



Montana's 811 Project Rental Assistance Program (811 PRA)

Following is basic information about the 811 PRA Program that should be considered by Property Owners and/or Managers while completing the Prescreening Application. More comprehensive guidelines will be available and distributed with the Stage II application to those who submit a Prescreening Application.

Purpose: The 811 PRA program will provide a project-based rent assistance subsidy for eligible multifamily properties that will cover the difference between the tenant payment and the approved rent. The program operates through collaboration between Montana Department of Commerce (MDOC) and Department of Public Health & Human Services (DPHHS) that will increase rental housing units for persons with disabilities by integrating Section 811 PRA assisted units within existing, new or rehabilitated multifamily properties with a mix of incomes and disability status.

Unit Eligibility: An eligible multifamily property can be any new or existing property funded with federal, state or local government programs, such as, the HOME Investment Partnership Program and/or the Montana Housing Tax Credit program with at least 5 housing units. No more than 25 percent of the total units in an eligible multifamily property can: 1) be provided Section 811 PRA funds; 2) be used for supportive housing for persons with disabilities; or 3) have any occupancy preference for persons with disabilities or persons over age 62. Units must meet the program criteria for unit integration and accessibility to transportation and services. We will help you determine your eligibility.

Tenant Eligibility: At the time of admission, at least one person in a household considered for a unit receiving 811 PRA rental subsidies must be non-elderly (18-61 years of age), disabled, and receiving or be eligible to receive Medicaid and services and supports provided through DPHHS. Individuals must have extremely low incomes at or below 30% AMI, and be in the DPHHS caseload.

DPHHS social workers and case managers will identify and screen clients who are currently residing in institutional settings as well as those in home and community-based residential settings, for interest to relocate into community-based housing units that receive assistance through the 811 PRA program. DPHHS staff will work with owners of properties for current information about vacancies and to ensure that supportive services during the application and move-in phases are being provided to clients, as well as throughout the occupancy of that tenant. Project owners and other organizations **will not** be able to directly refer tenants to 811 PRA assisted units; this must occur through the DPHHS case managers.

Rental Assistance Contracts: MDOC will enter into Rental Assistance Contracts (RAC) with owners for a minimum of 20 years with initial funding for a period of 5 years. Funding beyond the first 5 years is subject to additional HUD funding. The RAC rent levels will be at applicable Fair Market Rent (FMR) levels. The 811 PRA payments are the difference between FMR and the tenant payment, minus any utility allowances.

Use Agreement: Owners must agree to record a Use Agreement for not less than 30 years, in the form prescribed by HUD. During the Use Agreement period, owners shall make the approved number of assisted units available for occupancy only by households that meet the eligibility requirements.

TRACS: Tenant data must be entered into HUD's Tenant Rental Assistance Certification System (TRACS) and Enterprise Income Verification (EIV) must be used to verify income. Many common property management software systems interface easily. Check with your software provider or IT professional.

Contact: Dave Parker at 406-841-2830