

There Really Is (No Place Like Home)

HUD Supportive Housing Programs

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Outline Part 1: Section 811

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 1. Traditional Section 811 Program
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3. Section 811 PRA Status
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5. Example of a Property with 811 PRA Units
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1. Overview of Housing Needs and HUD Assistance

- Nationwide, almost 1.5 million very-low income elderly (62+) renter households have worst case housing needs
 - Unassisted renter households with 50% or less of the median household income for the area
 - Paying more than 50% of their income in rent; and/or
 - Living in substandard housing
- 1.3 million renter households with at least one non-elderly person with a disability are also experiencing these worst-case housing needs
- HUD provides housing assistance to about 4.7 million households
 - About 1/3 are elderly households and 1/4 are non-elderly people with disabilities households



1. Overview of Housing Needs and HUD Assistance

HUD Program	Number of Households (in 1,000s)	Percent Elderly	Percent Non-Elderly Disabled	Number of Residents (in 1,000s)
ALL PROGRAMS	4,686	34	23	9,785
Housing Choice Vouchers	2,474	24	28	5,350
Public Housing	1,020	32	21	2,157
Project-based Rental Assistance	1,243	48	17	2,023
Supportive Housing for the Elderly (PRAC 202)	121	100	0	132
Supportive Housing for Non-Elderly People with Disabilities (PRAC 811)	34	19	79	36
Other Assistance Programs	30	32	27	57

Source: HUD Picture of Subsidized Households, 2016, retrieved on 8/3/2017 from: <https://www.huduser.gov/portal/datasets/assthsg.html>



2. Supportive Housing for Persons with Disabilities: Section 811

- Traditional Section 811 program (1992-2011)
 - Subsidizes the production (capital assistance) and the rent
 - Funds disability-specific properties for very low-income non-elderly people with mental, developmental, or physical disabilities
 - Group homes and small independent living buildings
 - Funding goes directly to non-profit housing providers
 - No funding for new developments since 2011



2. Supportive Housing for Persons with Disabilities: Section 811

- New 811 Project Rental Assistance (PRA) program (2012-current)
 - Authorized by the Melville Act of 2010, aligned with Olmstead decision
 - Subsidizes rent in integrated properties where no more than 25% of units are designated for persons with disabilities
 - Targeted to extremely low-income people with mental, developmental, or physical disabilities eligible to home and community-based services
 - New or existing multifamily private properties with financing from low-income housing tax credit or other federal, state, local, or private funds
 - Grants to state housing agencies in partnership with state Medicaid or health and human services agencies for initial 5-year rental assistance



3. Section 811 Project Rental Assistance (PRA) Program: Status

- Two rounds of grant competitions (FY 2012 and FY 2013/14)
- \$236 million awarded to 28 states to support 6,406 units, as of July 2017
- FY 2012 grantees have 1,913 units identified for the program (84% of the expected goal) and 372 units leased, as of July 2017
- Robust peer-to-peer support: website with resources and shared-files, monthly calls, webinars, state-specific technical assistance
- Unit goals have been revised to reflect more realistic housing market conditions
- System change critical



3. Section 811 PRA Program: Status of Fiscal Year 2012 Grantees by State

Grantees	Projected Unit Goals	Units Identified	Percentage of Units Identified	Units Leased
CA	233	203	87%	59
DE	148	141	95%	39
GA	233	241	103%	22
IL	369	84	23%	11
LA	199	187	94%	114
MA	90	24	27%	6
MD	150	145	97%	35
MN	85	84	99%	67
MT	81	79	98%	12
PA	200	155	78%	19
TX	362	398	110%	8
WA	133	172	129%	46
Total	2283	1913	84%	438



3. Section 811 PRA Program: Status of Fiscal Year 2013 Grantees by State

Grantees	Projected Unit Goals	Units Identified	Percentage of Units Identified	Units Leased
AK	160	10	6%	
AZ	54	0	0%	
CA	283	0	0%	
CO	157	20	13%	
CT	150	9	6%	6
GA	350	73	21%	3
IL	200	0	0%	
KY	150	0	0%	
MA	107	0	0%	
MD	153	9	6%	
ME	59	0	0%	
MI	174	6	3%	

Grantees	Projected Unit Goals	Units Identified	Percentage of Units Identified	Units Leased
MN	75	39	52%	
NH	191	122	64%	2
NJ	206	28	14%	18
NM	95	0	0%	
NV	44	0	0%	
OH	485	46	9%	
OR	75	0	0%	
PA	205	0	0%	
RI	150	0	0%	
SD	135	37	27%	
TX	293	0	0%	
WI	172	0	0%	
DC	60	0	0%	
TOTAL	4123	399	10%	29



4. Evaluation of the Section 811 PRA Program: Overview

- Evaluation mandated by the Melville Act, implemented in phases, with HHS collaboration
- Phase I (2015-2017) focuses on challenges and successes of the early implementation of the 811 PRA Program
 - Mixed-method evaluation limited to initial 12 grantees funded in FY12
 - Process evaluation, six case studies, and preliminary outcome study
- Phase II (2016-2019) focuses on program effectiveness and residents' housing, supportive services, and health short-term outcomes
 - Mixed method evaluation based on sample of six states (FY12/13 grantees)
 - Implementation, impact, economic studies and descriptive analysis



