

HOUSING
HOUSING FOR PERSONS WITH DISABILITIES (SECTION 811)
2014 Summary Statement and Initiatives
(Dollars in Thousands)

HOUSING FOR PERSONS WITH DISABILITIES (SECTION 811)	<u>Enacted/ Request</u>	<u>Carryover</u>	<u>Supplemental/ Rescission</u>	<u>Total Resources</u>	<u>Obligations</u>	<u>Outlays</u>
2012 Appropriation	\$165,000	\$262,708 ^{a/}	...	\$427,708	\$242,699	\$226,274
2013 Annualized CR	166,010	184,231 ^{b/}	...	350,241	208,106	271,104
2014 Request	<u>126,000^{c/}</u>	<u>142,135</u>	...	<u>268,135</u>	<u>228,000</u>	<u>190,000</u>
Program Improvements/Offsets	-40,010	-42,096	...	-82,106	+19,894	-81,104

a/ Carryover includes \$285 thousand in collections and \$5.1 million in recaptures.

b/ Carryover excludes \$778 thousand that expired in fiscal year 2012.

c/ This number includes an estimated Transformation Initiative (TI) transfer that may be up to 0.5 percent of budget authority.

d/ Total resources for fiscal year 2014 excludes an estimated \$12 million in spending authority from offsetting collections related to the requested new authority to collect residual receipts, described in further detail below.

1. What is this request?

The Department requests \$126 million for the Housing for Persons with Disabilities (Section 811) program in fiscal year 2014, a decrease of \$39 million from the fiscal year 2012 enacted level. This request includes \$106 million for Project Rental Assistance Contract (PRAC) and Project Assistance Contract (PAC) renewals and amendments to support all existing units, as well as \$20 million for new project rental assistance awards to support an estimated 700 integrated supportive housing units for persons with disabilities. The Budget also requests new authority to allow HUD to make more funds available for expansion activities through residual receipts collections, recaptures, and other unobligated balances. HUD has also separately requested funding in the Transformation Initiative to evaluate outcomes from the Section 811 Project Rental Assistance Demonstration (PRAD) program initiated in fiscal year 2012.

The Section 811 Supportive Housing for Persons with Disabilities program allows low-income persons with disabilities to live independently by providing deeply affordable rental housing that is integrated into the local communities. The program targets vulnerable persons with disabilities who need affordable housing in order to effectively access community-based supports and services. In addition, the annual expected housing assistance cost of a Section 811 Project Rental Assistance unit in fiscal year 2014 is \$5,591. If we add the national mean cost of Medicaid home and community-based waiver services per person per year (\$14,665),

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the total cost of housing, home care, and supportive services assistance is \$20,256 per household. This is \$17,724 less than the cost paid by Medicaid for residents of assisted living facilities and \$52,744 less than a nursing home alternative.

Without Section 811 housing, many of those served by the program would live in an institution, with aging parents, in a homeless shelter, or on the streets. By helping individuals with disabilities live independently in their communities, this program avoids the costs of more expensive institutional settings and helps states comply with the Supreme Court's Olmstead decision (which requires that people with disabilities receive services in the most integrated setting appropriate to their needs). Section 811 provides critically important affordable housing linked with community-based supportive services for the most vulnerable persons with disabilities. Such supportive housing is an alternative to much more expensive and restrictive Medicaid-funded institutional care.

Description of Each Set-Aside

Supportive Housing for Persons with Disabilities Project Rental Assistance

The Department requests \$20 million in fiscal year 2014 to support States programs that demonstrate an integrated health care and housing approach to serving persons with disabilities. The Department also requests new authority to collect residual receipts in order to make more funds available for expansion activities; HUD estimates that \$12 million could be available in recaptures in fiscal year 2014. The Department will review residual receipts collections, recaptures, and other unobligated balances to determine whether additional funds are available to make new funding investments. Any reprogramming of balances will be included in the fiscal year 2014 Operating Plan. These funds support the Project Rental Assistance program authorized by the Frank Melville Supportive Housing Investment Act of 2010, first implemented through a demonstration program in fiscal year 2012. This demonstration program revealed the presence of significant demand at the State level for exactly this kind of resource. Thirty-five states submitted competitive applications, requesting in aggregate approximately \$236 million of Section 811 PRA assistance, with seven of the applicant states requesting the then maximum allowable award amount.

