Non Elderly Persons with Disabilities Housing Opportunities

Strategic Planning Session

Sponsored by: HUD and the Rasmuson Foundation

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Agenda

- Introductions

- Goals of the Session

- Housing Voucher 101 from AHFC

- Overview/Background of Programs and Resources Available to AK
  - Section 811 Projects
  - Section 811 Project Based Assistance (PRA)
  - Mainstream Vouchers

- Current Implementation Efforts: Where are We Today?

- 811 PRA Strategy Discussion: Property Owner/Landlord Engagement

- 811 PRA Strategy Discussion: Client Identification/Referral, Services to Maintain Tenancy

- Next Steps/Wrap Up

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Goals of the Session

- Distinguish between the types of programs available and what a rental assistance voucher is

- Develop common understandings about the various "811" programs

- Develop strategies to get and keep these 811 housing resources into use faster

- Work with landlords to develop a path forward to use project based 811 assistance

- Offer answers to questions and address the "myths" about these programs

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Background of Programs and Resources Available to AK

Purpose of the 811 Program

- Offer deeply affordable housing opportunities to non-elderly persons with disabilities.

- Offer both project-based (811 Legacy and 811 Project Based Assistance) and tenant-based rental assistance (Mainstream Vouchers) options.

- Provides flexibility for sponsor to target these housing resources to specific sub-populations to further policy priorities.

- Connects tenants to tenancy supports to support both the transition to community-based housing and maintaining a long term tenancy.

Background of Programs and Resources Available to AK

Section 811 Housing Projects (Legacy)

- Offers developers both capital and operating assistance to create deeply affordable rental housing for non-elderly persons with disabilities.

- Offered the flexibility to develop a range of housing types including apartments, group homes and scattered site condo units.

- Range of services and supports based on the developer's proposed design to HUD.

- Operating assistance requires the owner to offer deeply affordable rents to tenants calculated at 30% of their income.

- Site based waiting lists managed by project's property management.

- Congress stopped providing resources for new development in 2011 timeframe.

- 100% of the units set-aside for individuals with a disability

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Background of Programs and Resources Available to AK

Section 811 Project-Based Rental Assistance (PRA)

- Projected based rental assistance offered to State Housing Agency to create PRA-supported units (i.e. using Low Income Housing Tax Credits (LIHTC), bond financing, existing housing, etc.)

- Integrated – 25% cap for disability set-aside and 30-year use covenant

- Provides States a tool to meet their obligations under *Olmstead*

- PRA tenants offered voluntary long-term care services (Medicaid and state-financed)

- States create referral and tracking system to link individuals in the PRA target population to PRA units and services offered by state Medicaid/HHS agency

- Services must include housing support/retention

Section 811 PRA Resources

- FY 12 NOFA: 13 State awards and FY 13 NOFA: 25 State awards

- FY 18 Federal Budget included additional Section 811 PRA.

- New funding also available in the coming year with FY 18 appropriations.

- HUD Exchange Link: https://www.hudexchange.info/programs/811-pra/

Implementation Progress

Section 811 Projects in Alaska

- In Alaska, there are currently nineteen (19) legacy 811 projects in Alaska for a total of 138 supported units.

- 811 projects range from smaller properties offering 4 units to larger property offering 19 units.

- Projects located in Anchorage, Soldotna, Palmer, Juneau, Wasilla, Fairbanks, Sitka, and North Pole.

Resources for new Section 811 projects

- In 2018, HUD appropriated resources to support new development.

- In 2019, HUD will release an 811 NOFA for developers nationally.

- Prior to this competition, HUD conducted a series of listening sessions with developers and affordable housing financers to gain feedback on how this NOFA should be structured.

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Section 811 PRA Implementation Progress

Unit Identification Guidance from HUD

- For FY 2013 grantees, HUD expects States to have all PRA units (160 PRA units) identify by September 30th, 2020.

- This will provide 12 months for States to reach full lease up.

Lease Up Guidance from HUD

- For FY 2013 grantees, HUD expects States to be at full occupancy by September 30th, 2021.

State Best Practices

  - Broader target populations that included disabled homeless were able to build a sufficient wait list pool.
  - Meaningful incentives within the State's Qualified Allocation Plan provided sufficient leverage to secure Developer/Owner commitments to participate in Section 811 PRA.
  - Contracting TRACs administration reduced a barrier for owner participation.

Section 811 PRA Implementation Progress

Alaska Goals of the 2013 PRA Application:

- Provide an avenue from institutional living to independence for individuals who are low-income, disabled, and living in General Relief assisted living facilities.

- Increase rental subsidies available to individuals who experience a disability and are low-income.

