



**CONSORTIUM FOR CITIZENS  
WITH DISABILITIES**

**Housing Task Force 2015 Report**

**HUD Section 811 Project-Based Rental Assistance (PRA) Demonstration Program**

Funding for the HUD Section 811 PRA program continued to be a major priority for the Housing Task Force in 2015. On March 2, 2015, the U.S. Department of Housing and Urban Development (HUD) announced that it was awarding \$150,369,989 in Section 811 PRA funds to 25 state housing agencies to create 4,584 permanent supportive housing units for people with disabilities. By contrast, the “old” 811 capital advance program during its final round of funding in FY 2010 and 2011 produced only 948 units of PSH. More information on the 811 PRA awards is available at: <http://811resourcecenter.tacinc.org>.

The Housing Task Force submitted comments highlighting the 811 PRA Program to the House Financial Services Committee, in response for a request for recommendations to “Modernize the Delivery of Federal Housing Assistance for Today’s Generation”.

**FY 2016 Appropriations**

During 2015, the Housing Task Force advocated for adequate funding for a variety of HUD affordable housing programs. Despite the success of the HUD Section 811 PRA program, the FY 2016 Omnibus Appropriations bill does not include increases put forward in President Obama’s budget proposal. The President’s budget called for a \$25 million increase for the HUD Section 811 Project-Based Rental Assistance (PRA) program – boosting funding to \$177 million. Instead, the FY 2016 Omnibus bill allocates only \$151 million for 811, just enough to fund renewal of rent subsidies for the roughly 30,000 existing 811 PSH units.

**Fair Housing**

On July 15, HUD issued a revised Affirmatively Furthering Fair Housing (AFFH) Assessment Tool. This tool provides guidance to states and localities on their obligations to ensure that federal housing further the goals of furthering fair housing and addressing discrimination, including the needs of people with disabilities. The Housing and Rights Task Forces submitted joint comments to HUD that include recommendations on the obligations of states to use the AFFH assessment process to meet their obligations for community integration under Title II of the ADA and Olmstead. The CCD comments can be viewed at: [http://www.c-c-d.org/fichiers/AAFH\\_CCD\\_Assessment\\_Tools\\_submitted-08-17-15.pdf](http://www.c-c-d.org/fichiers/AAFH_CCD_Assessment_Tools_submitted-08-17-15.pdf).

**National Housing Trust Fund (NHTF)**

On December 11, 2014 the regulator of Fannie Mae and Freddie Mac ordered the mortgage companies to begin turning over hundreds of millions of dollars to a pair of affordable housing trust funds designed to spur the development of affordable rental housing targeted to extremely low-income households, including single adults living with Supplemental Security

Income (SSI) and Social Security Disability Insurance. These funds, including the NHTF, were authorized in Congress back in 2008. However, the funding mechanism for the funds, a tap on the operating budgets of Fannie Mae and Freddie Mac has been suspended since 2009. Now that these mortgage giants have returned to profitability, the suspension on payments has been lifted. As much as \$200 million may be awarded to states in 2016 from the NHTF.

Why is this important to CCD? The rental housing that will be financed by the NHTF must be targeted to households at or below 30% of area median income. Single adults living with significant disabilities dominate this population – adults on SSI are on average at 18% of AMI. This investment in affordable rental housing for extremely low-income households is the largest federal investment in decades. More information is available at: <http://nlihc.org/issues/nhtf>.

### **Publication of Priced Out in 2014**

The Housing Task Force and the Technical Assistance Collaborative published ***Priced Out in 2014***. This biennial report documents the severe housing affordability problems experienced by people with disabilities. ***Priced Out*** calculates the difference between what an individual receiving SSI can reasonably afford to pay for housing costs and the average cost of modest housing units. ***Priced Out in 2014*** confirms that non-elderly adults with disabilities living on SSI confront an enormous housing affordability gap across the entire nation. The report and state data are available at: <http://www.tacinc.org/knowledge-resources/priced-out-findings/>

### **Additional Comments, Letters, and Issue Brief**

The Housing Task Force submitted regulatory comments to HUD on:

- Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Program;
- Establishing a More Effective Fair Market Rent (FMR) System; Using Small Area Fair Market Rents (SAFMRs) in Housing Choice Voucher Program Instead of the Current 50th Percentile FMRs; and
- Emergency Solutions Grant program.

The Housing Task Force partnered with the Veterans and Military Families Task Force to send letters to the Hill in support of the Veterans Homebuyer Accessibility Act.

The Housing Task Force published an issue brief on “HUD Permanent Supportive Housing Tenant Selection Preferences.”

### **Anticipated 2016 Priorities**

- FY 2017 HUD appropriations
- Implementation of the HUD Section 811 PRA program
- Housing related *Olmstead* initiatives
- Fair housing enforcement and policies to affirmatively further fair housing
- National Housing Trust Fund

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