TOPIC	FAQ ID	FREQUENTLY ASKED QUESTION	ANSWER TO FREQUENTLY ASKED QUESTION	Create Date	Publshd Date	Attach	URL	FAQ Tags
GENERAL		**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."					
GENERAL		**What is the Frank Melville Supportive Housing Investment Act?**	In December of 2010, Congress passed bi-partisan legislation – the Frank Melville Supportive Housing Investment Act (Melville Act) – which includes important Section 811 reforms to stimulate the creation of thousands of new integrated permanent supportive housing units every year. The Melville Act revitalizes and reinvigorates the Section 811 program as a federal mechanism to assist states to develop new policies and more systematic approaches for expanding integrated supportive housing for high-need, high-cost individuals who may be living unnecessarily in an expensive institutional setting, or who may be homeless, or at risk of either condition.					
GENERAL		**What has changed as a result of the Melville Act?**	Since its inception, the Section 811 program (and its precursor the Section 202 Supportive Housing for the Handicapped program) was used to create group homes and independent living apartment complexes that were exclusively reserved for people with disabilities.**(Footnote 1)** Before the Melville Act was signed into law, competitive Section 811 funding was made available by HUD every year only to nonprofit organizations seeking to develop supportive housing. Section 811 provided these nonprofits with two types of funding: (1) a Capital Advance to buy, rehabilitate, or construct the housing; and (2) a Project Rental Assistance Contract (PRAC) to cover the costs of operating the housing (i.e., maintenance/repair, insurance, utilities, project reserves, etc.) that could not be covered by tenant rents. Section 811 tenant rents were – and continue to be – set at 30% of tenant income to ensure affordability for people with disabilities with the lowest incomes. The new Melville Act incentivizes the creation of more integrated Section 811 housing approaches through two new options: 1. A new Section 811 Project Rental Assistance (PRA) approach provides PRA funding directly to State Housing Agencies working in partnership with State Human Services/Medicaid agencies to create integrated supportive housing. Under the PRA approach, no more than 25% of the units in the Section 811 assisted property can be set aside for people with disabilities. 2. A new Section 811 Multifamily approach which provides both Section 811 Capital Advance and PRAC funding to a nonprofit organization to create integrated supportive housing. Under the Section 811 Multifamily option, no more than 25% of the units in the Section 811 assisted property can be set aside for people with disabilities. [NOTE: The Melville Act continues to permit the development of group homes and independent living apartments exclusively for people with disabilities. The Melville Act also ended the Section 811 Mainstream tenant-based rental assistance program and permanently transferred 14,000 Section 811 Mainstream vouchers to the Section 8 Housing Choice Voucher program.]					
			Footnote(1) The purchase of condominium and cooperative housing units was – and continues to be – an authorized use of Section 811 Capital Advance funds. However, this option – which can help to expand integrated supportive housing – was very difficult to implement and has not produced a significant number of Section 811 units.					

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GENERAL		**Why were Section 811 program reforms needed?**	Section 811 reforms were essential for several reasons:					
			1. States are now seeking new strategies to develop more integrated supportive housing opportunities that are consistent with the community integration mandates within the Americans with Disabilities Act (ADA). Numerous states have federal Olmstead-related lawsuits/settlement agreements (see below) which require the creation of thousands of new integrated supportive housing opportunities for people with disabilities who are either leaving restrictive settings (i.e. ,nursing homes, public institutions etc,) and/or who cycle between homelessness, jails, and institutional settings.					
			2. Since the Section 811 program was authorized in the early 1990s, disability housing and services policies have evolved to focus more on consumer choice, Medicaid-financed community-based services and integrated housing opportunities. The Section 811 program did not keep pace with these improvements in community living for people with disabilities.					
			3. The "old" Section 811 Capital Advance/PRAC model and development process was very time consuming. Most nonprofit Section 811 developers relied on Section 811 Capital funding to cover most of the cost of creating the housing, and rarely leveraged funding from mainstream affordable rental housing development programs. As a result, Section 811 consistently received very low ratings from the federal Office of Management and Budget, and was producing fewer than 1,000 new units each year. Major reforms to this symbolic program were essential to securing the program's future viability.					
GENERAL		**What is integrated supportive housing?**	Supportive housing is an evidence-based approach that combines permanent affordable rental housing with voluntary, flexible and individualized services to assist the most vulnerable people with disabilities to live in the community. Through a substantial body of research conducted over the past 20 years, supportive housing has proven to be a cost-effective and successful approach to addressing the affordable housing and supportive services needs of people with significant and long term disabilities who need community-based supports and services to live in the community.					
GENERAL		**What is Olmstead? 2**	The landmark 1999 U.S. Supreme Court's Olmstead vs. L.C. decision (527 U.S. 581) held that title II of the Americans with Disabilities Act (ADA) prohibits the unjustified segregation of individuals with disabilities. According to the U.S. Department of Justice (USDOJ) Olmstead website, in enacting the ADA, Congress recognized that "historically, society has tended to isolate and segregate individuals with disabilities and ... such forms of discrimination ... continue to be a serious and pervasive social problem. For these reasons, Congress prohibited discrimination against individuals with disabilities by public entities."					
			USDOJ guidance implementing ADA regulations require public entities to "administer services, programs, and activities in the most integrated setting appropriate to the needs of qualified individuals with disabilities." The preamble discussion of this regulation explains that "the most integrated setting" is one that "enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible".					
			Under the Olmstead decision, the Supreme Court held that public entities are required to provide community-based services to persons with disabilities when: (a) such services are appropriate; (b) the affected persons do not oppose community-based treatment; and (c) community-based services can be reasonably accommodated taking into account the resources available.					
			2 This text, including all text in quotes, is drawn from the U.S. Department of Justice Statement of the Department of Justice in Enforcement of the Integration Mandate of Title II of the Americans with Disabilities Act and Olmstead v. LC. The full text can be found at: **http://www.ada.gov/olmstead/q&a_olmstead.htm**					

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GENERAL		**Why is Olmstead important to the reformed Section 811 program and the integrated supportive housing approach?**	The reformed Section 811 program is an important tool for states to ensure they are in compliance with the ADA, as interpreted by Olmstead, and to implement Olmstead-related settlement agreements in states. During recent years, disability rights organizations and USDOJ have undertaken various legal actions (i.e., investigations, lawsuits, settlement agreements, etc.) to ensure that state governments are complying with the community integration requirements of the ADA. As a result, numerous states are now legally required to expand integrated supportive housing opportunities. For example, six separate Olmstead settlement agreements in four states require the creation of an estimated 20,000 new integrated supportive housing opportunities. Other states are looking to programs such as Section 811 to show that the state is taking affirmative steps to reduce reliance on segregated settings and to expand integrated housing opportunities.					
ADMIN COSTS		**When can the Grantee begin to incur Administrative Costs?**	Costs can be incurred back to the date of the Grantee's preliminary award letter.					
ADMIN COSTS		**What type of back-up is necessary when we submit our request for Administrative costs?**	No one type of back-up required. The particular back-up will depend on the types of costs being charged, e.g. staff salaries or the purchase of supplies, as well as Grantee's preferred method of charging for Administrative Costs. For example, one Grantee submits the relevant sections of their general ledger with details of the costs incurred. Some Grantees are using Indirect Allocation Plans to account for administrative expenses. This is acceptable to HUD; justification of the indirect allocation percentage should be kept on file in the event of an audit. This Grantee does not need to submit specific timesheets associated with the salaries and benefits charged but is expected to maintain those on file in the event of an audit.					
AFHMP		**Can Grantees who have FY12 and FY13 awards use the same AFHMP?**	No. The FY13 grant is a separate award and requires the submission of a new AFHMP. If it is the case, we would recommend indicating in the cover letter that the same plan was submitted for FY12 award and was approved by FHEO. Please note that some Grantees are serving different populations in FY13 and the plan would need to be modified to reflect the fair housing challenges of the new population(s).					
CALCULTING RENTS & UTILITIES	2626	**When establishing the initial rents, do Grantees have the ability to use tax credit ceiling rent if they are above Fair Market Rents (FMRs)?**	If the tax credit ceiling rents are above FMRs, then the tax credit rents must be substantiated by a market study prepared in accordance with the requirements of a Grantee, the Section 8 Renewal Guide, or as approved by HUD based upon market survey data. Reference: RAC, Part II, Section 2.7 (a), "Grantee and Owner agrees that in no circumstance may the initial RAC rent level exceed the applicable Section 8 Fair Market Rent (FMR) level as determined by HUD, unless such rent level is substantiated by a market study that has been prepared in accordance with the requirements of a state housing agency or of Chapter 9 of HUD's Section 8 Renewal Guide or as approved by HUD."	10/15	10/15		https://www.hudexchange.info/faqs/2626/when-establishing-the-initial-rents-do-grantees-have-the-ability-to-use/	811 Project Rental Assistance (PRA) > Program Requirements > Calculating Rents and Utility Allowances
CALCULTING RENTS & UTILITIES		**Does a Grantee require HUD approval whenever they approve an initial rent level above the FMR?**	PRA Program Guidelines PRA.207 state: § PRA.207 Approved Rent and Rent Adjustments. The initial RAC rent level may not exceed the applicable or Fair Market Rent (FMR) level as determined by HUD, unless such rent level is substantiated by a market study that has been prepared in accordance with the requirements of a state housing agency or of Chapter 9 of HUD's Section 8 Renewal Guide, or as approved by HUD. Rents can only be adjusted annually based upon: (1) HUD's Operating Cost Adjustment Factor (OCAF), (2) other operating cost index approved by HUD as has been adopted by the Grantee for purposes of subsidizing affordable housing, or (3) approval by HUD. As indicated in this section of the Guidelines, initial rent levels may exceed the FMR if they are substantiated by a market study that has been prepared in accordance with the requirements of a state housing agency or of Chapter 9 of HUD's Section 8 Renewal Guide. If rents are substantiated in either of these two ways, HUD approval is not required.					