- Provide independent living with community-based supports for individuals who are underserved due to lack of short-term stabilizing facilities such as intermediate care facilities or short-term intensive case management housing. (Housing First approach)

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Section 811 PRA Implementation Progress

Past Present and Future

- **Unit Identification**
  - Low-Income housing developers (Often are already subject to HUD inspections and other property restrictions)
    - GOAL Funding Applicants
    - ACAH
    - Regional Housing Authorities
  - Nonprofit housing providers with eligible properties
    - NeighborWorks Alaska
    - Fairbanks and Juneau Housing providers
  - Referrals from AHFC homeless services grantees for private owners who work well with tenants from the target population
  - Referrals from AHFC Mortgage Department, Multifamily Division for private owners with eligible properties

Section 811 PRA Implementation Progress

Target Population (Expanded Sept, 2019)

A qualifying individual must be:

- Nonelderly (between the ages of 18 and 62 years old) and;

- Meets the HUD definitions of extremely low-income (at, or below, 30 percent area medium income) and;

- Disabled as defined by 42 U.S.C § 8013(k)(2) and/or 24 CFR § 891.305 and;

- Eligible for community-based long term care services and supports provided for under the state's plan for medical assistance (Title XIX of the Social Security Act) and;

- Meet the requirements of one of the following two Tiers -

Section 811 PRA Implementation Progress

Tier One: Individuals who are:

- Currently in Assisted Living Homes (ALH), on state General Relief and supported by state general funds, and are appropriate candidates for independent supportive housing.

Tier Two: Individuals who are:

- Re-entering the community from **institutional care** or other separated settings, including long-term (more than 60 days) drug or alcohol treatment;

- At serious **risk of institutionalization** or deferred from institutionalization through a therapeutic program (such as wellness court),

- **Homeless or at-risk** of becoming homeless or;

- **Exiting from another permanent supportive housing program** that required homeless or chronic homeless status at entry.

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Section 811 PRA Implementation Progress

Past Present and Future

Wait List and Referral Process

1. Eligibility Screening: Department of Behavioral Health. Determine if applicant meets the basic criteria of age/disability/tier subpopulation and refer to NWA for processing the full federal application.

2. Application Process: NeighborWorks Alaska. Provide necessary documentation for verification of income, citizenship or immigration status and criminal background.

3. Property Screening: Eligible applicants apply directly with property (ideally 3 candidates for apartment. Landlord picks tenant).

4. Return to waitlist: Applicants not selected by property return to waitlist and may be referred to Mainstream Voucher program at this time.

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Section 811 PRA Implementation Progress

Current Challenges

- Not enough properties under contract: Anchorage, Fairbanks, Mat-Su, Juneau

- Not enough referrals to the program – Many referrals are hardest to serve as well. Program is open to any individual who meets the criteria, not just most vulnerable.

Lessons Learned

- Expand the population to meet the needs of the communities served.

- Increase efforts to recruit properties for the program.

- Increase the connections between programs and make it easier for applicants to be matched with available and appropriate housing resources.

Mainstream Voucher Update

Eligible Populations

- Very Low-income (At or Below 30% AMI), non-elderly, disabled (Federal or AMHTA definition)

- Be eligible for community-based long-term services provided through Medicaid waivers or similar services

- Be currently homeless, at-risk of homelessness, transitioning from an institutional setting or at risk of institutionalization

Progress to Date with Lease Up and Targeting

- Leased up in communities outside of Anchorage

- Receiving referrals from 811 PRA program to fill existing vouchers

- Applied for an additional 50 vouchers through current funding round

Mainstream Voucher Update

Current Challenges

- Referral process pipeline

- Connecting tenants to community-based supports

Lessons Learned

- Program benefits from multiple referral sources

AHCF Plan for the Recent Mainstream NOFA

- Applied for an additional 50 vouchers

- Application submitted in September

Break

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811 PRA Strategy Discussion: Property Owner/Landlord Participation

Introductory Videos from AHFC

Overview of the Benefits for Owners

- Know more about tenants than usual process

- Tenants come with additional support services

- Damages pool and vacancy rent

- Long-term fiscal planning (30 year covenant on property)

- Quicker rent-up due to program waitlists (pick from three tenant applications at a time)

- Do not have to bill HUD directly, rental assistance through contract with AHFC and NeighborWorks

