

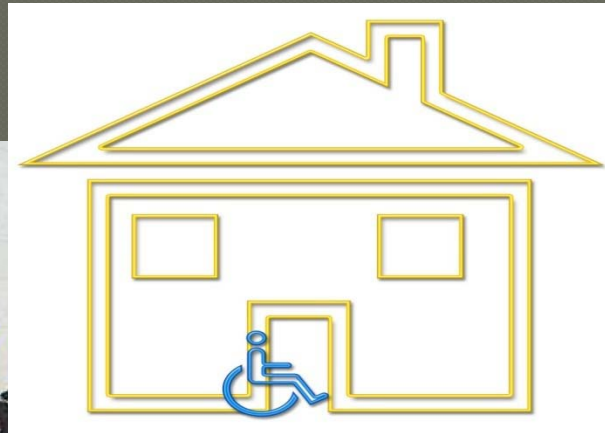


SECTION 811

Supportive Housing for Persons with Disabilities

**Marvis Hayward
Office of Housing Assistance and
Grant Administration**

Affordable Accessible Housing



Program Purpose

The Section 811 program allows persons with disabilities to live as independently as possible in their community by increasing the supply of rental housing with the availability of supportive services and rental subsidy.

Program History

● **Cranston-Gonzalez National Affordable Housing Act of 1990**

- Replaced the loan and Section 8 assistance with an award consisting of a Capital Advance and a Project Rental Assistance Contract (PRAC)
- Separated elderly housing from housing for persons with disabilities by establishing Section 811
- Modified to include Tenant Based Rental Assistance in 1992
- Low Income Housing Tax Credit provisions enacted in late 1990s

Melville Act of 2010

- Frank Melville Supportive Housing Act of 2010 (December 2010)
 - New authority to grant funds to states for allocation and administration
 - Greater emphasis on community integration in multifamily properties and multifamily supportive housing model
 - More leverage and service connections
 - Increased flexibility of PRAC funds
 - Funding shift to Tenant-Based Rental Assistance account for FY 2012- historically, this program is approximately 25% of the 811 appropriation

Administrative Changes

- Increased emphasis on:
 - Leverage of other sources of funds
 - Sponsor capacity
 - Project readiness
 - Market need
 - Serving persons with greatest need
 - Administrative flexibility
 - Housing as a platform to access needed services in mainstream, integrated settings.

Melville Act of 2010

- Project Based Rental Assistance (PRA)
- -Implements new Section 811 option targeted to state housing finance agencies and state Medicaid agencies
- -Requires partnership in linking affordable housing with voluntary community-based services and supports,
- -State Housing agencies will apply for funding to administer PRA

Melville Act of 2010

- Increased PRAC contract from 3 to 5 years for projects with LIHTC or tax-exempt bonds
- Portion of 811 capital advance allocation will be set aside for disabled housing within a multifamily housing development. No more than 25% of total units.

Next Steps

- Rulemaking and policy development underway to incorporate new requirements as needed
- FY 2012 NOFAs under review & clearance-

Total Development – 811 only

(1991-2009)

2,758 projects

30,244 units

**** FY 2010/2011 Awards to be announced shortly**

Typical Costs

Location	Capital Advance Average (Cost per Unit)
U.S. Total	\$124,511
Detroit MF Hub	\$89,175
Greensboro MF Hub	\$115,764
Kansas City MF Hub	\$122,974
New York MF Hub	\$169,676
San Francisco MF Hub	\$148,442

Affordable Supportive Housing

