New Jersey Housing and Mortgage Finance Agency

Section 811 Project Rental Assistance Program

In April 2015, the U.S. Department of Housing and Urban Development (HUD) awarded the New Jersey Housing and Mortgage Finance Agency (NJHMFA) 189 Section 811 Project Rental Assistance (Section 811 PRA) subsidies to provide rental assistance for extremely low-income persons with disabilities and extremely low-income households with at least one person with a disability. The initial term of the Section 811 PRA is five years, with yearly subsequent renewals subject to appropriations. The Section 811 PRA program was authorized under the Frank Melville Supportive Housing Investment Act of 2010.

NJHMFA has designed the Section 811 PRA program to assist the State of New Jersey in fulfilling its Olmstead settlement obligations. NJHMFA, in partnership with the New Jersey Department of Human Services (DHS) and the New Jersey Department of Health (DOH), will select individuals leaving developmental centers and state psychiatric hospitals as well as those who are at risk of institutionalization as the targeted populations. NJHMFA also has partnered with the New Jersey Division of Aging Services (DoAS) to serve individuals 18-61 who are leaving nursing home facilities.

The Section 811 PRA Program subsidies are project based and will remain with the housing units/properties to which they are awarded. The subsidies will be distributed among new and existing Low Income Housing Tax Credit and bond-financed Agency multifamily projects.

NJHMFA, DHS, DOH and DoAS will review all applications for participation in the Section 811 PRA program. Units will be selected based on:

- location of the project
- accessibility of the units
- access to transportation, and
- project's amenities

Projects that are designated for individuals 62 and older and/or have project-based vouchers are excluded. No more than 25% of the projects' total units can be set aside for Section 811 PRA payments, and the units must not be segregated to one area in the property. Developments must have more than five units.

Applicants will be expected to meet the requirements of the Section 811 PRA program. Applications will be processed on a rolling basis until all Section 811 PRA subsidies are assigned.

For more information, contact NJHMFA Property Management at 609-278-7494.