Project Rental Assistance Contracts/Project Assistance Contracts Renewals/Amendments

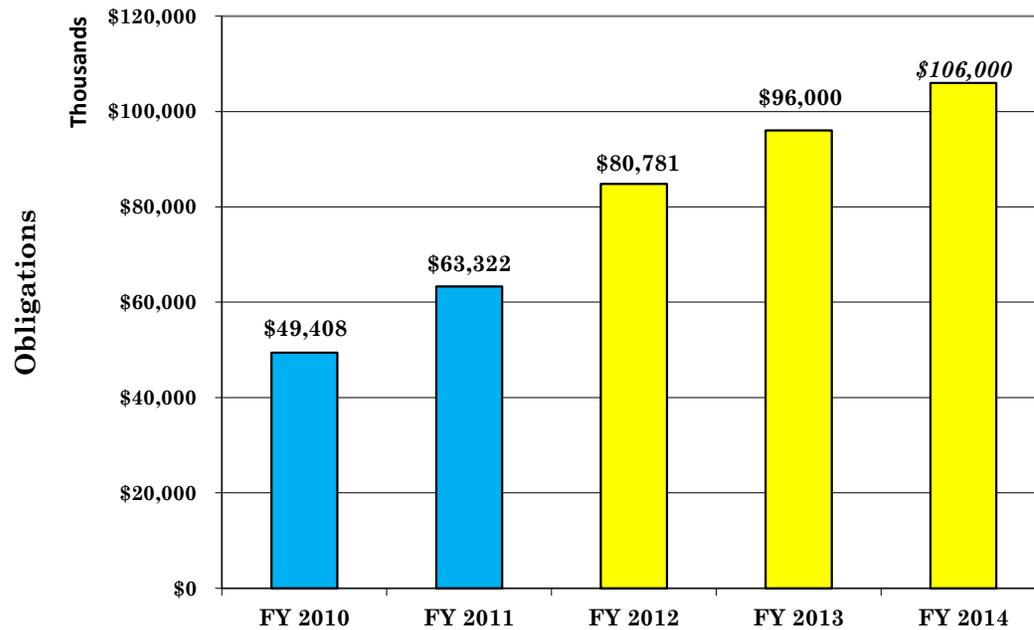
The Department requests \$106 million for Project Rental Assistance Contract (PRAC) and Project Assistance Contract (PAC)¹ Renewals/Amendments in fiscal year 2014 which will be applied to preserving the affordability of more than 1,860 housing projects with 21,510 units for people with disabilities. This set-aside provides continued assistance to tenants of Section 811 projects in which the initial PRAC/PAC has expired or all reserved funding has been disbursed. HUD estimates that \$10 million of the increased need in fiscal year 2014 is due to contracts being renewed or amended for the first time.

¹ Project Assistance Contracts (PACs) support projects developed for persons with disabilities under the Section 202 Program before authorization of Section 811 as a separate program in 1990.

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The following chart shows the actual growth of the PRAC Renewal/Amendment needs from fiscal years 2010 through 2014. This chart illustrates the growth in the amount of budget authority that must be obligated annually to maintain operating assistance for Section 811 projects previously funded with Capital Advance and PRAC. As new projects come out of the construction pipeline and initial PRAC funds are depleted, this budget authority requirement will continue to grow. The fiscal year 2014 estimate reflects an analysis of subsidy balances on currently active PRAC contracts that are expected to require renewal or amendment.

PRAC/PAC Renewals/Amendments



NOTE: Fiscal years 2013-2014 obligations are estimates.

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2. What is this program?

What Legislation Authorizes Housing for Persons with Disabilities Programs?

The Supportive Housing for Persons with Disabilities program is authorized by Section 811 of the Cranston-Gonzales National Affordable Housing Act of 1990 (P.L. 101-625) as amended by the Housing and Community Development Act of 1992 (P.L. 102-550), the American Homeownership and Opportunity Act of 2000 (P.L. 106-569), and most recently by the Frank Melville Supportive Housing Investment Act of 2010 (P.L. 111-374), which passed with unanimous bipartisan support and was signed into law on January 4, 2011.

