

STATE OF CALIFORNIA

SECTION 811 PRA DEMONSTRATION  
PROGRAM  
ROUND 1 OVERVIEW

# 811 PRA Round I Award



Award Received



Award Amount



Units Funded

February 2013



Approx. \$11.9 million



Approx. 250 Units



# Applications Submission

- NOFA released – August 1, 2014
- Applications accepted beginning September 2, 2014 [over the counter], until all funds awarded
- 11 applications have been received to date
- Four (4) awards made to date
- [HUD811app@spmail.CalHFA.ca.gov](mailto:HUD811app@spmail.CalHFA.ca.gov)



# Awards Made

County	Sponsor	TRO(s)	Units	Award	Start of Rent Up
Sacramento	Domus Development	HHCM, Alta Regional Center	11	\$450,129	December 2014
Los Angeles	Insight Development	Libertana	37	\$1,116,017	July 2015
Alameda (2 awards)	Mercy Housing	East Bay Innovations	10 20	\$356,443 \$785,327	September 2015

# How Project-Based Rental Assistance Works



- The HUD contract rent is set at 50% of the Area Median Income (AMI) rent for Tax Credit projects
- The Rental Assistance pays the difference between 30% adjusted tenant income and the 50% AMI tax credit rent
- The tenant is only responsible for paying rent set at 30% of their adjusted income



# Eligible Applicants

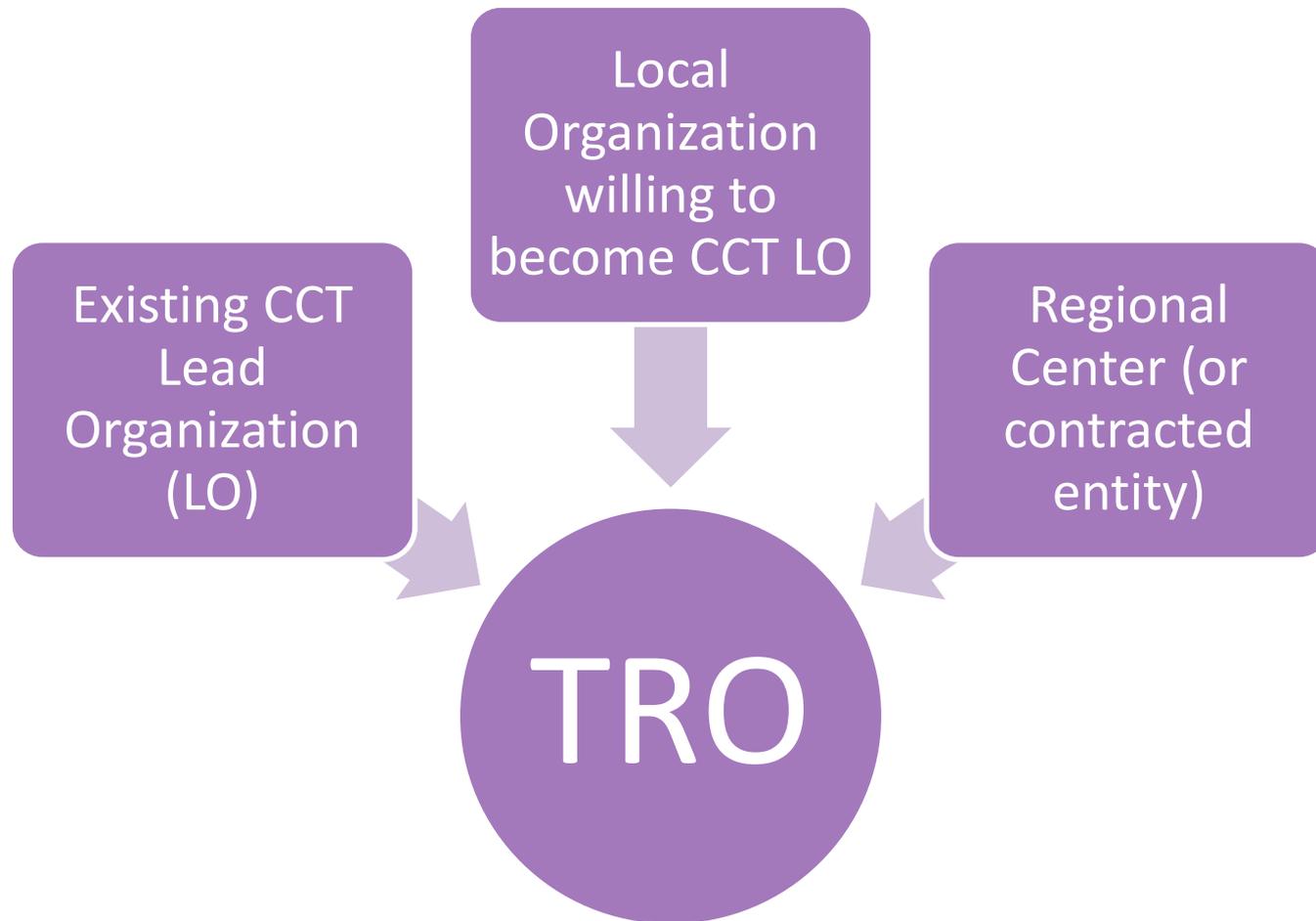
MOU

Developer /  
Project  
Sponsor

Tenant Referral  
Organization(s)



# Eligible TROs





# Role of TRO

- Identify Medi-Cal members that meet eligibility criteria for the 811 PRA program
- Maintain waitlist of eligible Medi-Cal members and work with developer to obtain approval of rental applications
- Provide transition services to Medi-Cal members transitioning from institutional settings
- Directly provide or manage waiver service delivery in home



# Role of TRO (cont.)

- Transition Services include but are not limited to:
  - Assessment
  - Initial and Final Care Plans
  - Rental Application/documentation preparation
  - Home set-up
  - Home modifications / environmental adaptations
  - Health plan / waiver / IHSS enrollment
  - Habilitation
  - Community Physician
  - Care / Case management



# Eligible Tenants

- Disabled
  - residing in inpatient facility (e.g. nursing home, ICF, developmental center) at least 90 days (MediCal paid one or more days of that stay)
  - At-risk of placement in an inpatient facility due to loss of housing
- Enrolled in Medi-Cal
- 18-61 at time of initial assistance
- 30% AMI or below
- DHCS to verify medical eligibility



# Tenant Selection

- Project sponsor works with TRO(s) to develop and submit Tenant Selection plan for state review
- Persons already in inpatient facilities approved to move in to an apartment must be given priority over persons at-risk of placement in an inpatient facility



# Key Points

- Applications can contain more than one project in a single county
- Project Sponsor can submit multiple applications in multiple counties
- PRA projects must have access to appropriate services, accessible transportation, and commercial facilities to ensure greater integration of persons with disabilities in the broader community



# Role of DHCS

- Verify Medi-Cal eligibility for all approved tenants
- Develop / maintain waitlists by project
- Single point contact for Developer and TRO
- Ongoing TA and Case Management meetings with TRO and Waiver Service Provider



# Questions

- Housing:

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(916) 263-0415

- Tenant Referral or MediCal Supportive Services:

[Urshella.Starr@dhcs.ca.gov](mailto:Urshella.Starr@dhcs.ca.gov)

(916) 445-0381

<http://www.calhfa.ca.gov/multifamily/section811/index.htm>