

811 Project Rental Assistance (PRA) Request for Proposals (RFP)

Question and Answers

February 25, 2025

Q: Can you clarify if existing tenants receiving expired subsidies would be eligible? In other words, if we have a NOP tenant where the NOP subsidy has been fully drawn down, could we apply for that specific tenant and unit? What about SRAP?

A: Typically, the 811 units are filled via referrals from the RIHousing maintained Section 811 waitlist. We will, however, on an individual basis, and under a reasonable accommodation request, consider granting approval for an owner to lease a newly designated 811 unit to an existing resident, provided that all program eligibility criteria have been met.

HUD regulations prohibit designating 811 assistance to a unit receiving a project-based or long-term operating subsidy. Hence, existing SRAP units would be ineligible. A unit previously receiving an operating or rental subsidy that has since been depleted would be eligible. In your example, a development, having met all other eligibility criteria and having fully depleted a previous NOP operating award, would be eligible for 811 assistance.

January 23, 2025

Q: Would this program provide rent and if so, how much per unit?

A: Section 811 is a rental assistance program whereby the resident pays 30% of his/her income towards rent, and HUD pays the balance of the rent (typically 100% of FMR). You can utilize this [link](#) to access HUD's FMR data and determine the maximum rent for your property.

Q: How is this different than accepting a voucher?

A: The 811 award is a project-based subsidy, not tenant-based, and has eligibility requirements that differ from those of the Housing Choice Voucher Program. The 811 program was specifically created to help support extremely low-income people with disabilities by linking rental assistance with voluntary supportive services. RIHousing is hosting a [virtual] information session next week [on January 31, 2025 at 11am]. If interested, you may register using the link [Microsoft Virtual Events Powered by Teams](#)

Q: Can we add and spread the available RFP 811 units across our existing LIHTC portfolios?
Could we incorporate them into any of our currently vacant LIHTC units?

A: Yes, existing LIHTC units are eligible for 811 awards.