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CALCULTING RENTS & UTILITIES	2585	**How is the Total Tenant Payment (TTP) and Tenant Rent calculated for the 811 PRA Program?**	Calculating the TTP and Tenant Rent for rental assisted units shall be in accordance with the requirements in HUD Handbook 4350.3 Chapters 5-25, 5-26, 5-27, and 5-30. TTP is the amount a tenant is expected to contribute for rent and utilities. TTP for PRA is based on family's income. Calculation of TTP is the greater of the following: 30% of monthly adjusted income; 10% of monthly gross income; or Welfare rent (welfare recipients in as-paid localities only). Tenant rent is calculated by subtracting the Grantee approved utility allowance (if any) from the TTP. Tenant rent is the portion of the TTP the tenant pays each month to the Owner for rent. If a property has a utility allowance, it is possible for the Tenant Rent to be $0 if the utility allowance is greater than the TTP. A utility reimbursement to the tenant must be provided if the utility allowance is greater than the TTP.	10/15	10/15		https://www.hudexchange.info/faqs/2585/how-is-the-total-tenant-payment-ttp-and-tenant-rent-calculated-for-the/	811 Project Rental Assistance (PRA) > Program Requirements > Calculating Rents and Utility Allowances
CALCULTING RENTS & UTILITIES		**What happens when a tenant's income increases such that their rent share is equal to the total contract rent?**	The RAC Part II Section 2.8 states: An Eligible Family's eligibility for Rental Assistance Payments continues until the total Eligible Family contribution equals the total housing expense for the unit it occupies. The termination of availability at this point will not affect the Eligible Family's other rights under the lease nor preclude resumption of payments as a result of later changes in income or other circumstances during the term of this Contract. When a tenant's income increases to this point, the Rental Assistance Payments will cease. The tenant has the right to remain in place in accordance with their lease. The Grantee should develop program policies that address (1) whether the Owner will then provide the next available unit to the PRA Program; (2) how the tenant may request a resumption of the Rental Assistance Payments if needed; (3) how tenant can continue to receive services if so desired; and (4) other related policies.					
CALCULTING RENTS & UTILITIES	2586	**Is employment income or other income of a live-in aide counted as income on the HUD-50059?**	No. Income from a live-in aide is not counted as household income on the HUD- 50059. See HUD Handbook 4350.3 Chapter 5-6, Figure 5-2.	10/15	10/15		https://www.hudexchange.info/faqs/2586/is-employment-income-or-other-income-of-a-live-in-aide/	811 Project Rental Assistance (PRA) > Program Requirements > Calculating Rents and Utility Allowances
CALCULTING RENTS & UTILITIES	2365	**Does the Fair Market Rent (FMR) include utilities?**	Yes. The FMR includes rent and utilities.If the tenant pays the utilities, then the calculation of the Tenant Rent must include a utility allowance.	8/15	8/15		https://www.hudexchange.info/faqs/2365/does-the-fair-market-rent-fmr-include-utilities/	811 Project Rental Assistance (PRA) > Program Requirements > Calculating Rents and Utility Allowances

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COORDIN W/OTHER FEDERAL PROGRAMS	2623	**Grantees requested clarification on the Davis Bacon requirements for the 811 PRA program. Specifically, if a project has HOME units that are below the HOME threshold for Davis Bacon, will the 811 PRA program require Davis Bacon independently or is there another requirement that combines the federal assistance?**	An Owner should analyze the applicable programs and go with the higher Davis Bacon threshold of the two (if there is a difference). For example, if a project has ten 811 PRA units and ten HOME-assisted units, Davis Bacon would not be triggered by the PRA assistance. However, if a project has thirteen 811 PRA units and ten HOME-assisted units, Davis Bacon would apply.	10/15	10/15		https://www.hudexchange.info/faqs/2623/grantees-requested-clarification-on-the-davis-bacon-requirements-for-the/	811 Project Rental Assistance (PRA) > Program Administration > Coordinating with Other Federal Programs
COORDIN W/OTHER FEDERAL PROGRAMS	2359	**Does the Uniform Relocation Act (URA) apply to the PRA Program?**	Yes. The URA applies to the PRA Program.	8/15	8/15		https://www.hudexchange.info/faqs/2359/does-the-uniform-relocation-act-ura-apply-to-the-pra-program/	811 Project Rental Assistance (PRA) > Program Administration > Coordinating with Other Federal Programs
COORDIN W/OTHER FEDERAL PROGRAMS		**We are hoping to interest Owners of partially HUD assisted developments in the PRA Program. However, we are concerned about conflicts between the requirements laid out in Housing Notice 2015-3, Transferring Budget Authority of a Project-Based Section 8 Housing Assistance Payments Contract under Section 8(bb)(1) of the United States Housing Act of 1937 and the PRA Program.**	Notice 2015-3 states that: "The Owner of the project to which the budget authority is transferred must agree to accept the budget authority." Therefore, if an Owner commits units for the PRA Program, HUD cannot compel the Owner to accept the Section 8 HAP instead. Once the Owner commits units to the PRA Program, they will be making the 30 year commitment, subject to HUD appropriations.					

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COORDIN W/OTHER FEDERAL PROGRAMS	2358	**We have a project that was built in the 1958 and rehabbed in 1997. All project units are 1-bedroom units and we anticipate referring only single adults. However, there is one child currently residing in the building under 6, though not in a unit proposed for PRA-assistance. The project currently does not receive any other federal funds. Do the Lead-Based Paint (LBP) requirements only apply to the PRA-assisted units, or will the project need to do an LBP assessment of the building common areas and the unit where the child under 6 is residing?**	LBP requirements apply only if the child lives in a PRA unit.	8/15	8/15		https://www.hudexchange.info/faqs/2358/we-have-a-project-that-was-built-in-the-1958-and-rehabbed-in-1997-all/	811 Project Rental Assistance (PRA) > Program Administration > Coordinating with Other Federal Programs
ELIGIBLE TENANTS	2354	**Can a property that is restricted to persons 55 years of age and older restrict PRA tenants to only those 55 years of age and older?**	No. PRA assistance can be provided for units in senior developments for persons with disabilities less than 62 years old at the time of admission as long as no more than 25% of the total units have PRA funds, or are used for supportive housing for persons with disabilities or have any occupancy preference for persons with disabilities. However, units supported by PRA shall be made available to all eligible tenants. A project shall not set further age restrictions or targets on any PRA supported units and PRA assistance cannot be provided on units with other project-based rental assistance.	8/15	8/15		https://www.hudexchange.info/faqs/2354/can-a-property-that-is-restricted-to-persons-55-years-of-age-and-older/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units 811 Project Rental Assistance (PRA) > Program Requirements > Eligible Tenants
ELIGIBLE TENANTS	2615	**Does a tenant have to maintain the Extremely Low Income (ELI) designation for the term of the tenant lease?**	No. Income eligibility is determined upon admission only.	10/15	10/15		https://www.hudexchange.info/faqs/2615/does-a-tenant-have-to-maintain-the-extremely-low-income-eli-designation/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Tenants

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ELIGIBLE TENANTS	2351	**On June 25, 2014, HUD issued a Notice in the Federal Register about a change in the definition of Extremely Low Income (ELI). Does this apply to PRA? Can Grantees still use the income information from HUD Users FY 2014 Income Limits Documentation System to determine initial household income limits?**	Yes. Although the ELI definition in the FY 14 Appropriations Provisions changed, it will mostly affect applicable programs in the Federal Register that require income targeting. Since 811 PRA does not have income targeting (PRA applicants must be ELI in order to be eligible), states can use the 2014 ELI income limit when determining eligibility. The 2014 income limits were revised (and effective) on July 1, 2014 to account for the FY 14 Consolidated Appropriations Act that changed the definition of ELI, and can be found on the HUD Program Income Limits web page.	8/15	8/15		https://www.hudexchange.info/faqs/2351/on-june-25-2014-hud-issued-a-notice-in-the-federal-register-about-a/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Tenants
ELIGIBLE TENANTS	2368	**What verification of disability would be appropriate for applicants who do not receive Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI)? What is appropriate verification of income?**	Grantees will want to consult Appendix 3 of HUD Handbook 4350.3. This appendix lists appropriate verification sources for a variety of variables including disability and income.	8/15	8/15		https://www.hudexchange.info/faqs/2368/what-verification-of-disability-would-be-appropriate-for-applicants-who-do/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Tenants
ELIGIBLE TENANTS		**How can our PRA Program ensure compliance with sex-offender requirements?**	HUD recommends the Grantee review the requirements outlined in Notice H2012-11 State Registered Lifetime Sex Offenders in Federally Assisted Housing as well as in HUD Handbook 4350.3 which states in Section 4-7e "Regardless of standards established, the owner must screen for State lifetime sex offender registration in all states where the applicant, or members of the applicant's household, have resided or using a database such as the Dru Sjodin National Sex Offender Database that searches all of the individiual state sex offender registries. This searchable database is located at https://www/nsopw.gov/. HUD encourages Grantees and Owners to use the Dru Sjodin database to assist in complying with this requirement.					
ELIGIBLE TENANTS	2648	**Which income limits are used at move-in to determine an applicant's eligibility for rental assistance and occupancy to the 811 PRA Program?**	Upon admission to the PRA program the applicant family's annual income must not exceed the extremely low income limit published annually on www.huduser.org. Extremely low income family means a household whose annual income does not exceed 30 percent of the median income for the area.	10/15	10/15		https://www.hudexchange.info/faqs/2648/which-income-limits-are-used-at-move-in-to-determine-an-applicant/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Tenants

