

FAQ for section 811

What is the Section 811 Program?

The Section 811 Supportive Housing for Persons with Disabilities program is a U. S. Department of Housing and Urban Development (HUD) supportive housing program that assists the lowest income people with significant and long-term disabilities to live independently in the community by providing affordable housing linked with voluntary services and supports. According to the Section 811 statute, the purpose of Section 811 is "to enable persons with disabilities to live with dignity and independence within their communities by expanding the supply of supportive housing that:

- Is designed to accommodate the special needs of such persons;
- Makes available supportive services that address the individual health, mental health and other needs of such persons; and
- Promotes and facilitates community integration for people with significant and long-term disabilities."

Can Section 811 PRA Units be placed in a development that already contains project-based units or long term operating assistance?

Yes, as long as the Section 811 PRA Units are not placed on the units within the Property that are already receiving a project-based or long-term operating subsidy or on units that have received this assistance in the 6 months prior to the unit receiving Section 811 PRA assistance.

Will property management staff be required to obtain training on the best practices of interacting with people with disabilities?

No, but Rhode Island Housing or its Health and Human Services partners can provide training to participating property management staff and can develop training materials that are designed to increase the cultural competency of property management staff as it relates to people with disabilities.

Can a release be created for a tenant to sign that allows the property manager to have direct communication with one or more points of contact? (e.g. Case Manager, Section 811 Coordinator, Counselor)

A Property can have such a release, but no 811 tenant can be denied tenancy for choosing not to sign. The document should indicate that this is optional information.

Is an Applicant required to have one bedroom units in its Development to qualify?

No.

Can Section 811 PRA Units be placed on single room occupancy/studio units?

Yes, but RI Housing will decide what bedroom sizes should be used for the 811 Program, and include that information in the Rental Assistance Contract.

Can I be reimbursed for damages to my unit by an 811 tenant?

Properties may collect from the tenant any charge for unit damage by the family allowed by state and federal law, but the Section 811 PRA Program does not allow the program to reimburse the Property for damages. In addition, when the 811 tenant moves out, the Owner, subject to State and local law, may use the security deposit, including any interest on the deposit, in accordance with the lease, as reimbursement for any unpaid tenant rent, damages to the unit or other amounts which the family owes under the lease. The Owner must give the family a written list of all items charged against the security deposit and the amount of each item. After deducting the amount used as reimbursement to the Owner, the Owner must promptly refund the full amount of the balance to the family.

What is the turnaround time for getting payment on a monthly basis?

Requisitions of funds must be made using the Tenant Rental Assistance Certification System ("TRACS"). TRACS is a HUD computer system developed to help improve financial controls over assisted housing programs by automating manual procedures and incorporating automated controls. Owners will enter electronic submissions into TRACS using HUD form 50059 for each 811 assisted household and HUD form 52670. Requisition requests are processed monthly and must be submitted into TRACS by the 10th day of each month in order to secure payment for the following month.