



Department of Commerce

# Section 811 PRA HUD Demonstration Program

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# Program Overview



- \$5.7 Million Grant
- Approximately 175 Units Statewide
- 69 units currently under contract
- 40 additional units committed



# Program Components

- 20-year project-based vouchers
- Serves low-income persons with a disability between the ages of 18-61;
  - In need of one-bedrooms and studios
- Rent is the higher of FMR or 50% AMI
- Tenant pays 30% of income towards rent



# Program Funding Requirements



- Project must receive a financing commitment from a public funding source, such as:
  - Washington State Housing Finance Commission
  - Washington State Housing Trust Fund
  - County or City HOME Funding
  - USDA – Rural Development
  - Community Development Block Grant



# Integrated Program Model



- No more than 25% of the units can be set aside for persons with a disability
- If no disability set asides, up to 25% of the units can be used for 811
- 811 units should be integrated throughout the building



# Payment Process



- Software that interacts with TRACS required
- Monthly vouchers are submitted to Contract Management Services (CMS)
- CMS reviews the vouchers and sends them to HUD for reimbursement



# Partnership with DSHS

- DSHS manages the referral process
- Screen tenants for 811 eligibility
- Property owners still do their screening process
- DSHS provides ongoing case management after 811 tenant moves in



# Points on WSHFC Application

- 811 commitments earn points in the 9% competitive tax credit application

Percentage of Low Income Units with PBRA	Points
10-25%	2 points
26-49%	3 points
50% or more	4 points



# Application Process



- New and existing properties eligible for 811
- 811 application on Commerce website:
  - [www.commerce.wa.gov](http://www.commerce.wa.gov) under 'Homeless Programs'



## Tenant Supports in 811 Projects

### Aging and Long Term Services Administration

HCS plans and provides long-term care services responsive to the needs of adults with disabilities and elderly persons.

## The Shift to Services in the Community

- Most people with disabilities or who need assistance prefer to live at home
- The age wave is creating demand on a burdened long term care system
- Institutional settings are very costly
- Between 1995 and 2008 the resources spent nationally on community settings have grown from 19% to 44%\*

\* Center for Medicare Advocacy

# Case management

- Develop a plan of care with client to allow them to live in the setting of their choice
- Support the client's autonomy by coordinating and offering assistance to access community resources & services

## Services in a range of places

- Skilled nursing facility
- Assisted living
- Small group setting in the community
- **Person's own home**



# Independent Housing Services

- Help to find a place to live
- Training
- Services, goods, equipment
- Environmental modifications
- Personal care services

## Soon to come

- Supportive housing services for ALTSA/HCS clients. Eligibility requires one or more:
  - Unstable residential setting
  - Frequent contact with multiple systems
  - Frequent turnover of caregivers

## DSHS Housing Specialists

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