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ELIGIBLE UNITS	2644	**The PRA Guidelines state that Eligible Multifamily Properties must meet the design and construction requirements of the Fair Housing Act. Does this mean that the entire complex must meet the requirements or just the building in which the designated 811 units are located? For instance, an apartment complex may have 12 buildings, 10 of which meet the requirements but 2 do not.**	Yes. The design and construction requirements of the Fair Housing Act apply to all “covered multifamily dwellings” built for first occupancy after March 13, 1991. This is true whether or not the unit is a PRA 811 unit or the building that it is in contains PRA 811 units. It is true whether or not the building has any federal financial assistance. “Covered multifamily dwellings” are elevator buildings with four or more units and ground-floor units in non-elevator buildings having four or more units. Therefore, if the covered multifamily dwelling was first occupied after March 13, 1991, it must meet the design and construction requirements of the Fair Housing Act. If, however, the building was first occupied on or before March 13, 1991, neither the complex nor the individual buildings would be subject to the Fair Housing Act's design and construction requirements.	10/15	10/15		https://www.hudexchange.info/faqs/2644/the-pra-guidelines-state-that-eligible-multifamily-properties-must-meet-the/	811 Project Rental Assistance (PRA) > Fair Housing and Section 504
ELIGIBLE UNITS	2651	**PRA cannot be used in a group home. Can leveraged vouchers be used in a group home?**	Yes, if the issuing authority allows the vouchers to be used in a group home. The PRA Program Guidelines do not apply to the leveraged voucher program. For further information on requirements related to leveraged vouchers, please contact the public housing agency (PHA) that has made the commitment of leveraged vouchers.	10/15	10/15		https://www.hudexchange.info/faqs/2651/pra-cannot-be-used-in-a-group-home-can-leveraged-vouchers-be-used-in-a/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
ELIGIBLE UNITS	2616	**Is a duplex an Eligible Multifamily Property?**	No. Duplexes are not eligible properties because "Eligible Multifamily Properties" means any new or existing property owned by a nonprofit, public, or a private entity with at least 5 housing units. This can include 5 or more units that are noncontiguous if under a single ownership entity. For example, a Low-Income Housing Tax Credit (LIHTC)-financed development of 60 noncontiguous townhomes spread over 5 acres would be an Eligible Multifamily Property if it met other program requirements. In another example, 20 HOME-funded condominiums either in or on the same property or spread across a city or town would also be considered an eligible property if under a single owner and other requirements are met. Note that Program Guidelines PRA.305 (d) states that;units must be dispersed throughout the property and must not be segregated to one area of a building (such as on a particular floor or part of a floor in a building or in certain sections within a project). This requirement must be met when units are noncontiguous or distributed across a large area, i.e., not all the PRA units should be segregated in a single part of the site. Grantees should consider the 25% requirement as guidance in determining when units are segregated. Consider, for example, a project with 33 units, 27 at one location and six at another location. The 8 PRA units (25%) will be floated across the two locations. In the spirit of the legislation, the location with 6 units should only have one PRA unit because two PRA units would be more than 25% at the single location.	10/15	10/15		https://www.hudexchange.info/faqs/2616/is-a-duplex-an-eligible-multifamily-property/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units

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ELIGIBLE UNITS	2618	**The assisted units must be dispersed throughout the property and must not be segregated to one area of a building (such as on a particular floor or part of a floor in a building or in certain sections within a project). Could the requirement be met if the accessible units in a building are set-aside for PRA supportive housing units and these units are located only on a particular floor of a building (e.g., only the first floor)?**	Accessible dwelling units must, to the maximum extent feasible, be distributed throughout a building or site so persons with disabilities are not segregated within a particular section of a building or site receiving Section 811 PRA assistance. Where Section 811 PRA is proposed to be used in an existing project where accessible units are located in a single building or on a single floor, grantees should consider whether it is feasible to redistribute such units in a manner that provides greater integration of persons with disabilities. If it is determined that redistribution is not feasible in an existing project, those units are acceptable in cases where the target population requires accessible units.	10/15	10/15		https://www.hudexchange.info/faqs/2618/the-assisted-units-must-be-dispersed-throughout-the-property-and-must-not/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
ELIGIBLE UNITS	2348	**Are scattered site single family, duplex, or small buildings eligible for PRA if they are part of one ownership structure?**	Yes. Eligible Multifamily Properties means any new or existing property owned by a nonprofit, public, or a private entity with at least 5 housing units. This can include 5 or more units that are noncontiguous if under a single ownership entity. For example, a Low-Income Housing Tax Credit (LIHTC)-financed development of 60 noncontiguous townhomes spread over 5 acres would be an Eligible Multifamily Property if it met other program requirements. In another example, twenty HOME-funded condominiums either in or on the same property or spread across a city or town would also be considered an eligible property if under a single owner and other requirements are met.	8/15	8/15		https://www.hudexchange.info/faqs/2348/are-scattered-site-single-family-duplex-or-small-buildings-eligible-for/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
ELIGIBLE UNITS	2347	**What is the definition of HUD Assisted?**	HUD Assisted refers to properties with any of the following: FHA-mortgage insurance, a federal mortgage interest subsidy, project based rental assistance such as PRAC, HOME, CDBG, NSP, or other HUD funding including HUD funds allocated through state and local jurisdictions.	8/15	8/15		https://www.hudexchange.info/faqs/2347/what-is-the-definition-of-hud-assisted/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units 811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
ELIGIBLE UNITS	2350	**Are units funded by USDA & Rural Development eligible for PRA?**	Yes. Units funded through Rural Development programs are eligible if they do not already have project-based rental assistance and are not already restricted to serving people with disabilities. HUD and the USDA expect to issue additional joint FAQs to address this question in more detail.	8/15	8/15		https://www.hudexchange.info/faqs/2350/are-units-funded-by-usda-rural-development-eligible-for-pra/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units 811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units

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ELIGIBLE UNITS	2617	**When a property commits 25% of the units for the PRA Program, does this preclude the other 75% of the property from being made available for persons with disabilities?**	In order to offer integrated housing opportunities for persons with disabilities, the maximum number of units receiving PRA assistance, used as supportive housing for persons with disabilities, or with any occupancy preference for persons with disabilities is limited to 25%. The 25% applies to any set-aside or preference for persons with disabilities regardless of whether or not that restriction includes any income limitations. However, grantees cannot prohibit persons with disabilities from applying for any of the other non-restricted units, i.e. the other 75% of the units in the property.	10/15	10/15		https://www.hudexchange.info/faqs/2617/when-a-property-commits-25-of-the-units-for-the-pra-program-does-this/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
ELIGIBLE UNITS	2592	**Can we use 811 PRA in expiring use projects?**	Yes. When expiring use projects are refinanced, 811 PRA can be included in the new deal.	10/15	10/15		https://www.hudexchange.info/faqs/2592/can-we-use-811-pra-in-expiring-use-projects/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
ELIGIBLE UNITS	2590	**Can we use PRA in a property that is restricted to veterans?**	No. The Project Rental Assistance (PRA) units in the property cannot be restricted to veterans; however, a property is allowed to have a preference for veterans within PRA units, as long as the preference is consistent with the Grantee's Interagency Partnership Agreement and does not violate fair housing laws.	10/15	10/15		https://www.hudexchange.info/faqs/2590/can-we-use-pra-in-a-property-that-is-restricted-to-veterans/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
ELIGIBLE UNITS	2650	**Can leveraged vouchers be used in properties with fewer than 5 units?**	Yes. The PRA Program can only fund properties with 5 or more units; there is no such requirement for leveraged units. For further information on requirements related to leveraged vouchers, please contact the public housing agency (PHA) that has made the commitment of leveraged vouchers.	10/15	10/15		https://www.hudexchange.info/faqs/2650/can-leveraged-vouchers-be-used-in-properties-with-fewer-than-5-units/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
ELIGIBLE UNITS	2349	**If a property has an eligible tenant - in our program's target population - already living in a unit, can we sign a Rental Assistance Contract (RAC) for that unit?**	Yes. If the unit is not already under a use restriction and does not already have project based rental assistance, an RAC may be signed for that unit.	8/15	8/15		https://www.hudexchange.info/faqs/2349/if-a-property-has-an-eligible-tenant-in-our-programs-target/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units 811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units

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ELIGIBLE UNITS	2354	**Can a property that is restricted to persons 55 years of age and older restrict PRA tenants to only those 55 years of age and older?**	No. PRA assistance can be provided for units in senior developments for persons with disabilities less than 62 years old at the time of admission as long as no more than 25% of the total units have PRA funds, or are used for supportive housing for persons with disabilities or have any occupancy preference for persons with disabilities. However, units supported by PRA shall be made available to all eligible tenants. A project shall not set further age restrictions or targets on any PRA supported units and PRA assistance cannot be provided on units with other project-based rental assistance.	8/15	8/15		https://www.hudexchange.info/faqs/2354/can-a-property-that-is-restricted-to-persons-55-years-of-age-and-older/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units 811 Project Rental Assistance (PRA) > Program Requirements > Eligible Tenants
ENVIRO	2361	**We have eight properties that have either HOME or Section 8 financing attached to them. Based on our understanding of PRA 215, we are assuming that no further environmental review will be necessary for these properties. Is this correct?**	Yes. Properties with HOME and/or project-based Section 8 are considered HUD-assisted. Existing properties that are currently HUD-assisted or HUD-insured and that will not engage in activities with physical impacts or changes beyond routine maintenance activities or minimal repairs are not required to comply with the environmental tenets. However, if the properties in question will involve rehabilitation or new construction, an environmental review may be required.	8/15	8/15		https://www.hudexchange.info/faqs/2361/we-have-eight-properties-that-have-either-home-or-section-8-financing/	811 Project Rental Assistance (PRA) > Environmental Review
ENVIRO	2597	**Is flood insurance required for existing developments that are not in the flood plain?**	Flood insurance is required in areas within the 100-year floodplain as designated by the Flood Insurance Rate Maps of the Federal Emergency Management Agency (FEMA).	10/15	10/15		https://www.hudexchange.info/faqs/2597/is-flood-insurance-required-for-existing-developments-that-are-not-in-the/	811 Project Rental Assistance (PRA) > Environmental Review

