

HUD 811 Project Rental Assistance Weinberg Apartments Program Overview



811 PRA Program Overview

Goal

- 400 permanent supportive housing units funded using 3 HUD awards totaling \$27.9M
- FY12: 150 unit goal; FY13: 150 unit goal; FY19: 100 unit goal
- 322 identified

Program Type

- Project-based rental assistance
- Located in multi-family housing developed with DHCD affordable housing financing
- Integrated – no more than 25% of units designated for people with disabilities

Eligible Applicants

- Age 18 to under age 62 at time of leasing
- Disabled as defined by HUD
- Medicaid recipients
- Eligible for long-term supports and services
- Income at or below 30% Area Median (AMI) – includes SSI level income

Tenant Rent Contribution

- 30% of income for rent and utilities combined

811 PRA Priority Populations

1. Institutionalized & Medicaid recipient: nursing facility, ICF/ID, state psychiatric hospital or hospital where assistance is available under Medicaid

2. At risk of institutionalization due to current housing situation: i.e. homebound, deplorable housing conditions

3. Moving to independent renting: DDA Community Pathways waiver GH & ALU; Brain Injury waiver ALU; BHA Residential Rehabilitation Program; CO waiver & DHMH-Licensed Assisted Living Facility

4. Homeless & Medicaid recipients (as defined by HEARTH Act) in this order:

- Actually homeless
- Imminent risk of homelessness
- Homeless under other Federal statutes (i.e. unaccompanied youth/families w/ youth)
- Fleeing domestic violence

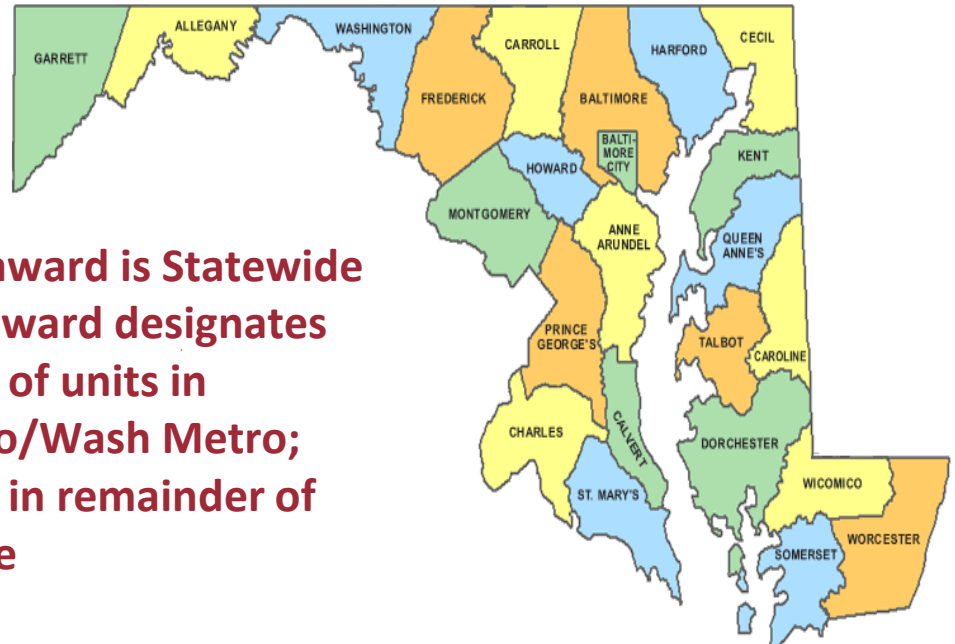
HUD Section 811 PRA Award

\$27.9 million for project-based rental assistance

- February 2013 – MD received award for \$11 million in HUD 811 PRA
- March 2015 – MD received award for additional \$10 million
- November 2020 – MD received award for \$6.9 million in HUD 811 PRA

Locations: 1st Award

- **Baltimore MSA**
 - Anne Arundel County
 - Baltimore City
 - Baltimore County
 - Carroll County
 - Harford County
 - Howard County
 - Queen Anne's County
- **Washington MSA**
 - Calvert County
 - Charles County
 - Frederick County
 - Montgomery County
 - Prince George's County



- **2nd award is Statewide**
- **3rd award designates 80% of units in Balto/Wash Metro; 20% in remainder of State**

