

A background image of a smiling man with dark skin and a beard, wearing a blue shirt. He is holding a set of keys in his right hand, which is extended towards the camera. The keys are silver and include a large key and a smaller one. The background is a warm, out-of-focus indoor setting.

# **Introduction to KY HUD 811 Project Rental Assistance (PRA)**

October 20, 2026



# About CSH

CSH collaborates to advance solutions that use housing as a platform for services to improve the lives of the most vulnerable people, maximize public resources and build healthy communities.





# **What is HUD 811 PRA?**

# Intro to HUD 811 PRA

## Purpose

Create integrated housing opportunities for individuals with disabilities who are extremely low income

## Housing

KY 811 tenants pay 30% of their adjusted income towards rent, KY 811 Program covers the remainder

## Services

Eligible for Services through Medicaid or services related to target population ie CoCs.

# Eligibility



Non-Elderly Adults:  
18-61 years old



Extremely Low-Income



Disabled defined by HUD



Eligible for Medicaid



# Disqualifying Criteria & Ineligibility

Any households containing member(s) who meet the following:

Evicted in the last 3 years from federally assisted housing for drug-related criminal activity

Convicted of manufacturing methamphetamine on federally-assisted property

Subject to a state sex offender lifetime registration requirement

Currently engaged in illegal use of drugs for which the owner has reasonable cause that the use of drugs or illegal use may interfere with others' health and safety

# KHC 811 Awards

First award:

- \$8,000,000
- 150 units

Second award

- \$7,450,000
- 64 units



[csh.org](https://csh.org)

# What Is a Continuum of Care?

A Continuum of Care (CoC) is a local group of organizations like nonprofits, government agencies, housing providers, schools, health partners, and people with lived experience, that work together to prevent and end homelessness in a defined geographic area. HUD funds CoCs through the McKinney-Vento Act so the local response is coordinated instead of piecemeal.

1

## A Local Planning Body

Every CoC has a governance board that sets priorities, writes standards, and decides how to use funding.

2

## A Coordinated System

Outreach, shelter, transitional housing, rapid re-housing, and permanent housing connect as one pathway.

3

## A Data + Funding Hub

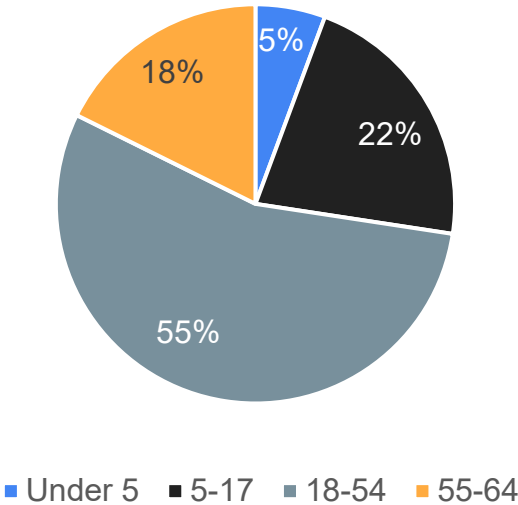
The CoC runs HMIS, the local data system, and competes for HUD funding each year on behalf of providers.

# Profile of Typical tenants

|                                     | Total Persons |
|-------------------------------------|---------------|
| Mental Health Disorder              | 466           |
| Alcohol Use Disorder                | 45            |
| Drug Use Disorder                   | 104           |
| Both Alcohol and Drug Use Disorders | 114           |
| Chronic Health Condition            | 268           |
| HIV/AIDS                            | 28            |
| Developmental Disability            | 118           |
| Physical Disability                 | 263           |
| 1 condition                         | 184           |
| 2 conditions                        | 187           |
| 3+ conditions                       | 264           |
| Condition unknown                   | 8             |
| No condition                        | 293           |

History of Domestic Violence, Sexual Assault, Dating Violence, Stalking or Human Trafficking: 32%

Age of SH Tenants



# Profile of Typical Tenants

- 45% were unsheltered, 37% were in a shelter or hotel, 16% were evicted or were residing in temporary situations. Most had been homeless more than 2 years.
- 52% had 0 income; 40% had SSI/SSDI income
- Health insurance is predominantly Medicaid 86%; Medicare 10% (includes dual eligibles), SCHIP 3%, No health insurance 5%



# Integrated Supportive Housing



[csh.org](https://csh.org)

# What is Supportive Housing?

*Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.*



# Key Components Of Supportive Housing

**1** Engages households with multiple barriers

**2** Housing is affordable

**3** Provides unit with lease

**4** Engages tenants in flexible, voluntary services

**5** Coordinates among key partners

**6** Supports connecting with community

# What services are 811 tenants likely to be connected to?

- ✓ Fee for Services Benefits
- ✓ KY IRISE
- ✓ Money Follows the Person- individuals leaving Institutions
- ✓ Aging
- ✓ MCOs

A photograph of three women smiling and looking towards the right. The woman on the left has short grey hair, the woman in the middle has curly dark hair, and the woman on the right has long blonde hair. The image is overlaid with a semi-transparent orange filter.

# 811 Benefits to Owners/Operators

- Referral pipeline to expedite lease up
- Guaranteed rental income that pays at or above FMR (with market study)
- Vacancy payment- up to 80% of contract rent for up to 60 days of vacancy (% may be reduced dependent upon funding availability).
- Tenants' income can increase and it doesn't disqualify them from their unit. Must be income eligible at admission
- If tenant is hospitalized including medical facility, psychiatric facility or nursing home – grantee will pay the rent as long as tenant pays their portion



# Admin Process

# Property Eligibility

- No more than 25% of total units can be used for people with disabilities and must have a minimum of 5 total units
- Have financing or capital investment from a federal, state or local program
- Units must not already have project-based subsidy or have long-term subsidy attached
- Must not have use restrictions for people with disabilities
- Must not have restrictions for people 62 or older
- Must be dispersed throughout the property and not designating specific units
- Cannot be on HUD's Do Not Pay list

# Rental Assistance Contract (RAC)

20-year agreement that includes:

- Rent Schedule
- Commitment Period
- Use agreement – ensures 811 units serve ELI tenants-recorded with County Administrator for 30 years
- KHC will provide an 811 PRA TSP Addendum which outlines how you will accept referrals and administer 811 units

# Property Expectations

- Execute RAC and User Agreement with KHC
- Conducts tenant screening in accordance with property's TSP, including the 811 addendum, background screening, income verification, etc.
- The property shall have a minimum term of 20 years, however financial support from HUD following initial funding is subject to available appropriations
- Integrate 811 PRA units throughout the property, not segregated to a certain area

# Property Expectations Cont.

- Conduct recertifications with tenants on at least an annual basis
- Comply with all program guidelines, Fair Housing and Civil Rights laws
- Manage reasonable accommodation requests from tenants where applicable
- Must notify KHC as soon as a vacancy is known, but no later than 7 days after the vacancy becomes known to the Owner/Property Manager
- Consistent use with HUD's secure systems

# Questions?

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# Thank you!

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