The Melville Act significantly reformed the Section 811 program by authorizing Section 811 Project Rental Assistance to be administered by State housing agencies in order to align the housing assisted by Section 811 with State health care priorities.

What is the Purpose of Section 811?

The Section 811 Supportive Housing for Persons with Disabilities program allows low-income persons with disabilities to live independently by providing deeply affordable rental housing that is integrated into the local communities. The program targets vulnerable persons with disabilities who need affordable housing in order to effectively access community-based supports and services. Those living in Section 811 supportive housing need access to a variety of community-based services and support (such as case management, housekeeping assistance, assistance with daily living skills and more) to live independently in the community. Without Section 811 housing, many of those served by the program would live in an institution, with aging parents, in a homeless shelter, or on the streets. By helping individuals with disabilities live independently in their communities, this program avoids the costs of more expensive institutional settings and helps states comply with the Supreme Court's Olmstead decision (which requires that people with disabilities receive services in the most integrated setting appropriate to their needs).

Who Does Section 811 Housing Serve?

Section 811 provides supportive housing for low-income individuals with serious and long-term disabilities, including physical or developmental disabilities as well as mental illness. More than two-thirds of residents of Section 811 have developmental disabilities and chronic mental illness and the majority of those residents came from nursing homes, hospitals and other specialized residences. To be eligible for traditional Section 811 housing, individuals with disabilities must have incomes at or below 50 percent of area median income. Most residents fall far below that threshold. In fiscal year 2011, the average annual income of the approximately 30,000 individuals served by Section 811 was \$10,500.² Starting in fiscal year 2012 under the Project Rental Assistance program,

² HUD Policy Development and Research data extracts from the TRACS and PIC systems, 2012.

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Section 811 is further targeted and is only made available to individuals with disabilities whose income is at or below 30 percent of the area median income.

How Does New Funding Under Section 811 Work?

The restructured Section 811 program provides project rental assistance to state housing agencies to support new or existing multifamily housing complexes funded through different sources, such as Federal Low-Income Housing Tax Credits, Federal HOME funds, and other State, federal, and local programs.

New funding for the Section 811 Program has come in the form of grants provided to state housing agencies to provide project rental assistance for units set aside for Section 811 funding. Under this model, state housing agencies, in partnership with state health and human services or Medicaid agencies, apply for project rental assistance from HUD which they may in turn sub-grant to eligible recipients. Under this program, state housing agencies that have entered into partnerships with state health and human services and Medicaid agencies can apply for Section 811 Project Rental Assistance for new or existing affordable housing developments funded by LIHTC, HOME, or any other sources of funds. Under the state health care/housing agency partnership, the health care agency must develop a policy for referrals, tenant selection, and service delivery to ensure that this housing is targeted to a population most in need of deeply affordable supportive housing. This Section 811 assistance comes in the form of project rental assistance alone. No funds are available for construction or rehabilitation.

Section 811 Project Rental Assistance applications are carefully reviewed to ensure that necessary services will be provided or coordinated once the project is funded. An appropriate state health care agency certifies that the population being served will be able to benefit from supportive services. Services vary depending on the needs of each person with a disability, but most Section 811 residents are Medicaid-eligible and are accessing community-based services that might otherwise require an institutional setting. Services may include case management, training in independent living skills and assistance in obtaining employment.

Who Receives Section 811 Housing Funds?

Description of the Assistance

Capital Advances and Operating Assistance Contracts

Prior to fiscal year 2012, HUD provided operating subsidies and interest-free capital advances to nonprofit sponsors to help them finance the development of affordable rental housing for persons with disabilities. This financial assistance has been used to support the construction, rehabilitation, or acquisition (with or without rehabilitation) of housing for persons with disabilities. Capital advances were most recently awarded for new Section 811 projects in November 2011. The capital advance does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years.

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Under this program, a project rental assistance contract (PRAC) is provided with each capital advance to cover the difference between the HUD-approved operating cost for the project and the tenant's contribution towards rent, which is limited to 30 percent of a tenant's income. The project rental assistance makes the housing more affordable to low-income persons with disabilities.

The initial term of the PRAC is 3 years, and the contract is subsequently renewed annually based on the availability of appropriations and the project's compliance with Section 811 requirements. Awarded funds are contingent on the availability of community-based services to support persons with disabilities.

