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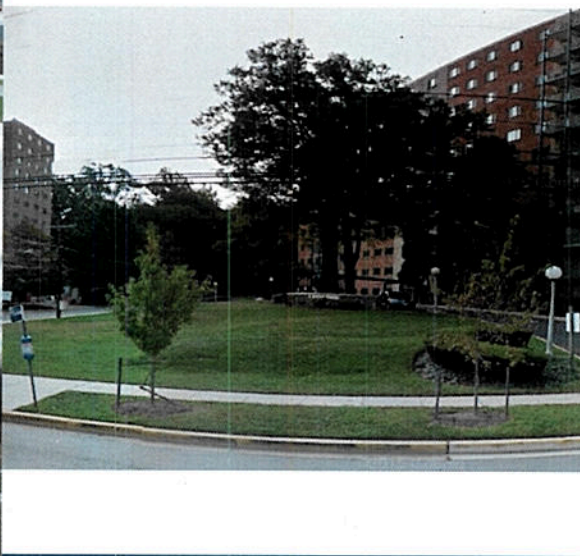
**Housing Program Overview**

**HUD 811 Project Rental Assistance  
Weinberg Apartments  
MFP Bridge Subsidy**

Jennifer Y. Miles  
Department of Health and Mental Hygiene

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& MENTAL HYGIENE



This training is made possible by the *Maryland Partnership for Affordable Housing* with funding from the Maryland Department of Health and Mental Hygiene *Money Follows the Person* program.



