



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

### SECTION 811 PROJECT RENTAL ASSISTANCE PROGRAM

#### VERIFICATION OF READINESS TO BE REFERRED TO A PROPERTY

#### WHAT IS THE SECTION 811 PROJECT RENTAL ASSISTANCE PROGRAM?

The Section 811 Project Rental Assistance (PRA Program) provides affordable and accessible housing for adults between the age of 18 and 62 with disabilities and their family. Rental units may be available in properties in the following cities and surrounding counties:

#### Areas Participating in Section 811 PRA

Austin-Round Rock	Brownsville-Harlingen
Dallas-Fort Worth-Arlington	El Paso
Houston-The Woodlands-Sugar Land	McAllen-Edinburg-Mission
San Antonio-New Braunfels	Corpus Christi

For a full list of participating counties, please visit: <http://www.tdhca.state.tx.us/section-811-pra/docs/MSA-Counties.pdf> (PDF).

People who use this program generally pay no more than 30% of their income for rent and utilities while continuing to have access to support services. The PRA Program is not a tenant-based program where the tenant retains the housing assistance when they move. Instead, the housing subsidy is connected to the apartment.

#### WHO IS ELIGIBLE FOR THE PRA PROGRAM?

In order to be eligible for the PRA Program, you must:

- Be between the ages of 18 and 62;
- Be extremely low-income (income limits posted to the TDHCA webpage). Most single persons who receive SSI will meet this requirement; and
- Be in one of the following target group categories:



- Person with disabilities currently living in a nursing facility or Intermediate Care Facility (ICF);
- Person with serious mental illness; or
- Youth or young adult with disabilities currently or formerly in foster care.

## HOW DO I APPLY FOR THE PRA PROGRAM?

Contact a Referral Agent who can assist you with applying to the program and selecting properties.

## WHAT IS A REFERRAL AGENT?

A Referral Agent is a person who will help applicants through the PRA Program process, from pre-screening through move-in. After moving into a PRA Program apartment, you will continue to have access to voluntary services.

### Persons with Disabilities Exiting Nursing Facilities

For persons with disabilities exiting nursing facilities:

- the 811 Service Coordinator will be the individual's Local Authority Service Coordinator for individuals receiving services through the HCS/TxHmL waivers,
- the 811 Service Coordinator will be the Case Manager through the program provider/case management agency (CMA) for individuals receiving services through DBMD/CLASS Waivers, or
- the 811 Service Coordinator will be the DADS Case Manager for their MDCP Waiver services.

### Persons with Disabilities Exiting ICF/IIDs

For persons with disabilities exiting Intermediate Care Facilities for Persons with Intellectual Disability or Related Conditions (ICF/IIDs):

- the Local Authority Service Coordinators will fulfill the role of 811 Service Coordinator for individuals utilizing HCS/TxHmL waivers;
- the DADS Case Managers will fulfill this role for individuals utilizing the MDCP Waiver; and
- the Case Manager through the program provider/case management agency will fulfill this role for individuals utilizing DBMD/CLASS Waivers.

### Persons with Serious Mental Illness

Persons with serious mental illness who receive services through DSHS will be assigned a Case Manager through the Local Mental Health Authority (LMHA) who will act as the 811 Service Coordinator.



## Youth with Disabilities Aging Out of Foster Care

Youth or young adults with disabilities exiting foster care at either age 18 or 21 who receive services through DFPS will initially have a CPS Caseworker serving as the primary 811 Service Coordinator.

The CPS Caseworker will coordinate with the CPS Developmental Disability Specialist on the 811 PRA eligibility process close to the youth/young adult's discharge date from foster care and to begin the process to transfer the young adult to the Local Authority in the area where the young adult resides for those young adults with intellectual or developmental disability (IDD), or to the Local Mental Health Authority (LMHA) for young adults with a serious mental illness (SMI). Young adults formerly in foster care may volunteer to stay in the DFPS Extended Foster Care program until age 21.

For young adults with physical disabilities, their 811 Service Coordinator will be the Service Coordinator for their Medicaid waiver.

## WHERE CAN I LIVE?

TDHCA maintains a list of all properties in the program at <http://www.tdhca.state.tx.us/section-811-pra/participating-properties.htm>. A Referral Agent can provide you with this information. For a list of eligible counties, please see State of Texas Section 811 Service Areas at the end of this packet.

## WHAT IF I CHANGE MY MIND AFTER I APPLY?

No problem, but tell TDHCA so they can keep an updated waiting list. Contact the Program Coordinator, Bill Cranor: Email [bill.cranor@tdhca.state.tx.us](mailto:bill.cranor@tdhca.state.tx.us)

## FAIR HOUSING RIGHTS

Federal and state laws protect people with disabilities from housing discrimination. This means housing providers:

- Cannot exclude you from housing because of your disability;
- Must ask you the same questions as all other applicants to the property;
- Cannot ask you questions about your disability – such as your diagnosis or medication you take – unless necessary to determine the need for an accommodation; and
- Must provide reasonable accommodations.

A reasonable accommodation is a change to a policy, program or services to allow a person with a disability to participate fully. For example, if a property had a “no-pets” policy, it must make an accommodation for someone with a disability who has a service animal, without which they could not live in the community. Talk with your Referral Agent about any problems with rental history that relate to your disability. You may be entitled to a reasonable accommodation.



## **WILL I HAVE ACCESS TO SERVICES ONCE I AM A TENANT?**

You will continue to have access to voluntary services, if you need and request them. Examples of services that may be available to you, depending on your particular needs, include: assistance with independent living skills such as budgeting and maintaining your apartment, mental health supports, home health aide or nursing assistance and supported employment.

## **WHAT IF I DON'T WANT TO USE THE SERVICES?**

In the PRA Program, services are voluntary. You can decide which services you want to use and when. If you decide you don't want or need services, you will be able to keep your apartment. You may find, however, that services can help you comply with your lease.

## **TENANT RESPONSIBILITIES**

It is equally important to remember that as a tenant you must meet the terms of your lease in order to stay in the unit. This means you must:

- Pay your portion of the rent on time;
- Maintain your unit in clean, sanitary and safe condition;
- Get along with other tenants; and
- Avoid illegal activity.

## **WHAT IF I HAVE A PROBLEM WITH MY LANDLORD?**

The 811 Program has a dispute resolution process for tenants who have problems with their housing that they cannot resolve directly with their landlord. Use the dispute process by accessing the website: <http://www.tdhca.state.tx.us/section-811-pra> or contacting TDHCA: [bill.cranor@tdhca.state.tx.us](mailto:bill.cranor@tdhca.state.tx.us)

You may also call (512) 936-7804 or toll free: (800) 525-0657 (phone) or Relay Texas (TDD): (512) 463-3323 or (800) 735-2989. Ask for a Section 811 Program staff.

## **HOW CAN I APPLY?**

Only certified Referral Agents can assist eligible persons to apply for the Section 811 Program. To find a Referral Agent who can assist you, please visit the Section 811 Webpage:

<http://www.tdhca.state.tx.us/section-811-pra/referral-agents.htm>.

## **WANT ADDITIONAL INFORMATION?**

Visit the Section 811 Webpage: <http://www.tdhca.state.tx.us/section-811-pra/index.htm>.