Project Rental Assistance Awarded to State Housing Agencies

The Melville Act authorized a new funding model for Section 811 in which project rental assistance (PRA) is administered by state housing agencies. To be eligible for Section 811 project rental assistance funds, a state housing agency must have a formal partnership with its state health and human services agency that will provide appropriate services directly to residents. The project rental assistance are essentially operating assistance grants available to new or existing multifamily housing complexes which have received capital funding from Low-Income Housing Tax Credits (LIHTC), federal HOME funds, or other governmental and private sources of funding. Awards made in fiscal year 2012 and 2013 include an initial 5-year increment of operating assistance funding. To be eligible for project rental assistance, units must be integrated into larger multifamily complexes. This project rental assistance will allow these properties to provide housing to people with disabilities who are much lower income than those who would normally be able to access or afford housing subsidized only through the LIHTC and/or HOME programs.

Additionally, the program is structured to ensure that the service needs of the target population are adequately addressed. The program is designed to encourage collaboration between state agencies that administer health and human services and housing programs. This will result in long-term strategies for the development of affordable housing with structured access to appropriate services. In addition, the Department hopes to substantially increase production of rental housing units for persons with disabilities by integrating these units within existing and new multifamily properties where the capital costs for construction are being provided at the state and local level (such as through tax credits).

Salaries and Expenses (S&E) and Full-Time Equivalents (FTE) Request

A total of 122.2 FTE are requested to support the Housing for Person with Disabilities (Section 811) program, which is a decrease of .2 from the fiscal year 2012 enacted level. Total S&E funding is \$15.553 million or an increase of \$525 thousand from the fiscal year 2012 enacted level. Personnel services increase by \$480.7 thousand or 3.3 percent reflecting the cost of salaries and benefits. Non-personnel services are increased by \$44.3 thousand reflecting an increase in training.

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Workload by Function

The overall S&E requests reflect the following workload by functions for the Housing for Person with Disabilities (Section 811) Program:

- Multifamily Asset Management and Recapitalization has 67.9 FTE (55.6 percent) to provide oversight and monitoring of field staff implementation of policy and procedures related to sponsor and owner obligations and responsibilities; monitor field achievement of goals and targets; ensures compliance with HUD business agreements with respect to financial and physical requirements; and oversight and monitoring of the Use Agreement and other contracts.
- Multifamily Grant Administration has 28.5 FTE (23.3 percent) to ensure the successful operations of the Section 811 Housing for Persons with Disabilities provides supportive housing for adults with serious and long-term disabilities, including physical or developmental disabilities as well as mental illness.
- Multifamily Subsidy Administration has 21.5 FTE (17.6 percent) to manage and execute subsidy payments related to the multifamily rental assistance programs. Unlike the Tenant-Based Rental Assistance program, Section 811 provides rental assistance on behalf of eligible tenants residing in specific multifamily rental developments.
- Multifamily Policy Development staff has 4.3 FTE (3.5 percent) used to perform the rental assistance programs and develop policy on the renewal of Section 811 contracts and the provision of rent adjustments; writes guidebooks and notices; responds to inquiries regarding contract provisions and procedures related to implementing contract renewals, rent increase and occupancy requirements.

3. Why is this program necessary and what will we get for the funds?

In February 2013, HUD released a summary of its biennial Worst Case Housing Needs Report. HUD found that the number of very low-income renters facing severe housing problems continues to grow. In 2011, nearly 8.5 million households had worst case housing needs, up from 7.1 million in 2009.³ This represents a 19 percent increase since 2009 and 43 percent since 2007. Worst case needs are defined as renters with very low-incomes (below half the median in their areas) who do not receive government housing assistance and who either paid more than their monthly incomes in rent, lived in substandard conditions, or both. Housing needs cut across all regions of the country and included all racial and ethnic groups, regardless of whether they lived in cities, suburbs, or rural areas. In addition, large numbers of worst case needs were also found across various household types including families with children, senior citizens, and persons with disabilities.

The rise in hardships among renters is due to substantial increases in rental housing demand and weakening incomes that increased competition for already-scarce affordable units. Increases in demand were so great that they overwhelmed increases in supply of units affordable at incomes below 50 percent of AMI. As a result, the gap between the number of affordable units that were available for very low-income renters and the number of renters who need these units not only failed to improve in percentage terms, but worsened in absolute terms.