FY2020 - 2021

County	Property	Location	Total 811 Units	1 BR	2 BR	Weinberg Units	Estimated Lease Date
Anne Arundel	Towne Courts	Annapolis	6	4	2	2--3 br	Fully leased
Baltimore	Towns at Padonia	Timonium	4	1	3		Fully leased
Calvert	Calvert Hills East	Prince Frederick	12	9	3		Fully leased
Howard	Robinson Overlook	Columbia	8	6	2	1--1 br	Fully leased
Anne Arundel	Brock Bridge Landing	Jessup	3	0	3		Early 2023
Baltimore City	Flamingo Place	Baltimore City	8	5	3	1--1 br	Leasing now
Baltimore City	22 Light St	Baltimore City	6	4	2	1--1 br	Fully leased
Baltimore	Red Maple Place	Towson	9	7	2	1--3 br	Early 2021
Calvert	Calvert Hills	Prince Frederick	12	9	3		Fully leased
Carroll	Westminster Way	Westminster	9	7	2		Fully leased
Prince George's	Townes at Peerless	Upper Marlboro					
Baltimore City	Cold Spring Lane	Baltimore City					
Prince George's	Woodyard Station	Clinton					
Baltimore City	Renaissance Row	Baltimore City					
Howard	Ellicott Gardens II	Ellicott City					

Properties identified as participating in the program. Total # of units, unit size breakdown and completion dates yet to be determined.

Weinberg Apartments



**The Harry and Jeanette
Weinberg Foundation, Inc.**



Maryland Partnership
for Affordable Housing

Background



- Funded by the Harry and Jeanette Weinberg Foundation in 2011.
- 31 families are currently housed in Weinberg units.
- Administered in partnership with
 - MD Department of Housing and Community Development
 - MD Department of Disabilities
 - MD Department of Health
- Initial \$2 million in funding for development of affordable independent rental units for people with disabilities. **(WEINBERG 1)**
 - Created 20 units serving incomes of 15 – 30% AMI.
 - All units occupied
- Additional \$2 million granted in August 2016. The goal is to create 15 units. **(WEINBERG 2)**
 - 9 units identified
 - Income targeting lowered to 10-30% AMI
- In 2020, the Foundation awarded an additional \$3 million in funding for the development of affordable independent rental units for people with disabilities. **(WEINBERG 3)**

Weinberg Apartments Eligibility

Age: between 18 and 62 at time of leasing

Disabled and receiving SSI and/or SSDI cash payment

Gross household income between 10% and 30% AMI in the county in which the unit is located

Criminal background does not include

- Lifetime sex offense registry requirement
- Conviction for production of methamphetamine on federally assisted property

Tenant Rent Contribution

- 30% of income for rent and utilities

Weinberg 1 and 2 Prioritization and Unit Identification

Priority: Location of unit and those with greatest need. Factors considered include (not in any order)

- Need for accessible housing
- People with multiple disabilities
- Health, safety and well-being of the applicant, including children
- Persons currently institutionalized or homeless, or those at risk
- Eligibility for and access to voluntary long-term supports and services that promote independent living and successful tenancy
- Readiness to move
- Date/time of application to waitlist

Unit selection

- Development must have financing through DHCD
- Must have non-profit involvement

Weinberg 3 Prioritization

Priority: Groups identified as high priority are listed below in no particular order.

- Transitioning youth with intellectual and developmental disabilities (18 -35 years of age) who are living with aging caregiver(s), in a group home setting, or transitioning from permanent supportive housing
- Individuals/families who are homeless
- Youth aging out of foster care who are disabled and homeless or at risk of homelessness

Outreach plans

- Developing partnerships with DHS Foster Care, DDA

Local Partnerships

Community Choice Homes Program (CCH) – Montgomery County

- Provides 30 HOC-owned rental units for people with disabilities for 15 year period
- Participants pay 30% of their monthly gross household income for rent and utilities
- **Live/Work Preference:** applicants must live or work in the county at the time of referral or lived or worked within 5 years of referral and currently live in an institution or group living setting
- 23 participants currently enrolled in this program
 - 5 participants transitioned from MFP Bridge Subsidy Program into CCH

Disability Income Housing Units (DIHUs) – Howard County

- Alternative compliance strategy for for-profit developers producing market-rate units in the county
- Creates affordable units in projects for people with disabilities with an income at or below 20% AMI

Leasing a HUD 811 PRA Unit and a Weinberg Apartments Unit

Eligibility Screening & Referring an Applicant

www.socialserve.com



This is a secure, online, centralized eligibility screening tool to help Case Managers determine which housing programs their consumers are eligible for and refer them to the appropriate program.

Prescreen Applicant

DOB

Medicaid number

Income

Household size

Criminal background

- Sex Offender – lifetime registry requirement
- Conviction of methamphetamine production on Federally assisted property

Which County (s) applicant is interested in living in?

