Technical Advisory

Oregon Housing and Community Services

October 10, 2016

To: Owners and Managing Agents

RE: HUD 811 PRA Owner Application

In April of 2015, OHCS was awarded $2,335,000 from the US Department of Housing and Urban Development (HUD) for the Section 811 Project Rental Assistance (PRA) program. The intent of the program is to increase the number of affordable integrated housing opportunities for the HUD 811 PRA target population; and through the partnership of Oregon Health Authority (OHA) and Department of Human Services (DHS), Oregon's plan is to subsidize 75 units at 50% median market rents.

Units for the HUD 811 PRA target population, or in combination with supportive housing for person with disabilities or an occupancy preference for person with disabilities, are restricted to a maximum of 25% of the units in a property. Program funds will be distributed geographically statewide based on interest and qualifications. Outreach for units will be to owners who currently have properties in the OHCS portfolio that have restrictions in place as required by HUD (LIHTC, HOME, etc). In the future, new affordable housing units may be included in a NOFA or Request for Funds (RFP).

Owners will be required to enter into 30 year restrictive covenants on the property with OHCS. Owners will also be required to sign a 20-year HUD contract for subsidy, with a renewal option of one additional 20-year term. Unit inspection schedule will be streamlined with existing funding in place for the property. As an example, if the property has LIHTC funding then the inspection schedule would follow the three year minimum guidelines.

TRACS is required for recipients. This can be accomplished through owner/management company purchased TRACS software or 3rd party service bureau. Properties will also be required to obtain access to HUD's Enterprise Income Verification (EIV) system.

To apply, click on the following link: HUD 811 PRA application for assistance; then click on the "Application for Assistance (for Owners)". You can also find the application on ORPIN (Doc #: 914-4438-16).

If you have questions regarding the program or the application process, please contact Angela Yardley at 503-986-2091 or angela.yardley@oregon.gov.

Oregon Housing and Community Services | 725 Summer St. NE Suite B, Salem, OR 97301-1266 | (503) 986-2000 | FAX (503) 986-2020