The Section 811 Project Rental Assistance program is intended to directly complement state level strategies for targeting high-cost populations of persons with disabilities who are unnecessarily living in institutional settings. While there is currently no direct research on cost-effectiveness of the Section 811 program, the most recent evaluation of the Money Follows the Person (MFP) program indicates that there are significant savings that can be gained from moving people with disabilities from institutional settings to the community. The MFP 2010 annual evaluation found that the average annual spending on home and community-based services (HCBS) per participant was one-third lower than the average annual Medicaid spending on institutional care for beneficiaries in nursing homes.⁴

Under the Americans with Disabilities Act and the Supreme Court's *Olmstead* decision, states are legally obligated to favor community-based and integrated settings over institutional settings for persons with disabilities.⁵ State Medicaid agencies are

³ U.S. Department of Housing and Urban Development (February 2013) *Worst Case Housing Needs 2011: Report to Congress—Summary*. Retrieved from http://www.huduser.org/Publications/pdf/HUD-506_WorstCase2011.pdf

⁴ Mathematica Policy Research. 2011. *Money Follows the Persons 2010 Annual Evaluation Report: Final Report*. Retrieved from http://www.mathematica-mpr.com/publications/pdfs/health/MFP_2010_annual.pdf.

⁵ In *Olmstead v. L.C.*, 527 U.S. 581 (1999), the Supreme Court held that Title II of the Americans with Disabilities Act prohibits the unjustified segregation of people with disabilities in nursing homes or other institutional settings. Federal regulations require that states or other public entities must reasonably modify their policies, procedures or practices to avoid such discrimination. 28 C.F.R. § 35.130(b)(7). For more information see "Statement of the Department of Justice

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making efforts to comply with this mandate through Medicaid home and community-based “waiver” programs administered by HHS’ Centers for Medicare and Medicaid Services. States often find themselves limited in achieving this mandate even when they have effective Medicaid waiver programs in place because the target population cannot afford or find suitable housing to live in the community. Twenty out of 34 states reported insufficient supply of affordable and accessible housing options to meet the need of the program.⁶

Across the country, states are going through the process of identifying high-priority populations for moving into the community, because of Olmstead mandates. In particular, seven states, working with the Department of Justice, have identified 28,500 households in aggregate which must be moved to the community to comply with Olmstead. Extrapolating from these seven states and examining data from the Money Follows the Person program, HUD estimates a national demand of approximately 170,000 units that would benefit from Section 811 Project Rental Assistance. HUD would expect to be able to substantially resolve this entire universe over a 10-year period at a sustained new investment level of \$20 million. This cost would be repaid many times over through savings to Medicaid at the state and federal levels.

Nationally, there are an estimated 137,000 Money Follows the Person non-elderly eligibles who live in nursing homes and who could be transitioned to a Section 811 unit. The Genworth 2012 Cost of Care Survey estimate the national average cost of nursing home at \$73,000 a year for a semi private room. The cost of this type of facility has been growing at 5 percent a year in the past 5 years.^{7,8} The 2010 National Survey of Residential Care Facilities found that 6 out of 10 residents under age 65 in Assisted Living Facilities are Medicaid beneficiaries. This represents approximately 45,000 people under age 65 living in these facilities who are Medicaid beneficiaries. In 2010, the mean national total monthly charge per resident for residential care was \$3,165 (\$37,980 a year).⁹

By contrast, the annual expected housing assistance cost of a Section 811 Project Rental Assistance unit in fiscal year 2014 is \$5,591. If we add the national mean cost of Medicaid home and community-based waiver services per person per year (\$14,665), the total cost of housing, home care, and supportive services assistance is \$20,256 per household. This is \$17,724 less than the cost paid by Medicaid for residents of assisted living facilities and \$52,744 less than a nursing home alternative.

Using a weighted average of MFP-eligible and assisted living disabled persons who could be moved out of institutions, the average incremental net savings potentially associated with each new unit of Section 811 PRA units is \$44,085. So assisting 700 more

on Enforcement of the Integration Mandate of Title II of the Americans with Disabilities Act and Olmstead v. L.C.” at http://www.ada.gov/olmstead/q&a_olmstead.htm.