Money Follows the Person



Department of Health and Mental Hygiene



Department of Housing and Community Development



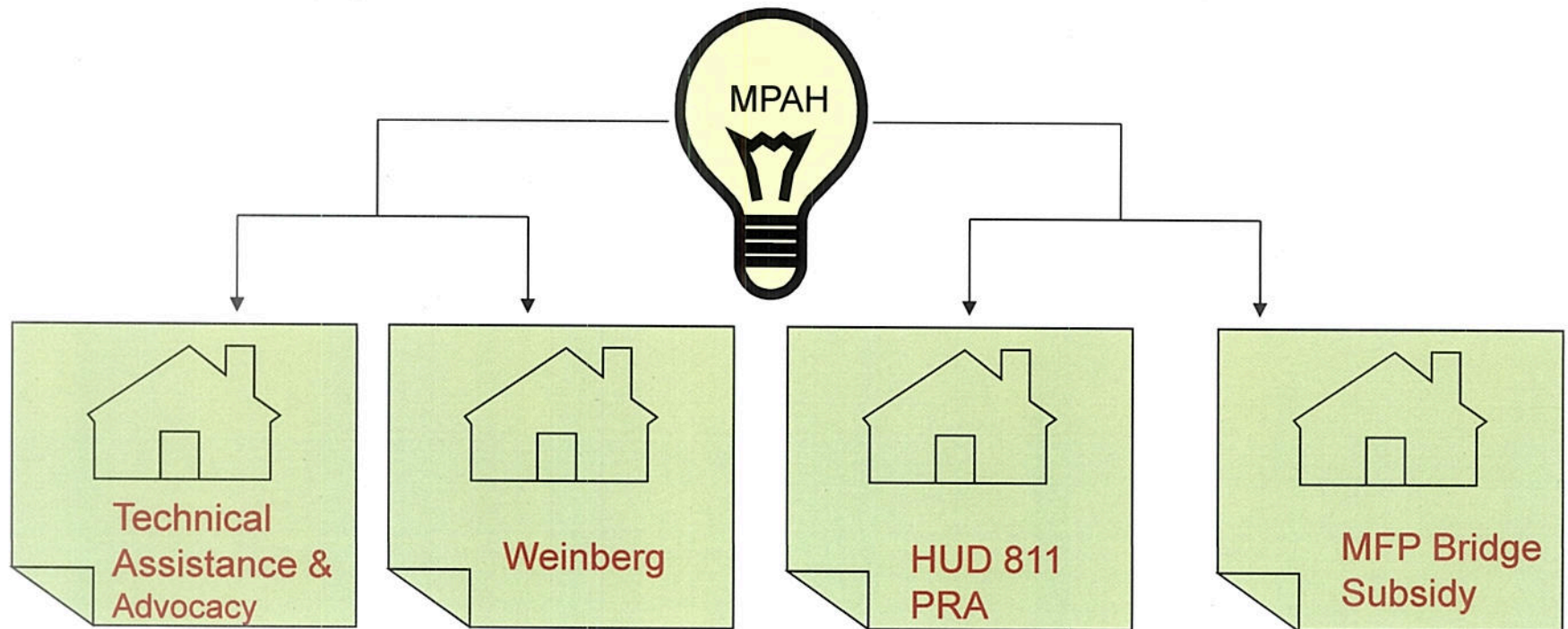
Maryland Department of Disabilities



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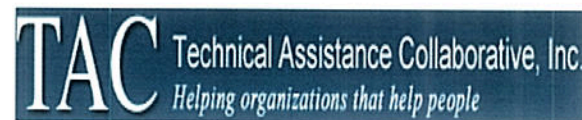


*A collaboration among the Departments of Disabilities, Housing & Community Development, Health & Mental Hygiene, & other stakeholders*





# Maryland Partnership for Affordable Housing



## HUD Section 811 Project Rental Assistance

**\$21 million for  
project-based rental  
assistance**

- February 2013 – MD received award for \$11 million in HUD 811 PRA
- March 2015 – MD received award for additional \$10 million

## Locations: 1<sup>st</sup> Award

### • Baltimore MSA

- Anne Arundel County
- Baltimore City
- Baltimore County
- Carroll County
- Harford County
- Howard County
- Queen Anne's County

### • Washington MSA

- Calvert County
- Charles County
- Frederick County
- Montgomery County
- Prince George's County



## 811 PRA Program Overview



**Goal: 300  
permanent  
supportive  
housing units**

### Program Type

- Project-based rental assistance
- Located in multi-family housing developed with affordable housing funds
- Integrated – no more than 25% of units designated for people with disabilities

### Eligible Applicants

- Age 18 to under age 62 at time of leasing
- Disabled as defined by HUD
- Medicaid recipients
- Eligible for long-term supports and services
- Income at or below 30% Area Median (AMI)
- Criminal background does not include
  - Conviction of production of methamphetamine on federally assisted property
  - Lifetime sex offense registry requirement

### Tenant Rent Contribution

- 30% of income for rent and utilities combined



# 811 PRA Priority Population

**1. Institutionalized:** nursing facility, State Residential Center for individuals with intellectual disability, state psychiatric hospital

**2. At risk of institutionalization due to current housing situation:** i.e. homebound, deplorable housing conditions

**3. Moving to independent renting from:** DDA Community Pathways waiver GH & ALU, Brain Injury waiver ALU, MHA Residential Rehabilitation Program, Community Options Waiver OHCQ-licensed Assisted living Facility

**4. Homeless (as defined by HEARTH Act) in this order:**

- Actually homeless
- Imminent risk of homelessness
- Homeless under other Federal statutes (i.e. unaccompanied youth/families w/ youth)
- Fleeing domestic violence







# Waitlist Changes

Effective September 2016, people in the Community Options Waiver residing in OHCQ licensed Assisted Living Facilities were approved to be included in Priority 3.

