS/Medicaid agencies must have formal agreement before submitting the PRA application to HUD
- The agreement must specify:
 - Target population(s) to be assisted with PRA funds
 - Methods of outreach and referral to assure PRA units are occupied by the target population in a timely manner
 - State commitments of voluntary supportive services for people receiving PRA assistance

First PRA Demo NOFA Competition

- First PRA NOFA published on May 15, 2012
- Applications were due on August 2nd
- NOFA included \$85 million in PRA funding for an estimated 2,800 units
- 35 States plus DC submitted applications
- Awards announced on Feb. 12, 2013
- 13 States awarded a total of \$98 million
- 3,530 new PRA units will be created (compared to 948 over 2 years in FY10-FY 11)

35 States Applied

Alaska	Illinois	Minnesota	New York	South Dakota
California	Indiana	Mississippi	North Carolina	Texas
Colorado	Louisiana	Missouri	North Dakota	Utah
Connecticut	Maine	Montana	Ohio	Vermont
Delaware	Maryland	New Hampshire	Oregon	Washington
Florida	Massachusetts	Nevada	Pennsylvania	West Virginia
Georgia	Michigan	New Jersey	Rhode Island	Wisconsin
				District of Columbia

13 States Funded

State Housing Agency	# of Units
California Housing Finance Agency	335
Delaware State Housing Authority	170
Georgia Housing Finance Authority	150
Illinois Housing Development Authority	826
Louisiana Housing Corporation	200
Massachusetts Dept. of Housing Community Development	100
Maryland Dept. of Housing & Community Development	150

State Housing Agency	# of Units
Minnesota Housing Finance Agency	95
Montana Dept. of Commerce	82
North Carolina Housing Finance Agency	562
Pennsylvania Housing Finance Agency	200
Texas Dept. of Housing & Community Affairs	385
Washington State Dept. of Commerce	275
TOTAL	3,530

Supportive Housing Partnership

Critical Element	Source	Examples
Capital	<ul style="list-style-type: none">• HFA• State or local govt.• Private foundation	<ul style="list-style-type: none">• Low Income Housing Tax Credits• Bonds/Trust Funds• HOME• Foundation Funds
Operating Subsidy	<ul style="list-style-type: none">• HUD	<ul style="list-style-type: none">• Section 811 PRA Demo• S+C PBA• Section 8 PBV
Support Services	<ul style="list-style-type: none">• State Medicaid Agency• State Human Services Agency	<ul style="list-style-type: none">• Money Follows Person• Home and Community-based Waiver Services• State services funds• Rehab option

More information available at:

<http://811resourcecenter.tacinc.org/>

<http://www.tacinc.org/knowledge-resources/vouchers-database/>