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ENVIRO		**What is acceptable flood proofing?**	The FEMA Elevation Certificate web page and the NFIP Elevation Certificate and Instructions web page contain a Federal Emergency Management Agency (FEMA) form that can be used to have a professional engineer certify elevation which in turn can support a Letter of Map Revision (LOMR) application, as well as a FEMA form that can be used to certify flood proofing for non-residential buildings. For residential buildings, the National Flood Insurance Program that those certificates are designed for only recognizes certain exceptions to allow flood proofing for residential basements, on a community-by-community basis, and in those cases the local National Flood Insurance Program (NFIP) administrator would have the form that they use for that purpose. Since the 811 PRA program requires flood insurance through NFIP for structures in the 100-year floodplain (section III.c.u), (unless the 811 PRA project involves a National Register listed historic property, which has an exemption from NFIP rules), residential flood proofing above the basement may or may not be feasible as an alternative to elevation in 100-year floodplain locations. On the other hand, for residential buildings located in the 500-year floodplain, flood proofing to the 500 year flood level in lieu of elevation would be permissible, but rather than the FEMA non-residential form you would likely just use a certification from the architect and engineer that the flood proofing is acceptable. If you do happen to be looking at a National Register historic property in the 100-year floodplain regarding this issue, there is some initial guidance in the National Institute of Building Sciences Whole Building Design Guide; our historic preservation staff in DC have been working on additional guidance in this regard.		11/15		http://www.fema.gov/elevation-certificate http://www.fema.gov/media-library/assets/documents/160 https://www.fema.gov/media-library/assets/documents/2748 http://www.wbdg.org/design/historic_pres.php	FEMA Elevation Certificate web page NFIP Elevation Certificate and Instructions web page FEMA form National Institute of Building Sciences Whole Building Design Guide
ENVIRO	2598	**Is a Part 58 review compliant with PRA.215 (Environmental Requirements and Environmental Assurance)?**	A Part 58 review is not the same as the Part 50 review required for the PRA program. The requirements of PRA.215 must be met, and a Part 58 review will not meet those requirements in all circumstances. The Grantee must determine whether all or a portion of a Part 58 review is sufficient to comply with the requirements of PRA.215. Applicable documentation and analysis from a Part 58 review may be utilized to demonstrate that PRA.215 requirements have been met as appropriate. The information used to meet the requirements of PRA.215 must be maintained with the projects documentation.	10/15	10/15		https://www.hudexchange.info/faqs/2598/is-a-part-58-review-compliant-with-pra-215-environmental-requirements-and/	811 Project Rental Assistance (PRA) > Environmental Review
ENVIRO	2624	**Do the Energy and Water Conservation requirements (PRA.214) apply to projects that have not begun construction?**	HUD is interested in ensuring long-term operating cost efficiency for the project and the low income tenants who will pay utility bills. HUD will not require major changes to systems if the PRA is awarded post construction start, but will require energy and water conservation standards to be followed in any part of the construction not complete or fully designed and built out. For existing projects HUD encourages future purchases of appliances to meet Energy Star standards.	10/15	10/15		https://www.hudexchange.info/faqs/2624/do-the-energy-and-water-conservation-requirements-pra-214-apply-to/	811 Project Rental Assistance (PRA) > Environmental Review
ENVIRO	2360	**There is a program/system called HEROS that is being used for HOME program Environmental Reviews. Is this something we will be using for the PRA Program?**	No. PRA will not be using HEROS at this time.	8/15	8/15		https://www.hudexchange.info/faqs/2360/there-is-a-program-system-called-heros-that-is-being-used-for-home-program/	811 Project Rental Assistance (PRA) > Environmental Review

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ENVIRO	2362	**We have two properties that are Low-Income Housing Tax Credit (LIHTC) sites, and nine properties that received funding through our state housing trust fund. All these properties received a Phase I Environmental Review. Does this Phase I satisfy the requirements of PRA 215?**	If the Phase I Environmental Site Assessment (ESA) complies with the most recent ASTM E 1527 standards, and was prepared within the Phase I continuing viability timeframe for the acquisition of the property or a real estate transaction for the property, the Phase I is acceptable.	8/15	8/15		https://www.hudexchange.info/faqs/2362/we-have-two-properties-that-are-low-income-housing-tax-credit-lihtc-sites/	811 Project Rental Assistance (PRA) > Environmental Review
FAIR HSG	2620	**The PRA Guidelines state that Eligible Multifamily Properties may only receive Rental Assistance Payments if the housing assisted does not currently have an existing use restriction for persons with disabilities. Are affordable accessible units considered to have a use restriction for persons with disabilities?**	No. Accessible units that have no other disability-related restrictions are eligible for the PRA program regardless of any income-based use restriction.	10/15	10/15		https://www.hudexchange.info/faqs/2620/the-pra-guidelines-state-that-eligible-multifamily-properties-may-only/	811 Project Rental Assistance (PRA) > Program Requirements > Eligible Units
FAIR HSG	2367	**Some of our older HOME and Low-Income Housing Tax Credit (LIHTC) properties were developed to the appropriate access requirements in place at that time, but requirements have changed since then. For example, these properties do not have adaptable first floor units. Would these properties be eligible to participate in the PRA Program?**	Properties such as these may or may not be compliant with the Section 504 and/or Fair Housing Act requirements of the Cooperative Agreement. Properties receiving PRA funds should review the guidance provided in HUD Handbook 4350.3 Chapter 2; see especially Section 3.	8/15	8/15		https://www.hudexchange.info/faqs/2367/some-of-our-older-home-and-low-income-housing-tax-credit-lihtc-properties/	811 Project Rental Assistance (PRA) > Fair Housing and Section 504
FAIR HSG	2645	**How do the Section 504 requirements impact a development which is not otherwise subject to the regulation such as developments whose sole public source of funds is the Low-Income Housing Tax Credit (LIHTC)?**	Section 504 of the Rehabilitation Act and HUDs implementing regulations at 24 CFR part 8 are triggered by the receipt of federal financial assistance. Grantees and owners participating in the Section 811 PRA program are subject to Section 504; therefore the entire development is covered by Section 504 because of this receipt of federal funding. This includes, for example, reasonable accommodation requirements, effective communication obligations, and ensuring program accessibility for individuals with disabilities. Covered multifamily dwellings as defined in 24 CFR part 100 must also meet the design and construction requirements of the Fair Housing Act. Note: Grantees may impose their own requirements as needed. For example, if a Grantee determines that most of the units for the program must be wheelchair accessible, the Grantee may decide to require Owners to provide a higher level of accessibility in the common or outdoor areas that would not necessarily be required under Section 504 or the Fair Housing Act.	10/15	10/15		https://www.hudexchange.info/faqs/2645/how-do-the-section-504-requirements-impact-a-development-which-is-not/	811 Project Rental Assistance (PRA) > Fair Housing and Section 504

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FAIR HSG	2639	**Can the Office of Fair Housing and Equal Opportunity (FHEO) provide further guidance as to when a group is underrepresented in order to determine whether the outreach efforts have been successful or not? Is there a percentage threshold HUD uses to make this determination?**	As indicated in the Guidance, Grantees will evaluate their affirmative fair housing outreach activities and make a determination as to whether these activities have been successful. HUD does not provide a threshold percentage for several reasons. First, a specific percentage change in a state where the least likely to apply population is a very small percentage of the target population may have a different meaning than the same percentage change in a state where the least likely to apply population is a larger percentage of the target population. Second, it is possible that despite diligent efforts to reach a certain least likely to apply population, a state may find the population remains underrepresented in the final applicant or tenant pool. It is more important that the Grantee evaluate and try to understand the results of their special outreach efforts than to meet any specific threshold.	10/15	10/15		https://www.hudexchange.info/faqs/2639/can-the-office-of-fair-housing-and-equal-opportunity-fheo-provide-further/	811 Project Rental Assistance (PRA) > Program Requirements > Affirmative Fair Housing Marketing Plan
FAIR HSG	2640	**If outreach is being conducted by community based organizations, and the Grantee has limited influence over this activity, what is the Grantees role relative to the Affirmative Fair Housing Marketing Plan (AFHMP)?**	Despite these challenges, it remains the responsibility of the Grantee to formulate and submit an Affirmative Fair Housing Marketing Plan to HUD for approval. The Grantee must also monitor the outreach activities of the community based organizations or the Grantees state health and/or human services partners to ensure that the Affirmative Fair Housing Marketing Plan is followed. For example, the Grantee may require that the organizations submit a list of outreach activities that they are conducting and copies of outreach materials that they are using.	10/15	10/15		https://www.hudexchange.info/faqs/2640/if-outreach-is-being-conducted-by-community-based-organizations-and-the/	811 Project Rental Assistance (PRA) > Program Requirements > Affirmative Fair Housing Marketing Plan
FAIR HSG	2641	**Are Grantees limited to the demographic categories listed in #4 on page 5/6 of the instructions?**	No. The goal of affirmative fair housing outreach is to achieve a condition in which individuals in the target population have a like range of housing choices available to them regardless of their race, color, national origin, religion, sex, familial status, or disability. For the purpose of PRA, HUD is asking grantees to evaluate outreach based on race, color, national origin, religion, sex, and familial status. However, Grantees may choose to add any of the other demographic categories listed above in order to reach least likely to apply populations. Grantees may also find it necessary to reach out to a particular sub-population of one of these categories. HUD understands that data may be difficult to secure for the target population or the least likely to apply populations; however, the data that can be secured should be described in the Grantees Plan.	10/15	10/15		https://www.hudexchange.info/faqs/2641/are-grantees-limited-to-the-demographic-categories-listed-in-4-on-page-5-6/	811 Project Rental Assistance (PRA) > Program Requirements > Affirmative Fair Housing Marketing Plan
FAIR HSG	2642	**Does affirmative fair housing outreach include performing special outreach efforts to persons with Limited English Proficiency (LEP)?**	Yes. Affirmative fair housing outreach to persons with LEP is considered a special outreach effort. If a Grantee determines that there is a presence of LEP populations within their own unique target populations, then special outreach efforts need to be performed and these efforts can be described in the Affirmative Fair Housing Marketing Plan (AFHMP). For example, if a Grantees target population includes persons with disabilities living on the street, and the Grantee is aware that there is a significant Hispanic population living on the streets, it may choose to hire a bilingual English/Spanish staff person to conduct special outreach efforts.	10/15	10/15		https://www.hudexchange.info/faqs/2642/does-affirmative-fair-housing-outreach-include-performing-special-outreach/	811 Project Rental Assistance (PRA) > Program Requirements > Affirmative Fair Housing Marketing Plan
FAIR HSG	2629	**Since only those households eligible for the PRA Program are people with disabilities who cannot live in the community without the affordable housing and community based support services provided through the PRA Program, why is affirmative fair housing outreach needed to those least likely to apply necessary? Aren't all of these households least likely to apply?**	Within any of the Grantees' specific target populations, there may be subpopulations of persons who are least likely to apply to the program such as persons who have limited English proficiency, persons who have difficulty communicating because of their disability, and others. This Guidance asks Grantees to consider their target population(s) and determine whether there are subpopulations that, on the basis of race, color, national origin, religion, sex, disability or familial status, may be hampered in their ability to apply to the program and to develop special outreach strategies to reach these subpopulations. Grantees and/or their partners may already have such special outreach strategies in place, which can be included in the Affirmative Fair Housing Marketing Plan.	10/15	10/15		https://www.hudexchange.info/faqs/2629/since-only-those-households-eligible-for-the-pra-program-are-people-with/	811 Project Rental Assistance (PRA) > Program Requirements > Affirmative Fair Housing Marketing Plan

