



811 Project Rental Assistance RFP Information Session



811 PRA: Program Overview



- Provides project-based rental subsidy linked with supportive services for extremely low income, non-elderly individuals with disabilities
- Couples project rental assistance contracts with leveraged services committed by Department of Behavioral Health, Developmental Disabilities and Hospitals (BHDDH) approved service provider agencies



Funding Availability and Details

- up to 13 units to designate to the 811 PRA program that will be immediately available for occupancy or suitable for occupancy before the end of December 2025
- we anticipate making multiple awards to multiple affordable housing owners and developers, so applications of fewer than 13 units are permitted
- Ultimate number of units designated will depend upon unit size and location
- You can utilize [this link](#) to access HUD's FMR data and determine the maximum rent for your property.
- the resident pays 30% of their income towards rent, and HUD pays the balance of the rent (typically 100% of FMR)



Applicant Eligibility Requirements

- Units must be within affordable housing developments financed with federal Low-Income Housing Tax Credits, HOME funds, or other governmental funding sources. This includes for-profit and non-profit developers and owners of existing affordable housing developments.
- Proposals must be for units available now, or that will be available before the end of December 2025.
- development may already contain some project-based units or other long term operating assistance
- **units** that already receive a project-based or long-term operating subsidy are **not** eligible
- Mixed income developments **are** allowed; any 811 PRA units designated must become ELI units



Funding Priorities

- Proposals that target primarily one bedroom and studio units for the Program are priority
 - efficiencies and/or 2 bedroom units may be allowed to accommodate tenants' needs.
- Developments with units already in operation or those immediately ready for occupancy



If funded, what can you expect?



- Owners must sign the following agreements:
 - Rental Assistance Contract (RAC) providing for rental assistance payments for specified units for a period of 20 years.
 - Note: RIHousing has the ability to modify the number of Program-assisted units in the RAC as the needs of the Program change over time.
- Use Agreement that restricts a specific number of units for use by extremely low-income persons with disabilities for a minimum of 30 years



(continued...)



- Periodic inspection of units on the program; RIHousing will try to align these inspections with those required for other programs
- RIHousing will perform marketing and tenant outreach
- RIHousing will maintain the applicant waiting list and refer applicants to property owners/managers after services have been confirmed by BHDDH when a vacancy is anticipated.
- The program can provide vacancy payments both during initial lease-up and thereafter



Tenant Eligibility Requirements

- Eligible referrals for 811 PRA subsidized units may only come from RIHousing & BHDDH's joint waiting list for this program
- Referred households will:
 - Be extremely low-income, at or below 30% AMI
 - Have at least one adult member of the household must have a disability
 - At least one person in the assisted household must be non-elderly (ages 18-61)
 - Tenants must have the ability to fulfill the lease requirements with reasonable accommodation (if applicable)



Tenant eligibility (continued...)

- The household member with the disability must belong to at least one of the following target populations:
 - Leaving nursing homes, group homes or state hospitals
 - At serious risk of entering an institution or congregate care setting
 - Housing is unstable and/or their needs cannot be met in current housing
 - At risk of homelessness as demonstrated by CES or BHDDH
 - High users of Medicaid services currently homeless and open to the Homeless Management Information System (HMIS) and Coordinately Entry System (CES)
- The household will be eligible to access BHDDH supportive services. BHDDH Service providers are expected to actively engage participants throughout their tenancy to assist with housing stability.



Tenant Selection Plan & the Program



- Owners/managers are responsible for:
 - Screening tenants for occupancy in accordance with their Tenant Selection Plan
 - Maintaining a Tenant Selection Plan that complies with the Program Regulations, other applicable HUD requirements, as well as local, state, and federal laws and ordinances.
- TSP should include specific mention of extenuating circumstances the property will consider when screening the 811 PRA program applicants



Submission Instructions

- Proposals must be submitted via email to mdichiaro@rihousing.com no later than 3pm on March 3, 2025.
- All required elements of the proposal outlined in the RFP should be included in a single email submission; however, the applicant *may* include multiple attachments within that singular email with different portions of the proposal
- Proposals that are not received by the deadline will not be considered
- We suggest utilizing the submission checklist that begins on page 3 of the RFP to organize a response; using the section headers and/or numbers is appreciated



Questions?



Contact Information

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