Existing Supports Available to Landlords

- NeighborWorks Alaska

- Alaska Housing Finance Corporation

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811 PRA Strategy Discussion: Property Owner/Landlord Participation
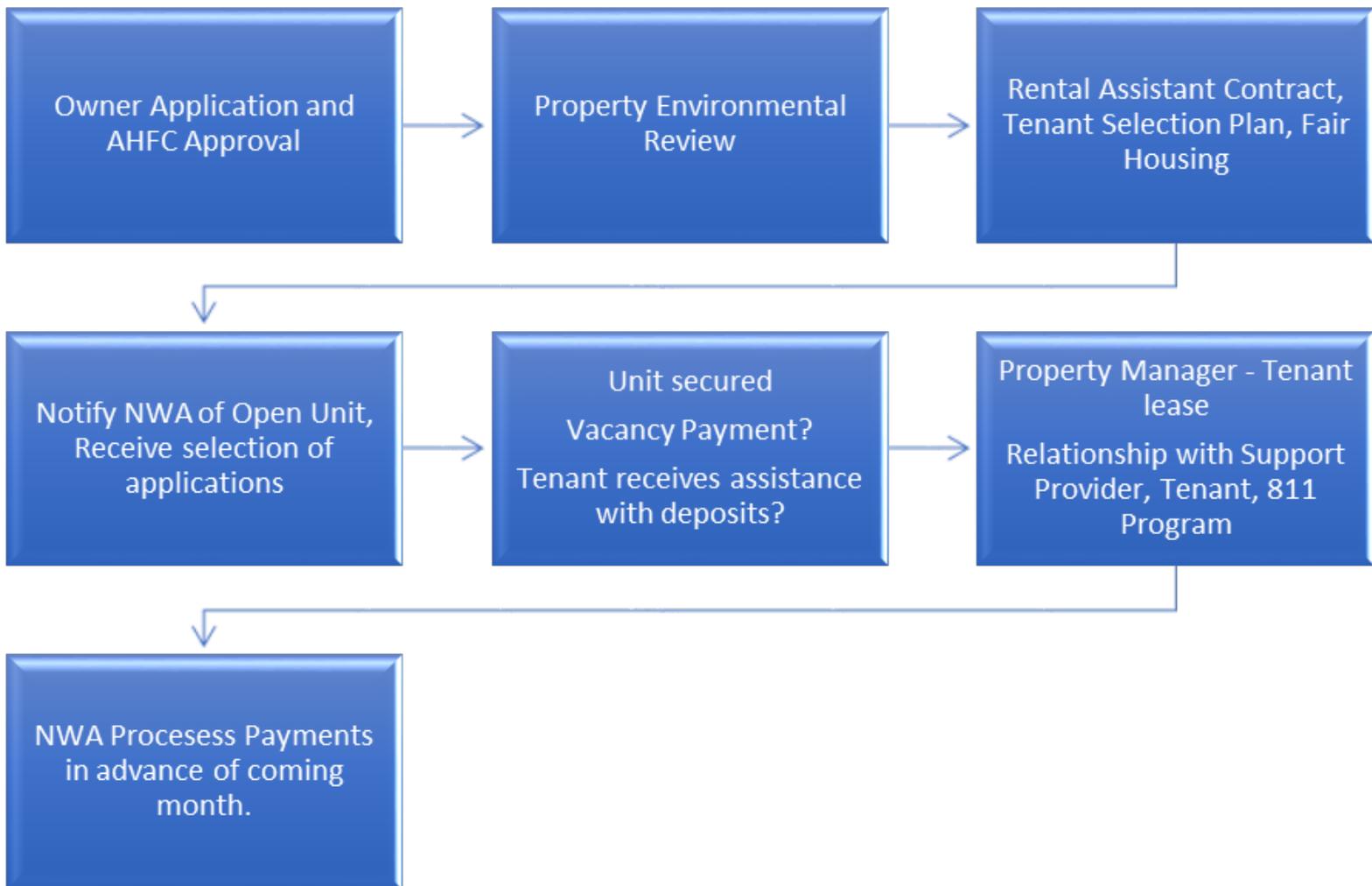
811 PRA Strategy Discussion: Property Owner/Landlord Participation

- **Identify and Discuss Barriers/Concerns Regarding Participation**

- **Opportunity for Owners to ask Questions**

- **Identify Key Take Away or Parking Lot Issues**

- **Next Steps**

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Working Lunch

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811 PRA Strategy Discussion: Client Identification/Referral

Current Target Population (Expanded)

- Tier 1:
- Receiving assistance through General Relief, living in Assisted Living Home but not necessarily needing that level of care.
- Tier 2:
- Exiting treatment or institution or at risk of institutionalization
- Homeless or at-risk of homeless
- Moving on from another Permanent Supported Housing Program

General Eligibility for 811 PRA

- Between the ages of 18-61
- Extremely Low income (At or Below 30% AMI)
- Disabled (HUD definition including significant substance abuse disorder)
- Be eligible for community-based supports