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FAIR HSG	2635	**Who is responsible for implementing the Affirmative Fair Housing Marketing Plan (AFHMP)?**	In the Interagency Partnership Agreement and application for PRA funds, each Grantee outlined the specific methods they planned to use for outreach and referral. Generally, outreach will be conducted by the Grantee and/or one of its partners at the state and/or local level. Each Grantee is expected to develop an AFHMP which affirmatively furthers fair housing. For example, if the Grantee plans to serve persons transitioning from nursing facilities, the Grantee, with the assistance of its partners, would identify any subpopulations of persons living in nursing facilities who might be harder to reach such as persons whose primary language is Spanish or Russian. The AFHMP would include methods of effectively reaching out to these individuals. Regardless of how outreach is conducted, the Grantee is responsible to ensure compliance with HUD affirmative outreach requirements.	10/15	10/15		https://www.hudexchange.info/faqs/2635/who-is-responsible-for-implementing-the-affirmative-fair-housing-marketing/	811 Project Rental Assistance (PRA) > Program Requirements > Affirmative Fair Housing Marketing Plan
FAIR HSG	2638	**Do Grantees serving target populations determined by their state's Olmstead-related Settlement Agreement with the Department of Justice need to conduct marketing or outreach?**	Some Settlement Agreements include a broad population for which outreach is required, e.g. homeless persons with disabilities living on the street. Some are more limited such as those covering only persons residing in one or more institutions. In either case, Grantees can still ensure their program includes special outreach efforts to affirmatively market to those persons covered by the Settlement Agreement who are least likely to apply within the target population, even if these outreach activities are limited.	10/15	10/15		https://www.hudexchange.info/faqs/2638/do-grantees-serving-target-populations-determined-by-their-states-olmstead/	811 Project Rental Assistance (PRA) > Program Requirements > Affirmative Fair Housing Marketing Plan
GENERAL	2612	**One of the goals of this program is the production of new integrated supportive housing (PSH) units. Does this mean PSH units that are newly constructed, or simply newly designated to serve the target population?**	"New" means any new construction or existing projects in which units are newly designated to serve the Grantees target population.	10/15	10/15		https://www.hudexchange.info/faqs/2612/one-of-the-goals-of-this-program-is-the-production-of-new-integrated/	811 Project Rental Assistance (PRA) > Program Requirements > General

TOPIC	FAQ ID	FREQUENTLY ASKED QUESTION	ANSWER TO FREQUENTLY ASKED QUESTION	Create Date	Publshd Date	Attach	URL	FAQ Tags
GENERAL	2610	**Grantees requested clarification regarding the 25% cap for providing supportive housing for persons with disabilities. Specifically, when calculating the 25% cap for the Section 811 PRA program, do Grantees include any other federal or state program at a project to determine the threshold? Does the 25% cap include occupancy preference for persons with disabilities?**	The general formula to calculate the 25% cap at a project is as follows: Total # of tenants admitted under the project's occupancy preference for persons with disabilities, if any, plus Total # of 811 PRA units slotted for the project may not exceed 25% of the Total Units in the Building. Please review Scenarios 1 through 4 below for further clarification. Scenario 1: Project has 100 units. Project has no other occupancy preference for persons with disabilities and has no use restrictions limiting the project to persons with disabilities. As a result, project owner may devote 25 units (25% of 100) to purely 811 PRA units. Scenario 2: Project has 100 units with no use restriction limiting the project to persons with disabilities. Owner happens to have an occupancy preference for persons with disabilities (with no cap). Project has no use restrictions limiting the project to persons with disabilities. As a result, the project owner can still, under certain circumstances**, maintain its occupancy preference and still operate 811 PRA units in its building simultaneously, but it will be subject to a 25% cap to be compliant with the terms of the 811 PRA program. ** The term "under certain circumstances" is used because if the owner received from the grantee 25 units of 811 PRA, it functionally can no longer maintain its preference for persons with disabilities for its non-811 PRA units since the 25% cap is reached. However, if the owner received 10 units of 811 PRA, and the 25% cap is 25, then the owner would still be allowed to maintain its preference to fill at a maximum 15 non-811 PRA units. Scenario 3: Project has 100 units with no use restriction limiting the project to persons with disabilities. Owner has an occupancy preference for persons with disabilities, for up to 50% of the units in its building. Owner wants to participate in the 811 PRA program. The owner must modify its preference policy to 25% because those admitted under the owner's occupancy preference for persons with disabilities plus those admitted under the 811 PRA program may not exceed 25% of the total units in the building. Scenario 4: Project has 100 units with no use restriction limiting the project to persons with disabilities. Owner has an occupancy preference for persons with disabilities for up to 10% of the units in its building. Owner wants to participate in the 811 PRA program. The owner's threshold is within 811 PRA limits. However, with a 10% preference for persons with disabilities in place, the owner would only be allowed a maximum of 15 additional 811 PRA units in the building (10 occupancy preference units plus 15 811 PRA units would equal 25 units, which is 25% of a 100 unit project).	10/15	10/15		https://www.hudexchange.info/faqs/2610/grantees-requested-clarification-regarding-the-25-cap-for-providing/	811 Project Rental Assistance (PRA) > Program Requirements > General
GENERAL	2646	**What is considered effective communication per PRA.211?**	HUD Handbook 4350.3 Chapter 2-29 provides information on how to communicate effectively with people with disabilities. For example, a Grantee/owner may provide auxiliary aids to ensure effective communication with hearing- and speech-impaired individuals.	10/15	10/15		https://www.hudexchange.info/faqs/2646/what-is-considered-effective-communication-per-pra-211/	811 Project Rental Assistance (PRA) > Program Requirements > General

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GENERAL	2613	**Can a person with a disability who has a tenant-based voucher move into a non-PRA unit in a property even if the property has reached the 25% PRA limitation?**	Yes. Persons with disabilities, who have tenant-based vouchers, are not included in the 25% limitation so long as the units they occupy are not designated for supportive housing or are use-restricted for persons with disabilities.	10/15	10/15		https://www.hudexchange.info/faqs/2613/can-a-person-with-a-disability-who-has-a-tenant-based-voucher-move-into-a/	811 Project Rental Assistance (PRA) > Program Requirements > General
GENERAL	2345	**Is source documentation for tenants' income, assets, and expenses kept by the owner/agent on-site?**	The Grantee will determine where the source documentation for income, assets, and expenses will be maintained. For example, in some programs, the state service agency may be making the determination of eligibility for the program and will hold source documentation in their file.	8/15	10/15		https://www.hudexchange.info/faqs/2345/is-source-documentation-for-tenants-income-assets-and-expenses-kept-by/	811 Project Rental Assistance (PRA) > Program Requirements > General
GENERAL	2609	**Can PRA inspection, utility allowance, and rent adjustment effective dates be aligned with other programs such as Low-Income Housing Tax Credit (LIHTC) and HOME?**	HUD agrees with the principle of realignment and agrees to do so where possible. Inspections: The PRA Guidelines PRA.406 provides that "a physical inspection pursuant to Uniform Physical Condition Standards (UPCS) must also be performed of the Assisted Units and related facilities at a frequency that conforms to the property's other existing federal or state housing programs, but at least every 3 years, and at such other times as may be necessary. If multiple federal or state housing programs are layered at the property, the frequency of the physical inspection shall be determined by the most stringent UPCS standard, with a minimum of every 3 years." Utility Allowances: The RAC, Part II, Section 2.7 (f) allows an owner to align utility allowances with other underlying programs. Rent Adjustment Effective Date: Rent adjustments will be adjusted on the anniversary date of the Rental Assistance Contract (RAC). The RAC, Part II, Section 2.7 (b)(2) indicates that "Within the first year of the Contract and with approval from HUD, the Owner may request to align their Contract anniversary date with existing federal or state housing programs layered at the property."	10/15	10/15		https://www.hudexchange.info/faqs/2609/can-pra-inspection-utility-allowance-and-rent-adjustment-effective-dates/	811 Project Rental Assistance (PRA) > Program Requirements > General
GENERAL	2369	**Is the PRA Program required to date and time stamp applications?**	Yes. Grantees are required to track date/time of application or indication of interest. This may be accomplished by either using a date and time stamp or by writing and initialing the date and time received on the application. For an indication of interest, a note to the file or an application log would be appropriate.	8/15	8/15		https://www.hudexchange.info/faqs/2369/is-the-pra-program-required-to-date-and-time-stamp-applications/	811 Project Rental Assistance (PRA) > Program Requirements > General
GENERAL	2346	**With regard to applications that will be filled out by persons with disabilities, are they to be created by the state or is there a standard 811 application that HUD will be issuing for states to use?**	No. There is no standard PRA rental application. States can create PRA applications or can allow owners to use existing rental applications.	8/15	8/15		https://www.hudexchange.info/faqs/2346/with-regard-to-applications-that-will-be-filled-out-by-persons-with/	811 Project Rental Assistance (PRA) > Program Requirements > General