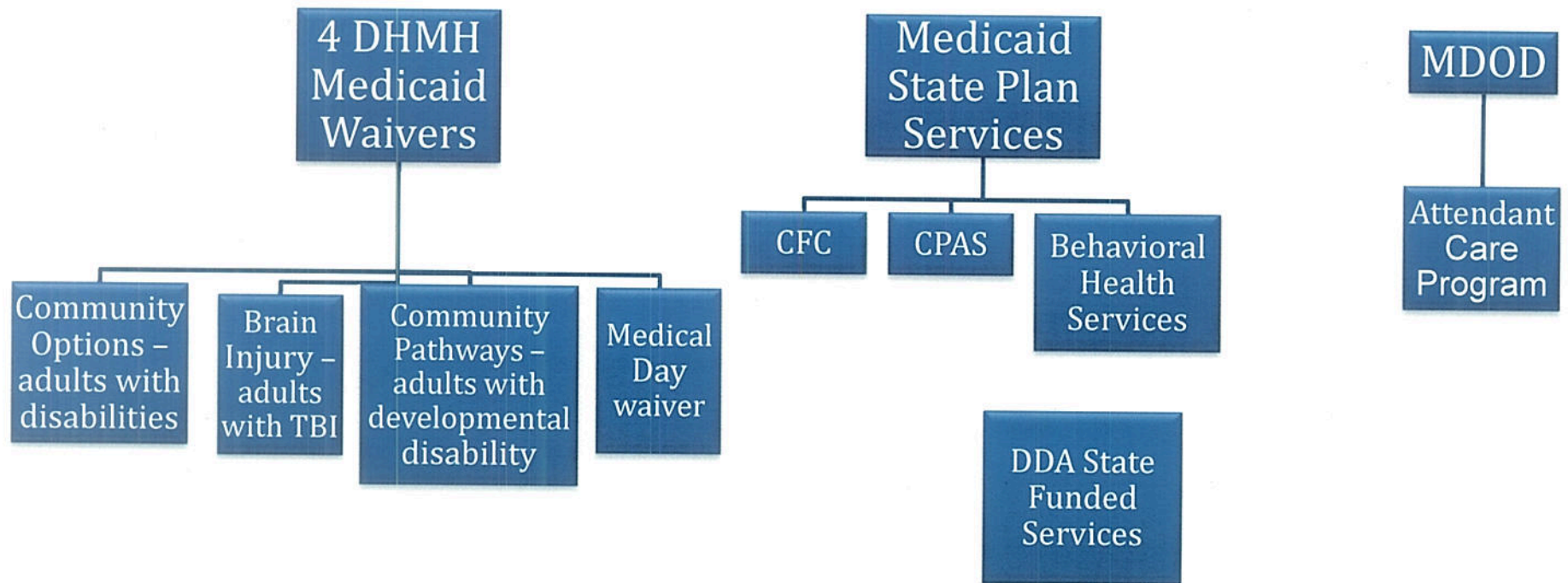
Effective March 1, 2017 the waitlist will be closed to persons in the “Generally Eligible” category (not in a priority category)

- Applicants currently in this waitlist category will remain active on the waitlist and changes on Priority status can still be made



# Long Term Supports and Services

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# 125 Units Identified

County	Property	Location	Total Units	1 BR	2 BR	Lease Date
Anne Arundel	Berger Square	Odenton	8	0	8	Fully leased
Baltimore City	Warwick	Baltimore City	12	8	4	June 2018
Baltimore	Red Run Station	Owings Mills	11	7	4	TBA
Baltimore	Preserve at Red Run	Owings Mills	13	9	4	Sept. 2018
Baltimore	Merritt Station	Dundalk	11	0	11	May 2018
Frederick	Sinclair Way	Frederick City	11	8	3	June 2017
Frederick	520 Market St	Frederick City	5	4	1	April 2018