4. Evaluation of the Section 811 PRA Program: Early Findings

- Great variation in state program design in terms of size, structure of partnership, target population, housing strategies, outreach and referral approaches
- Housing and health agencies with previous collaboration experience had an advantage in launching the program more quickly
 - Money Follows the Person (MFP) resources appear to be helpful
- Attracting properties and units to the program has been challenging
 - Tight rental market conditions (low vacancy and high rents)
 - Location mismatch (accessibility and service availability)
 - Program requirements (25% unit cap, contract conditions, environmental review)



5. Example of a Property with Section 811 PRA Units



- Riverwoods at Tollgate
- 84-unit property in Abingdon, MD
- Property financed with funds through HUD's Section 221 (d)(4), FHA-insured mortgage, LIHTC program, and HOME funds
- The property has 13 units under the 811 PRA program



PD&R

Questions & Answers



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Outline Part 2: Supportive Services Demonstration

1. A Look at Our Residents
2. Supportive Services Demonstration
3. Demonstration Framework
4. Questions & Answers



1. A Look At Our Residents

Residents of HUD-assisted rental housing, especially older adults, tend to be extremely low-income, with higher-than-average healthcare utilization patterns.



Over 12,000 properties nationwide that are restricted to elderly households.

- 39% - between 62-74 years of age
- 27% - between the ages of 75-84
- 13% - between the ages of 85-99
- 1% are 100 years of age or older
- 67% of our residents are female
- SSI is the primary source of income for over 72%

4. Supportive Services Demonstration

Goal

Produce evidence about the effectiveness of an enhanced supportive services model for elderly households and to evaluate the value of enhanced service coordination paired with affordable housing for seniors.

The Demonstration will be independently evaluated to determine the impact of the model on:

- aging in place in HUD-assisted senior developments;
- avoiding early transitions to institutional care, and;
- preventing unnecessary and often costly health care utilization—such as some emergency room visits and hospitalizations—for residents in HUD-assisted senior developments.

2. Supportive Services Demonstration

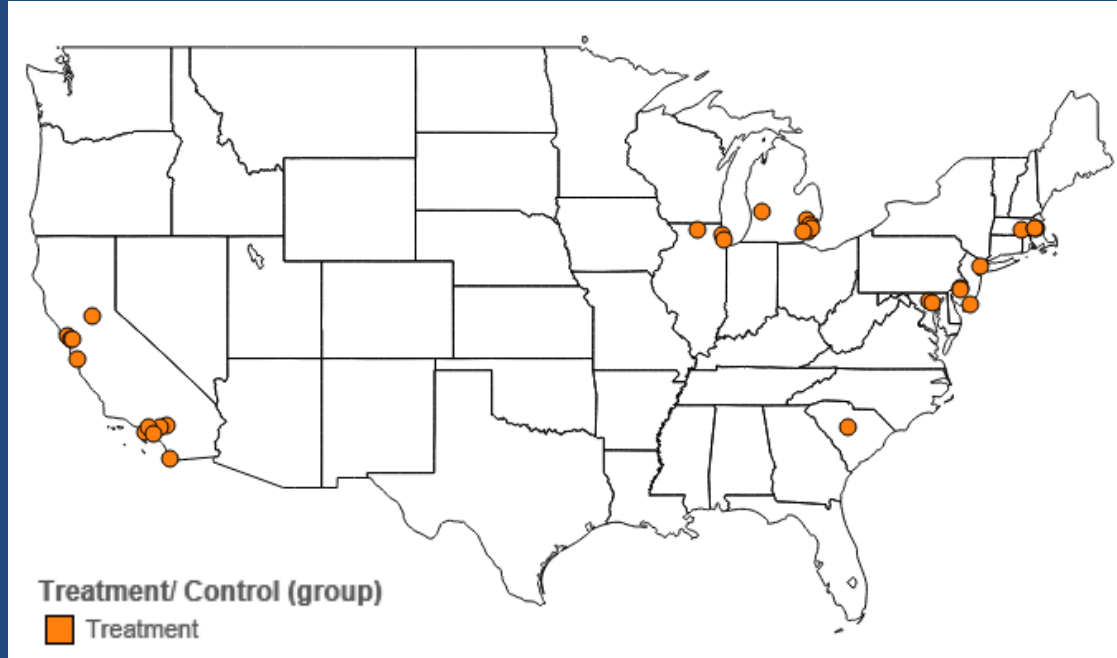
Overview

Approximately \$15 million was awarded to 80 properties

- Grantees are owners of existing HUD-assisted multifamily developments
- 7 states (CA, IL, MA, MI, MD, NJ & SC)
- 3 year demo
- onsite interdisciplinary team (enhanced service coordinator and wellness nurse)



3. Demonstration Framework



Randomized
Controlled Trial
(RCT)

40 treatment sites
(implementing
the SSD model)

40 control sites
(conducting
business as
usual)

Standardization across demonstration sites
will be critical to the RCT

Questions & Answers



Additional Information

HUD Section 811 Portal

https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section811ptl

Section 811 PRA TA Resources

<https://www.hudexchange.info/programs/811-pra/>

Supportive Services Demonstration

https://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavail/nofa2015/ssdemo

Information about the programs

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