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GENERAL	2653	**Once a Grantees program is implemented, the annual budget, number of units, target population, and other program variables might change. Will the Cooperative Agreement limit the flexibility of the program to readily accommodate these types of changes?**	HUD understands that program modifications are highly likely. Changes in the Grantee Program Description (Exhibit 4) and the Grantees Interagency Partnership Agreement (Exhibit 3) must be reported in writing to HUD. Additionally, HUD approval is required for changes in sections III and IV of Exhibit 4 (Leveraging/NOFA Rating Factors). In no event may the changes made to the Cooperative Agreement be in conflict with HUDs statutory, regulatory, or administrative requirements. If HUD determines the changes are in conflict with HUDs requirements, HUD shall advise the Grantee to modify or strike out the offending terms.	10/15	10/15		https://www.hudexchange.info/faqs/2653/once-a-grantees-program-is-implemented-the-annual-budget-number-of/	811 Project Rental Assistance (PRA) > Program Administration > General
GENERAL	2594	**What are the A-133 audit requirements for Grantees?**	All non-federal entities that expend $750,000 or more of federal awards in a year are required to obtain an annual audit in accordance with 2 CFR Part 200-Uniform Administrative Requirements, Cost Principles and Audit Requirements for federal Awards. Additional information can be found on the Office of Management and Budget (OMB) Policy Statements web page. A single organization-wide audit is intended to provide a cost-effective audit for non-federal entities in that one audit is conducted in lieu of multiple audits of individual programs. HUD expects that the Grantees will include the PRA in their A-133 audit and does not require a separate audit. HUD understands that in states with multiple federal programs, the A-133 audit may not select the PRA for review each year.	10/15	10/15		https://www.hudexchange.info/faqs/2594/what-are-the-a-133-audit-requirements-for-grantees/	811 Project Rental Assistance (PRA) > Program Administration > General
GENERAL	2363	**Are Owners covered by the A-133 Audit?**	No. PRA Program Guidelines do not require that Owners conduct an A-133 audit. Note however, that if the Owner is a nonprofit organization and has expenses of $750,000 or more per year, the entity may be subject to an A-133 audit. However, this would be as a result of Office of Management and Budget Requirements, not HUD PRA Program requirements. See more on the Office of Federal Financial Management Single Audit web page. The PRA Program does require the following regarding financial oversight of the Owner. The Cooperative Agreement, Section XVI b, states: “Fraud Monitoring. Grantee is solely responsible for the administration, management and oversight of the Grant and the program as described in this Agreement, including monitoring Owners of Eligible Multifamily Properties. Grantee shall monitor Owners to ensure that program and audit requirements are met as delineated in 24 CFR part 85.” The Rental Assistance Contract, Part II states: “2.6 FINANCIAL REQUIREMENTS. The Grantee is required to submit to HUD audited annual financial statements that comply with the requirements of OMB Circular A-133. The Grantee shall establish control measures with the Owner to meet the Grantee's financial requirements. The Owner agrees to the Grantee's control measures."	8/15	8/15		https://www.hudexchange.info/faqs/2363/are-owners-covered-by-the-a-133-audit/	811 Project Rental Assistance (PRA) > Program Administration > General

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GENERAL		**Section XXI of the Cooperative Agreement refers to required Fidelity Bond coverage. What is an adequate amount?**	In regard to Fidelity Bond, PRA is going to mimic the PBCA program, thus the following coverage will be required: The amount of the Fidelity Bond should be sufficient to cover the maximum possible monthly Rental Assistance Payments (RAPs) that can be received by the Grantee once the Grantee starts making RAPs to the owners. Debt service offsets are not received by the Grantee and therefore need not be covered by the Fidelity Bond. RAPs for a given month may significantly exceed the normally vouchered amounts. This can be caused by factors such as retroactive vouchers for several months resulting from the owners' failure to submit past vouchers or delayed contract increases or other processing delays. Grantee's should increase the "normal" coverage of one month's "net" payments by an amount that gives them comfort in discharging their fiduciary responsibilities. Also, as additional Rental Assistance Contracts (RACs) are assigned, the Fidelity Bond must be increased before the Grantee begins making RAPs for the added contracts.					
GENERAL	2364	**Are Owners required to account separately for PRA funds?**	No. A state can expend and account for grant funds in accordance with its own State laws and procedures, as long as the procedures can permit the preparation of reports required by the 811 PRA Program and permit the tracing of funds to a level of expenditures that are appropriate. As the Grantee, you need to ensure Owners are not using the funds in a manner that would violate the terms of the PRA program. In summary, the grantee can determine the expenditure and the accounting requirements of the PRA funds. For more assistance, you can refer to 24 CFR 85.20.	8/15	8/15		https://www.hudexchange.info/faqs/2364/are-owners-required-to-account-separately-for-pra-funds/	811 Project Rental Assistance (PRA) > Program Administration > General
GENERAL	2366	**What happens if a state dissolves an agency or reorganizes agency responsibilities and the PRA Program is moved to another agency?**	HUD will not commit to unforeseen circumstances. HUD entered in a contract with the Grantee. If a reorganization process initiated by the Governor or State Legislature resulted in a transfer of the 811 PRA program to another state entity, HUD will follow standard protocol in approving such a request.	8/15	8/15		https://www.hudexchange.info/faqs/2366/what-happens-if-a-state-dissolves-an-agency-or-reorganizes-agency/	811 Project Rental Assistance (PRA) > Program Administration > General
GENERAL	2611	**What is HUD's expectation regarding the process states will use to select sub-grantees?**	All state agencies receiving FY 2012 funds are subject to the requirements of 24 CFR part 85. All state agencies receiving FY 2013 funds are subject to the requirements of 2 CFR Part 200. For additional guidance, please see Notice SD-2015-01:Transition to 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Final Guidance.	10/15	10/15		https://www.hudexchange.info/faqs/2611/what-is-huds-expectation-regarding-the-process-states-will-use-to-select/	811 Project Rental Assistance (PRA) > Program Administration > General
GENERAL	2596	**What should Grantees do if language in the Cooperative Agreement or related documents conflicts with their state law?**	Grantees may use Exhibit 12 to identify any language in the Cooperative Agreement and/or other documents that specifically conflicts with state law. HUD will work with Grantees on a case by case basis to determine whether alternative language or an exemption is appropriate and include such in Exhibit 12.	10/15	10/15		https://www.hudexchange.info/faqs/2596/what-should-grantees-do-if-language-in-the-cooperative-agreement-or-related/	811 Project Rental Assistance (PRA) > Program Administration > General

TOPIC	FAQ ID	FREQUENTLY ASKED QUESTION	ANSWER TO FREQUENTLY ASKED QUESTION	Create Date	Publshd Date	Attach	URL	FAQ Tags
GENERAL	2607	**After the initial five years of funding, Grantees will receive a single year'sworth of funding each year as long as Congress appropriates the funding. Can HUD renew funding for more than one year at a time after the first five years?**	After 5 years the contract will continue, but funding will be subject to annual appropriations.	10/15	10/15		https://www.hudexchange.info/faqs/2607/after-the-initial-five-years-of-funding-grantees-will-receive-a-single/	811 Project Rental Assistance (PRA) > Program Administration > General
GENERAL	2625	**Do Lead-based Paint requirements PRA.217 (Lead-based Paint) apply to any project that receives an annual average of more than $5,000 in rental assistance per year?**	Yes, Lead-based Paint requirements will apply.	10/15	10/15		https://www.hudexchange.info/faqs/2625/do-lead-based-paint-requirements-pra-217-lead-based-paint-apply-to-any/	811 Project Rental Assistance (PRA) > Program Requirements > General
GENERAL	2370	**In some cases, the time between issuing a leveraged voucher and leasing the unit can be quite lengthy. It is possible that an applicant could be under age 62 at issuance but 62 at the time of leasing. Is this acceptable?**	If an applicant has received a reasonable accommodation to extend the housing search process and turned age 62 during that extended time, the PRA Program would consider that voucher to have been leveraged. The PRA Program requires applicants to be under age 62 at move-in. The PRA Program cannot control the rules for a PHA's Housing Choice Voucher (HCV) or Public Housing (PH) Program.Except for situations involving reasonable accommodations such as described above, however, HCV or PH units will not count towards the Grantee's commitment of leveraged housing unless the applicant is under age 62 at time of leasing.	8/15	8/15		https://www.hudexchange.info/faqs/2370/in-some-cases-the-time-between-issuing-a-leveraged-voucher-and-leasing-the/	811 Project Rental Assistance (PRA) > Program Requirements > General
GENERAL	2591	**How can a Grantee modify one of the program forms if the Office of Management and Budget (OMB) form is not accurate for its program? For example, the Rental Assistance Contract (RAC) states, Owner shall be responsible for the determination of income eligibility of applicants, computation of Rental Assistance Payments... Owners will not have these responsibilities in our program. Should we strikethrough and initial or add an addendum to the RAC?**	OMB forms cannot be modified; however, HUD will approve addendums to forms under certain circumstances, including any inconsistencies between the form and state laws.	10/15	10/15		https://www.hudexchange.info/faqs/2591/how-can-a-grantee-modify-one-of-the-program-forms-if-the-office-of/	811 Project Rental Assistance (PRA) > Program Requirements > General

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GENERAL		**We understand that OMB has issued 2 CFR Part 200 to replace 24 CFR Part 84 and 85. Our FY12 Cooperative Agreement includes references to 24 CFR Part 84 and 85; should we assume that these were replaced with the new regulations?**	No. Although OMB has issued a new regulation, HUD is still in the process of issuing HUD-specific guidance. At this time, the FY12 awards are subject to 24 CFR Parts 84 and 85 but FY13 awards are subject to 2 Part 200. For additional guidance, please see Notice SD-2015-01, Transition to 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Final Guidance, located at https://portal.hud.gov/hudportal/documents/huddoc?id=15-01sdn.pdf.					
GENERAL	2371	**In our application, we committed to leveraging 100 units, which is 50% of the 200 PRA units requested, and awarded, by HUD. Our Cooperative Agreement, Exhibit 6, however, indicates a target of 180 PRA units. Does our leverage commitment go down to 90 units?**	No. The number of leveraged units or vouchers is expected to stay the same.	8/15	8/15		https://www.hudexchange.info/faqs/2371/in-our-application-we-committed-to-leveraging-100-units-which-is-50-of/	811 Project Rental Assistance (PRA) > Program Requirements > General
INSPECTION	2356	**Do inspection standards other than Uniform Physical Condition Standards (UPCS) - such as that used for Low-Income Housing Tax Credit (LIHTC) properties - satisfy the inspection requirements for the program?**	No. All PRA assisted units must meet UPCS. However, inspections need not be performed by Real Estate Assessment Center (REAC) certified inspectors or using REAC software.	8/15	8/15		https://www.hudexchange.info/faqs/2356/do-inspection-standards-other-than-uniform-physical-condition-standards/	811 Project Rental Assistance (PRA) > Program Requirements > Inspections
INSPECTION	2622	**In regard to Uniform Physical Condition Standards (UPCS) inspections, can other inspection standards, such as Housing Quality Standards (HQS), be allowed in order to align PRA with other existing programs?**	No. Grantees must use UPCS as required in the Notice of Funding Availability (NOFA). Please note that HUD is engaged in an intergovernmental initiative with the Internal Revenue Service (IRS) and the Department of Agriculture to align regulations and requirements among federal housing assistance programs and this may result in some changes at a later date.	10/15	10/15		https://www.hudexchange.info/faqs/2622/in-regard-to-uniform-physical-condition-standards-upcs-inspections-can/	811 Project Rental Assistance (PRA) > Program Requirements > Inspections
LEASES & OCCUPANCY	2602	**Must the Grantee be notified when an Owner has over-crowded or under-utilized units?**	Except at initial occupancy when overcrowding or under-utilization cannot occur, Grantees may determine their own requirements on notification from owners when units are over-crowded or underutilized. For example, if a Grantee is managing the transfer waiting list, it will be critical that the Grantee is notified when over/under housing occurs, so the transfer waiting list can be managed appropriately. At initial occupancy, Owners and Grantees may not place a lower number of residents in a unit than allowed for occupancy by HUD Handbook 4350.3 Chapter 3-23 or another reasonable standard developed by the Grantee. For example, a single resident may not occupy a two-bedroom unit unless the second bedroom is required as a reasonable accommodation, e.g. for a live-in aide or medical equipment.	10/15	10/15		https://www.hudexchange.info/faqs/2602/must-the-grantee-be-notified-when-an-owner-has-over-crowded-or-under/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy

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LEASES & OCCUPANCY	2593	**Can an eligible tenant choose to live with another unrelated adult?**	Yes. Applicants and tenants - not Grantees or owners are responsible for determining family composition.	10/15	10/15		https://www.hudexchange.info/faqs/2593/can-an-eligible-tenant-choose-to-live-with-another-unrelated-adult/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy
LEASES & OCCUPANCY	2587	**Can a live-in aide have one of his/her family members reside in the unit (such as children, etc.); or, is only the live-in aide allowed to reside in the unit with whom he/she is providing care?**	Only the live-in aide can live in the unit. No other member of the live-in aide's family can live in the unit. As described in HUD Handbook, Paragraph 3-6 (E)(3)(a), a live-in aide is "a person who resides with one or more elderly persons, near-elderly persons, or persons with disabilities." Also, refer to the definition for live-in aide in the Glossary of the 4350.3.	10/15	10/15		https://www.hudexchange.info/faqs/2587/can-a-live-in-aide-have-one-of-his-her-family/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy
LEASES & OCCUPANCY	2601	**Can a tenant have two live-in aides, if requested, and the need can be properly documented by a physician and verified by the owner?**	Yes. HUD Handbook 4350.3 and the regulation (Figure 3-6, Definition D-Disability Definitions) define a disabled family as one or more persons with disabilities living with one or more live-in aides.	10/15	10/15		https://www.hudexchange.info/faqs/2601/can-a-tenant-have-two-live-in-aides-if-requested-and-the-need-can-be/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy
LEASES & OCCUPANCY	2604	**Will HUD pay rental assistance if the head of household (HOH) is hospitalized?**	Yes, Grantees can continue to make rental assistance payments when the HOH is hospitalized as long as the household continues to pay their portion of the rent and the tenant is expected to return to live in the unit. This would include but is not limited to hospitalization in a medical facility, a psychiatric facility, or nursing facility. Note that it is possible that a households income / tenant rent may change when an individual is in the hospital or institution. In the event the tenants absence from the unit may be for an extended period of time the tenant may request a reasonable accommodation to retain the unit. The approval of the reasonable accommodation will be up to the Owner, possibly in consultation with the Grantee.	10/15	10/15		https://www.hudexchange.info/faqs/2604/will-hud-pay-rental-assistance-if-the-head-of-household-hoh-is/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy
LEASES & OCCUPANCY	2353	**What happens when a tenant's household size changes and they are no longer eligible for the unit size they currently occupy?**	As per 4350.3 Chapter 3-23 (H), the owner may require the family to move to a unit of appropriate size. If a unit of appropriate size is not available, the owner must not evict the family and must not increase the family's rent to the market rent. See the following example: Atta and Kumari Gupta live in a 3-bedroom unit at Elmwood Terrace. The Guptas have lived in the unit with their three children for 12 years. However, all of the Gupta children are grown and have moved out of the family. Atta and Kumari Gupta no longer need a 3-bedroom unit and could move into a 1-bedroom unit. Elmwood Terrace has only 2- and 3-bedroom units. If a 2-bedroom unit becomes available, the owner may require the Guptas to move into the smaller unit, but must not require them to move out of the property. If the owner asks the Guptas to move into a 2-bedroom unit, the Guptas may choose to move into it and continue to receive assistance, or remain in the 3-bedroom unit and pay market rent. If the Grantee's Tenant Selection Plan provides for inter-development transfers, the tenant may request and/or be offered a unit of appropriate size in another development. However, the tenant cannot be required to move to another development in a different location.	8/15	8/15		https://www.hudexchange.info/faqs/2353/what-happens-when-a-tenants-household-size-changes-and-they-are-no-longer/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy

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LEASES & OCCUPANCY	2605	**If the household member that made the PRA tenant household eligible for the program leaves the unit, are the remaining members of the household eligible to remain in the unit and receive PRA rental assistance?**	The 811 PRA program will follow guidance in HUD Handbook 4350.3 Chapter 3-16. If the eligible household member passes away, the remaining family members are eligible to remain in the unit and continue receiving rental assistance based on income. However, if the eligible household member leaves the unit for any other reason other than death, the remaining members are eligible to continue receiving rental assistance if at least one remaining family member meets the definition of "persons with disabilities". If, however, at least one family member does not meet the definition of a "person with disabilities" the remaining family members can still remain in the unit, but the household will not receive PRA rental assistance and must pay market rent.	10/15	10/15		https://www.hudexchange.info/faqs/2605/if-the-household-member-that-made-the-pra-tenant-household-eligible-for-the/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy
LEASES & OCCUPANCY	2647	**Is there a model form for a live-in aide lease addendum, beyond just the required clause? How long is a live-in aide permitted to stay in the unit after the tenant passes away, goes to a nursing home, or otherwise departs?**	There is no model form for a live-in aide addendum. See the "NOTE" found in HUD Handbook 4350.3 Chapter 6-5 (A)(4)(g) for requirements for the live-in aide lease addendum. The live-in aide must not be included on the lease and does not qualify as a remaining family member. See 4350.3 Chapter 3-6 (E)(3)(a) or the Glossary for a definition of a live-in aide. The live-in aide must vacate the unit when the qualifying person vacates the unit or upon the death of the person for whom they were providing care. HUD will pay subsidy for up to 14 days when the qualifying member dies. No subsidy is available if the qualifying member vacates the unit for any reason other than death. Rather than an Owner creating their own individual live-in aide addendums, the Grantee is encouraged to create a live-in aide addendum to the HUD Model Lease that is consistent with the guidance set forth in this FAQ and HUD Handbook 4350; this addendum can be used systematically throughout the state if there is a live-in aide in a household.	10/15	10/15		https://www.hudexchange.info/faqs/2647/is-there-a-model-form-for-a-live-in-aide-lease-addendum-beyond-just-the/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy
LEASES & OCCUPANCY	2603	**Can Grantees offer vacancy payments?**	Grantees may choose whether or not to offer vacancy payments in their program. If Grantees choose to offer vacancy payments, a Rental Assistance Payment may be made to the Owner for a vacant Assisted Unit of up to 80%of the Contract Rent for up to 60 days of vacancy. Grantees may choose to offer the Owner less than 80% of the Contract Rent.	10/15	10/15		https://www.hudexchange.info/faqs/2603/can-grantees-offer-vacancy-payments/	811 Project Rental Assistance (PRA) > Program Requirements > Leases and Occupancy
LOCCS	2595	**Is recertification required every 6 months for the Line of Credit Control System (LOCCS)?**	Yes. The LOCCS is used across HUD programs. The LOCCS requirements outlined in the Cooperative Agreement Section XIII are standardized system requirements. For example, the requirement that form HUD-27054 must be recertified every 6 months by each LOCCS User's Approving Official is a system requirement that cannot be modified for PRA.	10/15	10/15		https://www.hudexchange.info/faqs/2595/is-recertification-required-every-6-months-for-the-line-of-credit-control/	811 Project Rental Assistance (PRA) > Program Administration > TRACS, LOCCS, iREMS, EIV
LOCCS	2652	**Can Grantees use alternatives to the Tenant Rental Assistance Certification System (TRACS)?**	HUD is not able to allow an alternative to the TRACS system because this is the required system by which HUD Multifamily Programs track unit and subsidy data. TRACS collects certified tenant data and subsidy payment vouchers from owners and management agents of multifamily housing projects - either directly from the owners, from organizations acting as subsidy Contract Administrators for HUD, or from service providers who are paid by the project or Contract Administrator to collect, calculate, complete, and submit the data to TRACS on their behalf.	10/15	10/15		https://www.hudexchange.info/faqs/2652/can-grantees-use-alternatives-to-the-tenant-rental-assistance-certification/	811 Project Rental Assistance (PRA) > Program Administration > TRACS, LOCCS, iREMS, EIV

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LOCCS	2636	**How do Grantees register for and access HUD systems?**	See below for instructions to access the following HUD systems: TRACS: Users may refer to the following: Industry User Guide for TRACS Internet Applications Multifamily (MF) Helpdesk Telephone: 1-800-767-7588 Email: tracs_hotline@hud.gov eLOCCS: Users may refer to the following: eLOCCS Getting Started Guide eLOCCS Helpdesk Telephone: 571-766-2916 Email: eLOCCS@hud.gov iREMS: Users may refer to the following: iREMS User Guide MF Helpdesk Telephone: 1-800-767-7588 Email: realestatemgmt@hud.gov EIV: Users may refer to the following: Instructions posted on the HUD's Multifamily Housing EIV system page MF Helpdesk Telephone: 1-800-767-7588 Email: Mf_Eiv@hud.gov Several other resources are available to EIV users in HUD Handbook 4350.3 Chapter 9-22. Owners should visit the Multifamily EIV website often for updated documents and/or announcements. General Updates: Owners/Grantees may sign up for HUD’s Multifamily Housing RHIIP (Rental Housing Integrity Improvement Program) Mailing List. General Multifamily updates are emailed on this mailing list.	10/15	10/15		https://www.hudexchange.info/faqs/2636/how-do-grantees-register-for-and-access-hud-systems/	811 Project Rental Assistance (PRA) > Program Administration > TRACS, LOCCS, iREMS, EIV
LOCCS	2637	**What is the owners deadline to submit Tenant Rental Assistance Certification System (TRACS) voucher transmissions to the Grantee?**	The deadline for transmission of vouchers (form HUD-52670) and all related TRACS files supporting the voucher is the 10th day of the month directly preceding the voucher payment month. For example, the February voucher TRACS transmission would be due to the Grantee on January 10th.	10/15	10/15		https://www.hudexchange.info/faqs/2637/what-is-the-owners-deadline-to-submit-tenant-rental-assistance/	811 Project Rental Assistance (PRA) > Program Administration > TRACS, LOCCS, iREMS, EIV
RAC	2628	**Can a Grantee attach a Rental Assistance Contract (RAC) to existing developments in any stage of the development process?**	Yes. A Grantee may attach a RAC at any stage of the development process; however, funding under a RAC can only initiate as units are occupied.	10/15	10/15		https://www.hudexchange.info/faqs/2628/can-a-grantee-attach-a-rental-assistance-contract-rac-to-existing/	811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract

TOPIC	FAQ ID	FREQUENTLY ASKED QUESTION	ANSWER TO FREQUENTLY ASKED QUESTION	Create Date	Publshd Date	Attach	URL	FAQ Tags
RAC	2600	**Should the Rental Assistance Contract (RAC) define specific unit locations, or can unit numbers float at a property?**	Unit numbers may float at a property. Owners are not required to identify unit numbers or specific locations of units when signing Part I or Part II of the RAC.	10/15	10/15		https://www.hudexchange.info/faqs/2600/should-the-rental-assistance-contract-rac-define-specific-unit-locations/	811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract
RAC	2627	**Why are the Rental Assistance Contract (RAC) and Use Restriction not co-terminus?**	The statute requires a use requirement of 30 years. The maximum length of a RAC is 20 years. The expectation is that the RAC will be renewed at the end of the first 20 years.	10/15	10/15		https://www.hudexchange.info/faqs/2627/why-are-the-rental-assistance-contract-rac-and-use-restriction-not/	811 Project Rental Assistance (PRA) > Program Requirements > Use Agreement 811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract
RAC	2630	**If PRA units are not leased in a timely manner due to the lack of demand for PRA units or the location of a property is not as desirable as originally intended, can some of the units in a Rental Assistance Contract (RAC) be moved from one property to another?**	Yes. If units on a RAC are not occupied in a reasonable period of time, generally 6-9 months, due to the location of a property/lack of demand for PRA units, then the Grantee is encouraged to move the units from one property to another to make certain that PRA funds are appropriately utilized. Exhibit 1, Part I, of the RAC must be amended to actually reflect the amount of PRA units the Grantee intends to lease at a property.	10/15	10/15		https://www.hudexchange.info/faqs/2630/if-pra-units-are-not-leased-in-a-timely-manner-due-to-the-lack-of-demand/	811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract
RAC	2633	**Can an owner request to opt-out of an active Rental Assistance Contract (RAC) because they no longer want to participate in the 811 PRA program?**	The RAC is a 20-year commitment on the owners behalf. Although a Grantee has discretion to terminate a RAC due to the unique circumstances described in the FAQ: Are Grantees allowed to terminate a Rental Assistance Contract (RAC)?, an Owner cannot be approved to opt-out of a RAC in the middle of their 20-year term.	10/15	10/15		https://www.hudexchange.info/faqs/2633/can-an-owner-request-to-opt-out-of-an-active-rental-assistance-contract/	811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract

TOPIC	FAQ ID	FREQUENTLY ASKED QUESTION	ANSWER TO FREQUENTLY ASKED QUESTION	Create Date	Publshd Date	Attach	URL	FAQ Tags
RAC	2599	**When a Rental Assistance Contract (RAC) is executed with an Owner, do the total number of units listed on the Exhibit 1 of the RAC need to be vacant and ready to be leased to persons with disabilities?**	No. For example, a Grantee can enter into a RAC with an Owner for 10 units, of which only 3 units are available and ready to be leased when the RAC is executed. While units can be placed under a RAC in anticipation of their availability (turnover/completed construction), the PRA units need to become available in a reasonable period of time, generally 6-9 months. If the total number of PRA units identified in the RAC are not occupied in a timely manner, the Grantee must reevaluate the program and amend the number of PRA units on the appropriate RAC(s) to make certain that PRA funds are utilized timely to address the pressing housing needs of extremely low-income persons with disabilities.	10/15	10/15		https://www.hudexchange.info/faqs/2599/when-a-rental-assistance-contract-rac-is-executed-with-an-owner-do-the/	811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract
RAC	2631	**Are Grantees allowed to terminate a Rental Assistance Contract (RAC)?**	HUD acknowledges that a Grantee may need to terminate a RAC due to lack of interest from a PRA eligible applicant in a particular location, insufficient unit sizes, or persistent lack of Owner compliance with Uniform Physical Condition Standards (UPCS)/occupancy related issues. Therefore, a Grantee may initiate the request to terminate the RAC and "zero out" an active RAC. If the termination of a RAC is due to unforeseen circumstances, other than lack of Owner compliance, then the Grantee and the Owner must mutually agree to end the RAC. The Grantee may then move the units to a new development and issue a new RAC to the owner of this new development.	10/15	10/15		https://www.hudexchange.info/faqs/2631/are-grantees-allowed-to-terminate-a-rental-assistance-contract-rac/	811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract
RAC		**We need to amend a RAC. What shoud we submit to HUD?**	To amend a RAC submit the following to the HUD PRA mailbox: RAC page 1, RAC page 4 with revisions and signature, and a new Rent Schedule HUD Form 92458. A cover letter or e-mail justification for the amendment should also be included.					
RAC	2634	**Can Owners evict tenants if the Rental Assistance Contract (RAC) is no longer funded?**	If the RAC ceases to be funded and the tenant is unable to pay the full contract rent, the Owner is allowed to implement the lease's eviction clause. The Owner will be required to secure a summary eviction from the state or local Court system. If this occurs, it would be HUDs intention to protect the tenants. HUD, for example, would seek vouchers such as tenant protection vouchers, to prevent homelessness. Note also that in their application for PRA funding, each Grantee outlined the steps they would take should PRA funds become unavailable.	10/15	10/15		https://www.hudexchange.info/faqs/2634/can-owners-evict-tenants-if-the-rental-assistance-contract-rac-is-no/	811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract
TENANT SELECTION PLAN & WAITLIST	2355	**Many residents of nursing homes and institutions don't have access to birth certificates, social security cards, or other standard forms of identification which Housing Finance Agencies (HFAs) may require. Do applicants need to provide original birth certificates or Social Security Cards?**	No. As proof of age and/or social security number (SSN), Grantees and Owners may accept other forms of documentation including those listed in Appendix 3 of HUD Handbook 4350.3. In addition, see question #100 of the Final Multifamily Mailbox: 4350.3 REV-1 (August 2007).	8/15	8/15		https://www.hudexchange.info/faqs/2355/many-residents-of-nursing-homes-and-institutions-dont-have-access-to-birth/	811 Project Rental Assistance (PRA) > Program Requirements > Tenant Selection Plan and Waitlist
UNIT RENT	2357	**Our program has many single person households on the waiting list but most of our available PRA units are two-bedrooms or larger. May I place a single person in a two-bedroom unit?**	No. Unless the single individual has requested and received a reasonable accommodation to occupy a two-bedroom unit, the household is only eligible for a Single Room Occupancy (SRO), efficiency, or one-bedroom unit. HUD may consider a waiver request to place single person households in two-bedroom units if the one-bedroom rent for the approved program is not exceeded. However, HUD is not able to approve payment of a two-bedroom rent for a single person household unless a reasonable accommodation has been requested and granted.	08/15/	8/15		https://www.hudexchange.info/faqs/2357/our-program-has-many-single-person-households-on-the-waiting-list-but-most/	811 Project Rental Assistance (PRA) > Program Requirements > Unit Rent

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UNIT RENT	2614	**Will there be any type of rent reasonableness tests for contract rents under the PRA?**	No. There is no rent reasonableness requirement in the PRA Program. Grantee programs must set rents in accordance with program requirements. In no circumstance may the initial Rental Assistance Contract (RAC) rent level exceed the applicable Section 8 Small Area Fair Market Rent or Fair Market Rent (FMR) level as determined by HUD, unless such rent level is substantiated by a market study that has been prepared in accordance with the requirements of a state housing agency or of Chapter 9 of HUD's Section 8 Renewal Guide as approved by HUD. Rents can only be adjusted annually based upon: 1) HUD's Operating Cost Adjustment Factor (OCAF), 2) such other operating cost index as has been adopted by the applicant for purposes of subsidizing affordable housing, or 3) as may be approved by HUD.	10/15	10/15		https://www.hudexchange.info/faqs/2614/will-there-be-any-type-of-rent-reasonableness-tests-for-contract-rents/	811 Project Rental Assistance (PRA) > Program Requirements > Unit Rent
USE AGREEMENT	2621	**Will HUD allow the commitments to convey in order to facilitate a sale?**	Yes. Properties with PRA assisted units will have a recorded use restriction on the property for 30 years. Similar to other use agreements or regulatory agreements, these are intended to survive foreclosure or sale of the property but can be assumed by a purchaser of the property at sale.	10/15	10/15		https://www.hudexchange.info/faqs/2621/will-hud-allow-the-commitments-to-convey-in-order-to-facilitate-a-sale/	811 Project Rental Assistance (PRA) > Program Requirements > Use Agreement
USE AGREEMENT	2583	**What is the PRA recording priority of the Use Restriction?**	HUD understands that real estate transactions have a number of parties and a high degree of complexity requiring flexibility in the application of HUD requirements. Grantees must balance objectives of a number of funding sources. Furthermore, HUD understands Project Rental Assistance (PRA) provides operating assistance, not capital funding. HUD does not require the PRA use agreement to be in first position.	10/15	10/15		https://www.hudexchange.info/faqs/2583/what-is-the-pra-recording-priority-of-the-use-restriction/	811 Project Rental Assistance (PRA) > Program Requirements > Use Agreement
USE AGREEMENT	2627	**Why are the Rental Assistance Contract (RAC) and Use Restriction not co-terminus?**	The statute requires a use requirement of 30 years. The maximum length of a RAC is 20 years. The expectation is that the RAC will be renewed at the end of the first 20 years.	10/15	10/15		https://www.hudexchange.info/faqs/2627/why-are-the-rental-assistance-contract-rac-and-use-restriction-not/	811 Project Rental Assistance (PRA) > Program Requirements > Use Agreement 811 Project Rental Assistance (PRA) > Program Requirements > Rental Assistance Contract