⁶ Mathematica Policy Research. *Money Follows the Person Demonstration: Overview of State Grantee Progress, July to December 2011*. June 2012. Retrieved from: http://www.mathematica-mpr.com/publications/PDFs/health/mfp_jul-dec2011_progress.pdf.

⁷ Genworth. 2012. Genworth Cost of Care Survey.

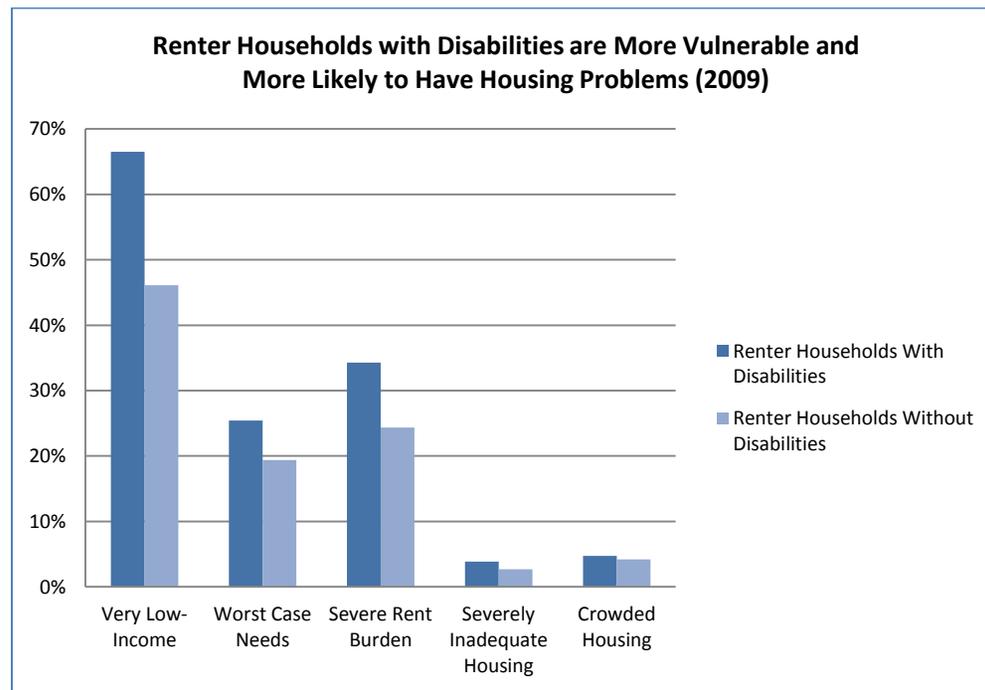
⁸ Medicaid bill for a nursing home facility could be lower, but we could not get national data on the cost of nursing homes for Medicaid beneficiaries.

⁹ Caffrey, C. et al. 2012. Residents Living in Residential Care Facilities: United States, 2010. NCHS Data Brief 91.

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households with disabilities to move into Section 811 housing in fiscal year 2014 has the potential to result in a net savings to state and federal governments of \$31 million.

Broadly speaking, renter households including persons with disabilities are more likely to have low incomes and are less likely to find affordable housing. In 2009, HUD found that 2 out of 3 renter households with disabilities had very low incomes.¹⁰ As a result, in 2009, there were approximately 1 million unassisted very low-income renter households with disabilities who had worst case housing needs (paying more than one-half of their income for rent and/or living in severely inadequate housing).¹¹



Source: HUD 2011

¹⁰ U.S. Department of Housing and Urban Development. *Worst Case Housing Needs of People With Disabilities*. Washington, DC: U.S. Department of Housing and Urban Development. 2011.

¹¹ *Id.*

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Persons with disabilities often require special accommodation and support services to live independently. Finding housing that accommodates these special needs is a challenge for this population. Approximately half of households with disabilities that have worst case housing needs have ambulatory and cognitive disabilities and one-third have independent living limitations.¹² Two-thirds of people with disabilities assisted by the traditional Section 811 have developmental disabilities or chronic mental illness and thus require extensive supportive services.¹³