Discussion of Next Steps on Implementation of Expanded Target Population

811 PRA Strategy Discussion: Client Identification/Referral

Map of the Current Process of Application, Wait List and Referral to an 811 PRA unit
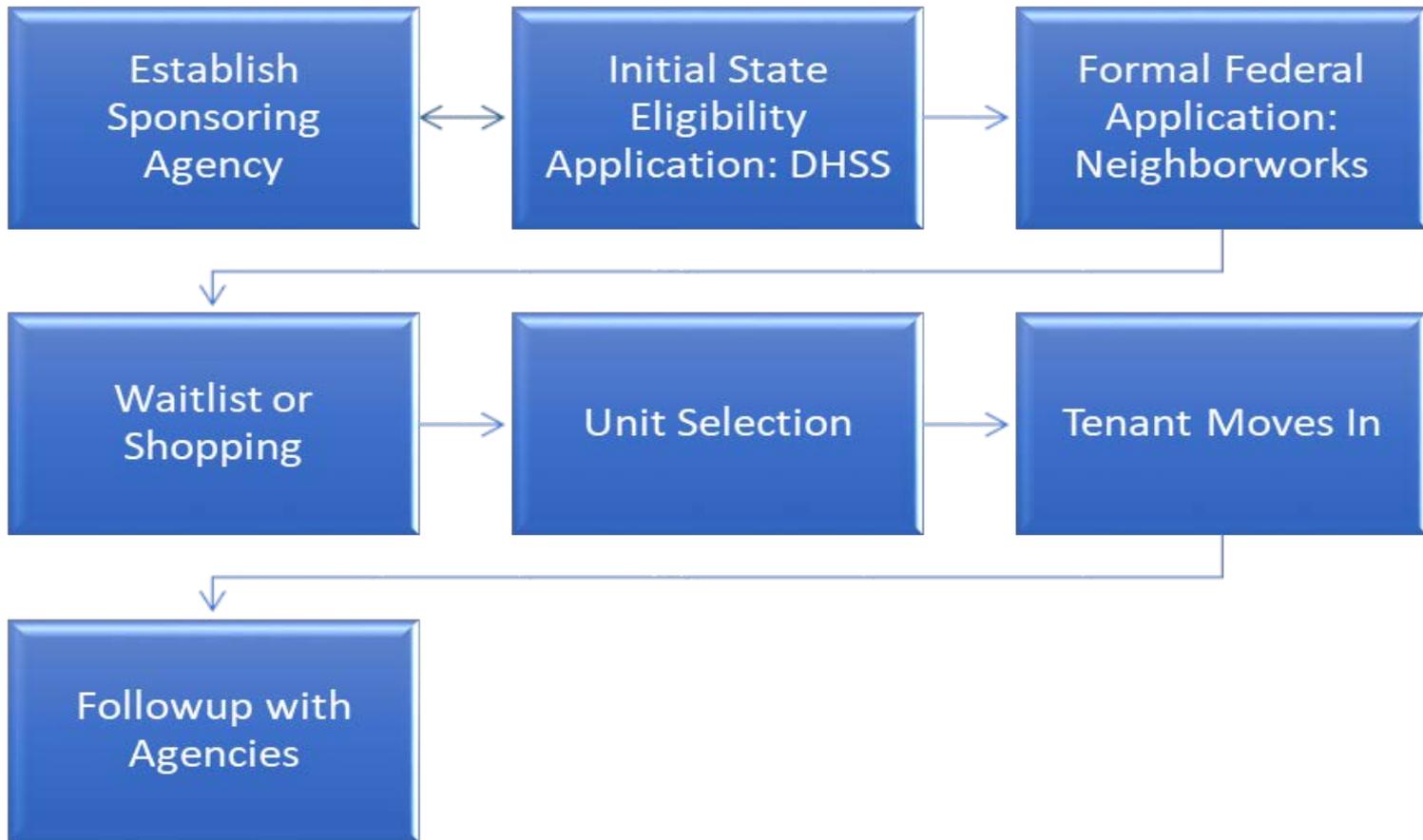
811 PRA Strategy Discussion: Client Identification/Referral

- Discussion of Wait List and Referral Process (TAC Facilitated)
  - What is working?
  - Areas where bottlenecks happen/ Fixes
  - Areas to Streamline
- Key Take Aways/Next Steps

811 PRA Strategy Discussion: Services to Maintain Tenancy

Discussion About Tenancy Support

- What services are available now?

- What services are needed?

- Identify and Discuss Barriers/Concerns Regarding Participation

- Identify Key Take Away or Parking Lot Issues

- Next Steps

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Break

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Next Steps/Wrap Up

- Review Landlord Discussion – Areas of Progress and Assign Next Steps

- Review PRA Target Population, Application, Referral Discussion – Areas of Progress and Assign Next Steps

- Review PRA Tenancy Services Discussion – Areas of Progress and Assign Next Steps

- Discuss Follow Up Communication/Coordination to Assess Progress

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