Support services/programs applicant is enrolled in

Current living situation

Obtain all of the required information before logging in to pre-screen for eligibility.

Leasing Process

- MDOD receives completion date of property from DHCD or property mgmt. company
- MDOD sets up Intro meeting with property mgmt. company:
 - Review 811 program/Weinberg Apartments
 - Property information
 - Property's resident selection plan
 - Reasonable accommodation policy
- MDOD works with property mgmt. company to review and finalize: application packet & resident selection plan (posted to DHCD's website)
- MDOD notifies top eligible applicants:
 - Create interest list
 - Send finalized application packet to CM
 - 14 days to complete and return w/ valid ID and social security card
- Weekly or bi-weekly calls are help with property mgmt. company

Selection Process

As units become available, referrals are screened for eligibility by MDOD and selected from the wait list in order of:

Section 811:

Area of preference

Priority status

Date and time of application

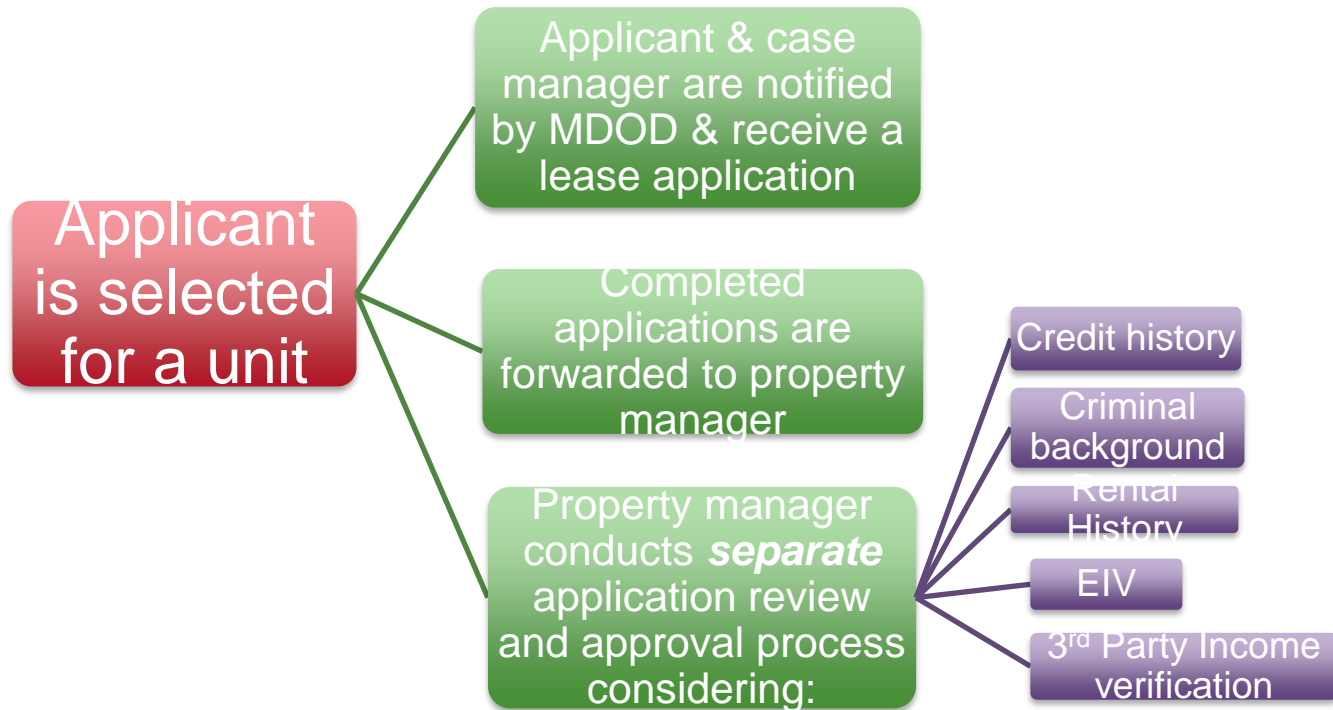
Weinberg:

Area of preference

Date and time of application

MDOD identifies eligible applicants

Selection Process



Prompt responses are crucial!

Approvals & Move-Ins

- MDOD will provide a list to the property of referred applicants in priority order based on 811 PRA guidelines and Weinberg MOU
- Property will offer the unit only after contacting MDOD for approval
- Acceptance or welcome letter will be sent to the applicant
- Lease signing date is scheduled
 - 811:**
 - HUD 811 lease is used
 - HUD 811 move-in inspection form
 - All addendums
 - Weinberg:**
 - Lease from property
 - All addendums

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