

Expanding Integrated Housing for Persons with Disabilities in Georgia

Georgia's Section 811 Project Rental Assistance Program

Don Watt

Director, Office of Program & Public Affairs

Georgia Department of Community Affairs

November 18, 2014

Program Overview

- Georgia was one of 13 states selected in February 2013 through a competitive application process to participate in this new demonstration program that will provide long-term project-based rental assistance to persons with disabilities.
 - \$4.1 Million for 5 years of rental assistance for 134 units

Purpose of the HUD 811 PRA Demo

- Create long-term affordable rental units for extremely low income persons with disabilities while also making available appropriate support and services
- Access quality rental units integrated within the community

Georgia's Target Population

- Individuals with disabilities who are:
 - Extremely low income (30% of AMI) and below, and
 - Adults aged 18 – 61 years of age, and
 - Are targeted in Georgia's DoJ Settlement Agreement and have a severe or persistent mental illness , or
 - Are eligible under Georgia's Money Follows the Person (MFP) program and have one or more of the following disabilities:
 - Intellectual Developmental Disabilities (IDD),
 - Traumatic brain injury,
 - Functionally impaired adults with physical disabilities,
 - Youth leaving psychiatric treatment facilities aged 18-21 with a primary mental health diagnosis

Interagency Partnership Agreement

- Tri-Party Agreement to implement program:
 - Department of Community Affairs (DCA)
 - Department of Behavioral Health and Developmental Disabilities (DBHDD)
 - Department of Community Health (DCH)
- DCH and DBHDD will provide funding and support services to make it possible for individuals to live in the community in housing of their choice

Property Selection Criteria Established with State Partners

- Within Tax Credit Compliance Period
- No outstanding compliance issues
- Owner & property manager have a demonstrated record of operating success, evidenced by no less than 90% physical occupancy across their respective portfolios
- Property is within geographic area of service providers

Property Selection Criteria

- Within walking distance of established public transportation
- Access to community amenities (grocery stores and other commercial activities)
- Capacity to report tenant data and billing information through TRACS and to verify tenant information through the Enterprise Income Verification (EIV) System
- Property includes sufficient efficiency, 1- & 2- bedrooms with rents affordable to households at 50% of AMI or less

Identification of Units

- From 3 Pools:
 - Pool 1: Properties Affiliated with PHAs
 - Since 2000, 48 PHA-affiliated developments
 - Shared mission to serve the most vulnerable populations
 - Experience with HUD programs and systems
 - Access to transportation

Identification of Units

- Pool 2: Tax Credit Developments Financed in 2011 and 2012 Rounds
 - Were incentivized to set aside units to accommodate individuals targeted under the Settlement Agreement
- Pool 3: Tax Credit Developments Participating in the Georgia Housing Voucher Program
 - Owners are experienced with population
 - Expand access to limited GHVP if individuals transition to 811 PRA voucher

To Facilitate Roll-Out, Georgia May...

- Target to larger communities with public transportation pending DCH and DBHDD concurrence
 - Atlanta, Augusta, Columbus, Macon, and Savannah
- Target to Owners with experience with TRACS and EIV
- Target to larger developments so that 15 units or more can be put under one contract
 - But no less than 5 units at a single property

Ineligible Tax Credit Properties

- Development cannot have an existing use restriction for persons with disabilities
 - Contracts for Shelter Plus Care
 - PBRA targeted to persons with disabilities
- Properties restricted to individuals aged 62 years or older

Commitment as an Owner:

- Rental Assistance Contract – 20 Years
 - Subject to Appropriation After Initial Contract
 - Rents restricted to 50% of AMI
- Extended Use Period of 30 Years
 - May be terminated if Congress fails to appropriate funds
- Disperse units throughout the property:
 - May not be restricted to a certain building or floor

Commitment as an Owner:

- Compliance with Uniform Physical Condition Standards – Tax Credit Properties already comply
- Reporting and Requesting Payment through TRACS
- Verifying income through EIV
- Davis-Bacon will be applicable if project is not fully complete at time project receives PRA award

Commitment as an Owner:

- Compliance with:
 - Environmental Review
 - Accessibility requirements of Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act
 - Lead Based Paint Requirements

Outreach to Eligible Individuals

- Service providers, in partnership with DBHDD and DCH, will make outreach to target population
- Case manager and individual will research available 811 properties and individual will make application to property
- Property manager will use established screening criteria for property
- DCA will maintain wait list for referrals to property
- If no tenant identified, vacancy payment for no more than 60 days

Coordination of Services and Support of Tenant at Each Property

- DCA , DBHDD, and DCH will work with local service providers and property owner to enter into a Memorandum of Understanding for each property detailing how the program will be operated, referral process , support service coordination, process for filling vacancies, Due Process, confidentiality, etc...
- DCH and DBHDD will monitor services provided to each tenant
 - Note: Tenant is not required to engage in services as a condition of the receipt of 811 assistance

Where Are We Now:

- DCA and HUD signed Cooperative Agreement with HUD on October 30, 2014
- Goal is to have the first 20 units under RAC contract by July 1, 2015, with final 15 units under contract in Spring of 2018
 - Total of 135 units under this initial contract

Key Next Steps

- Affirmative Marketing Plan Developed and Approved by HUD – Due January 30, 2015
- Procure TRACS Vendor – assist with reporting and payment review
- Establish Internal Accounting Systems.
- Establish Program Oversight Structure
- Refine Tenant Referral Processes
- Establish Local Community Network
- Training and Education of Local Providers and Owners within each Community
- Outreach to and Selection of Property Owners in target communities

In the Future....

- In May 2014, DCA and its partners submitted an application to HUD for \$10 million in Round 2 Section 811 Resources that will provide assistance for over 350 units
- Award pending HUD announcement of Georgia's selection.

DCA Program Contacts

- Don Watt, DCA: (404) 679-0660 or don.watt@dca.ga.gov
- Patrick Brown, DCA: (404) 679-0630 or patrick.brown@dca.ga.gov