Examples of Section 811 Results – Recent Award under the Section 811 PRA Demo

The Illinois Housing Development Authority (IHDA), which currently administers the state's Low-Income Housing Tax Credit Program, along with other statewide agencies, was awarded \$11,982,009 under the Section 811 PRA Demo program. The program will be coordinated by an Interagency Panel chaired by the Statewide Housing Coordinator (Office of the Governor) with membership from the following agencies: the IHDA; the Department of Healthcare and Family Services; the Department of Human Services; and the Department on Aging. Illinois will utilize the Section 811 PRA Demo subsidy to dramatically advance its commitment to community reintegration of persons by funding 826 units. This PRA Demo funding will be used to provide Project-Based Rental Assistance to the disabled population prioritized by the state as a result of three Olmstead-related consent decrees in 2010 and 2011. As a result of these consent decrees, the state agreed to significantly increase the number of community-based housing options for persons with severe mental illness, physical disabilities and developmental disabilities complemented by supportive services in cases where the consumer elects to leave institutional care and is determined capable of transitioning to independent living with person-centered supports and services.

NOFA Status

On February 12th, 2013, the Department announced thirteen awards of PRA Demo funding, representing \$98 million in total funding that will support the creation of more than 3,500 units nationwide.

4. How do we know this program works?

HUD is currently designing an evaluation of the Section 811 PRA demonstration, as required under the Frank Melville Supportive Housing Investment Act of 2010. This evaluation is expected to analyze the effectiveness of the Section 811 PRA relative to assistance through capital advances and other forms of supportive housing for people with disabilities. In collaboration with the HHS' Centers for Medicare and Medicaid Services (CMS), HUD expects to study beneficiaries' characteristics; housing, community living, and supportive services characteristics and costs; and post-transition outcomes of Section 811 PRA beneficiaries.

¹² Id.

¹³ Locke, G., C. Nagler, K. Lam. *Implications of Project Size in Section 811 and Section 202 Assisted Projects for Persons with Disabilities*. Washington, DC: U.S. Department of Housing and Urban Development. 2005. Also Applied Real Estate Analysis (AREA). *Evaluation of Supportive Housing Programs for Persons with Disabilities, volume I and II*. Washington, DC: U.S. Department of Housing and Urban Development. 1996.

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Until HUD gets results from this evaluation, the MFP program provides useful information about the outcomes of people with disabilities transitioning from institutions to the community. The MFP 2010 annual evaluation found that the percentage of MFP participants who reported satisfaction with living arrangement jumped from 52 percent before transitioning to 94 percent after transitioning. Participants also reported an increase in six areas of personal choice and control in their homes.¹⁴ Studies of the traditional Section 811 program confirm this level of satisfaction with integrated living arrangements. Approximately 65 percent of Section 811 residents were very satisfied with their living arrangements and 29 percent were somewhat satisfied. The majority of residents (80 percent) stated that they were able to obtain the services they needed.¹⁵ Frequently cited reasons for moving into HUD-assisted housing include: "a desire to live more independently" (47 percent), "availability of onsite support services" (9 percent), and "handicapped accessible" (9 percent).¹⁶

Past studies of the traditional Section 811 have shown that projects are in high demand, with rare vacancies and very low turnover.¹⁷ A recent MFP progress report found that twenty out of 34 states reported insufficient supply of affordable and accessible housing options to meet the need of people with disabilities transitioning from institutions to the community.

Recent reforms in Section 811 have addressed most of the issues identified in past studies and program reviews, namely: (a) delays in project development due to administrative processes, the low capacity of sponsors, and insufficient capital advances; and (b) a need for integrating buildings themselves in addition to locating buildings in integrated settings. With key changes enacted into law in fiscal year 2011 by the Melville Act, Section 811 units funded through the Project Rental Assistance program will be integrated into larger multifamily developments. The program is expected to build on the capacity created by the MFP Demonstration. In 2010 alone, States coordinated housing and supportive services to transition more than 6,000 people with disabilities to community living through MFP. This Section 811 Project Rental Assistance is also expected to better leverage program funds by working better with other traditional sources of affordable housing finance, such as LIHTC. Additionally, by allocating Section 811 funds through state housing agencies that are already providing financing to multifamily projects and are coordinating supportive services to integrated community living, HUD hopes to ensure that projects are ready more quickly and align more closely with other the federal initiatives.

¹⁴ Mathematica Policy Research. 2011. *Money Follows the Persons 2010 Annual Evaluation Report: Final Report*. Retrieved from http://www.mathematica-mpr.com/publications/pdfs/health/MFP_2010_annual.pdf.

