Summary – SECTION 811 Project Rental Assistance Program

In March 2015, the U. S. Department of Housing and Urban Development announced the award of Section 811 Project Rental Assistance funding to 25 states, including Maryland. The Maryland Department of Housing and Community Development in partnership with the Maryland Department of Health and Mental Hygiene and the Maryland Department of Disabilities applied under the U.S. Department of Housing and Urban Development's Notice of Funding Availability for $9,808,054 of Section 811 PRA funding to serve 150 individuals with disabilities, as further described below. Maryland's application was fully funded.

Project Rental Assistance Demo funds will be used as project-based rental assistance for rental units financed by the Department of Housing and Community Development, including Low-Income Housing Tax Credits units. These Project Rental Assistance units will then be rented to persons with disabilities referred by the Department of Health and Mental Hygiene and the Maryland Department of Disabilities, who meet the following criteria:

- Non-elderly adults with disabilities, age 18 and over, but below 62 years of age at selection, with income at or below 30% of AMI who are Medicaid recipients. Within this target population, the following persons will be prioritized, in order:

    1. Institutionalized Medicaid Recipients
    2. Households At Risk of Institutionalization Due to Current Housing Situation
    3. Developmental Disabilities Administration Community Pathways Waiver Participants moving from Group Homes/Alternative Living Units to independent renting and Behavioral Health Administration Residential Rehabilitation Program participants moving to independent renting, and
    4. Homeless persons who are Medicaid recipients, prioritized in Homeless Emergency And Rapid Transition to Housing Act definition order (HEARTH Act of 2009).

The Project Rental Assistance funding will cover the difference between the rent the household can afford, paying no more than 30% of income for rent, and up to the fair market rent for the unit for a period of up to 5 years. Under the Project Rental Assistance, the Department of Housing and Community Development will operate the rental housing subsidy for participating tenants. DHCD will award PRA funds in conjunction with its administration of its existing financing programs, including the award of federal Low Income Housing Tax Credits and State Rental Housing funds. It will also utilize a Notice of Funding Availability process to award Project Rental Assistance funds to projects with existing financing from the Department of Housing and Community Development.

The Project Rental Assistance funding will be available for use throughout the state with a goal of locating 75% of the units in the Washington, D.C. and Baltimore Metropolitan Statistical

Areas. The remaining 25% will be located within the non-Metro areas of the state. The need for one and two-bedroom units is likely to be similar throughout the state, so DHCD anticipates about 50% of the units to be one-bedrooms and 50% to be two-bedrooms. These percentages are estimates and may change as the Initiative moves forward.

The Maryland Department of Disabilities, working with the Department of Health and Mental Hygiene will refer tenants to the available units. Supportive services for persons in the Project Rental Assistance will be provided by the Department of Health and Mental Hygiene and the Maryland Department of Disabilities. The Department of Health and Mental Hygiene will make available the following voluntary support services to tenants in Project Rental Assistance units who are eligible for Medicaid funded services: The Community-based Options Waiver, Community First Choice, the Brain Injury Waiver, the Medical Day Care Program (MDC), Community Personal Assistance, , Psychiatric Rehabilitation Program Services, and other State Plan behavioral health services. Case managers will monitor and ensure the implementation and adequacy of the service plan and maintain contact with participants in Project Rental Assistance units. The Maryland Department of Disabilities will make available the Attendant Care Program and will extend service coordination through a formal agreement with the six Centers for Independent Living in Maryland to participants who may not otherwise have case management.

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