

## Background

PHFA and the state Department of Human Services (DHS) are working to identify properties that want to participate in a rental assistance pilot program aimed at keeping people with disabilities out of institutional housing through supportive independent living. The multifamily properties chosen to participate will receive guaranteed rental allocations for tenants who are part of the program. They also will gain the satisfaction of knowing they are helping these tenants achieve more fulfilling independent lives.

Known as the 811 Project Rental Assistance (PRA) program, this initiative is funded by the U.S. Department of Housing and Urban Development (HUD). Under the pilot program, PHFA and DHS have received enough funding to include about 400 units of new or existing affordable rental housing in Pennsylvania for people with disabilities.

## Fast Facts

To be eligible for this program, any rental property must meet these criteria:

- It must be a new or existing low-income housing tax credit property with financing under the federal Home Investment Partnership Act (HOME) or other federal funding program.
- It must contain at least **five housing units**.
- It must be for general occupancy or 55-plus populations, since eligible tenants in the program must be **age 18–61**.
- Units must meet program criteria for unit **integration and accessibility** and be **accessible to transportation and services**.
- No more than **25 percent** of the units at a participating property:
  - May receive 811 project rental assistance payments
  - May be used for supportive housing for people with disabilities, or
  - May have an occupancy preference for people with disabilities.

Additionally, eligible management agents must:

- Be familiar with **Section 8 program rules** per the HUD 4350.3 Handbook, and
- Be able to access and use HUD's Tenant Rental Assistance Certification System (**TRACS**) and Enterprise Income Verification (**EIV**) systems.

Selected properties will work with Local Lead Agencies (LLAs) to receive referrals for applicants meeting the following eligibility requirements:

- People with disabilities, age 18-61 who qualify as extremely low-income and meet one of the following criteria:
  - They are institutionalized but able to live in the community with permanent supportive housing
  - They are at risk of being institutionalized, without permanent supportive housing, or
  - They are living in a congregate setting and are seeking housing within the community.