¹⁵ Ibid.

¹⁶ Applied Real Estate Analysis (AREA). *Evaluation of Supportive Housing Programs for Persons with Disabilities, volume I and II*. Washington, DC: U.S. Department of Housing and Urban Development. 1996.

¹⁷ Locke, G., C. Nagler, K. Lam. *Implications of Project Size in Section 811 and Section 202 Assisted Projects for Persons with Disabilities*. Washington, DC: U.S. Department of Housing and Urban Development. 2005. Also Applied Real Estate Analysis (AREA). *Evaluation of Supportive Housing Programs for Persons with Disabilities, volume I and II*. Washington, DC: U.S. Department of Housing and Urban Development. 1996.

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HOUSING
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Summary of Resources by Program
(Dollars in Thousands)

<u>Budget Activity</u>	<u>2012 Budget Authority</u>	<u>2011 Carryover Into 2012</u>	<u>2012 Total Resources</u>	<u>2012 Obligations</u>	<u>2013 Annualized CR</u>	<u>2012 Carryover Into 2013</u>	<u>2013 Total Resources</u>	<u>2014 Request</u>
Disabled (Capital Advance and PRAC)	\$183,027	\$183,027	\$161,161	...	\$66,094	\$66,094	...
Disabled PRAC PAC Renewal/Amendment	\$90,296	75,621	165,917	80,781	\$64,303	41,209	105,512	\$106,000
Project Rental Assistance Demonstration (PRAD) .	74,704	...	74,704	...	101,707	74,704	176,411	20,000
PIH Amendment/Renewal of Mainstream Vouchers (Tenant-Based)	<u>4,060</u>	<u>4,060</u>	<u>757</u>	...	<u>2,224</u>	<u>2,224</u>	...
Total	165,000	262,708	427,708	242,699	166,010	184,231	350,241	126,000

NOTE: Fiscal year 2013 does not reflect the \$26.3 million that was realigned from Disabilities PRAC/PAC Renewal/Amendment to Project Rental Assistance Demonstration (PRAD).

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Appropriations Language**

Below is the italicized appropriations language for the Housing for Persons with Disabilities (Section 811) account.

For amendments to capital advance contracts for supportive housing for persons with disabilities, as authorized by section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013) , for project rental assistance for supportive housing for persons with disabilities under section 811(d)(2) of such Act and for project assistance contracts pursuant to section 202(h) of the Housing Act of 1959 (Public Law 86-372; 73 Stat. 667), including amendments to contracts for such assistance and renewal of expiring contracts for such assistance for up to a 1-year term, for project rental assistance to State housing finance agencies and other appropriate entities as authorized under section 811(b)(3) of the Cranston-Gonzalez National Housing Act, and for supportive services associated with the housing for persons with disabilities as authorized by section 811(b)(1) of such Act, \$126,000,000 to remain available until September 30, 2017: Provided, That amounts made available under this heading shall be available for Real Estate Assessment Center inspections and inspection-related activities associated with section 811 Projects: Provided further, That, notwithstanding any other provision of law, in this fiscal year and hereafter, upon the request of the Secretary of Housing and Urban Development, project funds that are held in residual receipts accounts subject to a section 811 Project Rental Assistance Contract that requires surplus project funds to be deposited in an interest-bearing residual receipts account and be remitted to the Secretary upon termination of the contract, shall be remitted to the Secretary and deposited in this account upon termination of such contract, to be available until expended for capital advances and other eligible assistance for housing for persons with disabilities, as authorized by section 811 of the Cranston-Gonzalez National Affordable Housing Act: Provided further, That amounts deposited in this account pursuant to the previous proviso shall be available in addition to the amounts otherwise provided by this heading for uses authorized under this heading: Provided further, That unobligated balances, including recaptures and carryover, remaining from funds appropriated under this heading or the heading "Housing for Special Populations" may be used for the purposes permitted herein notwithstanding the purposes for which such funds originally were appropriated.

Note.--A full-year 2013 appropriation for this account was not enacted at the time the budget was prepared; therefore, this account is operating under a continuing resolution (P.L. 112-175). The amounts included for 2013 reflect the annualized level provided by the continuing resolution.