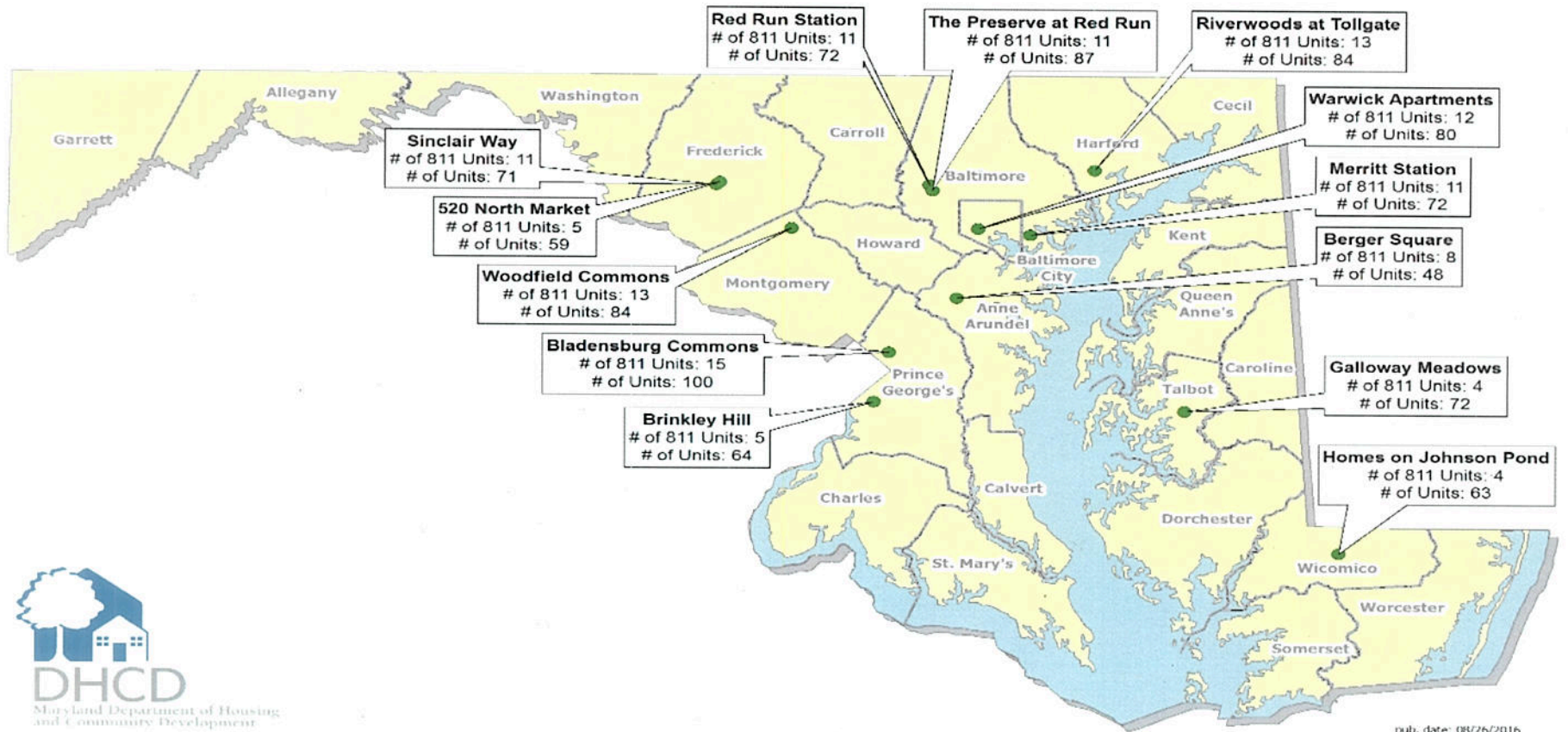


# 125 Units Identified

County	Property	Location	Total Units	1 BR	2 BR	Lease Date
Harford	Riverwoods at Tollgate	Abingdon	13	0	13	Fully leased
Montgomery	Woodfield Commons	Damascus	13	13	0	June 2018
Prince George's	Bladensburg Commons	Bladensburg	15	15	0	Fully Leased
Prince George's	Brinkley Hill	Ft. Washington	5	0	5	June 2017
Talbot	Galloway Meadows	Easton	4	3	1	June 2018
Wicomico	Homes at Johnson's Pond	Salisbury	4	4	0	March 2018



# Section 811 unit locations



pub. date: 08/26/2016



# Weinberg Apartments



**The Harry and Jeanette  
Weinberg Foundation, Inc.**



**MARYLAND  
DEPARTMENT OF HEALTH  
& MENTAL HYGIENE**

# Background

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- ❖ Funded by the Harry and Jeanette Weinberg Foundation
- ❖ Administered in partnership with
  - MD Department of Housing and Community Development
  - MD Department of Disabilities
  - MD Department of Health and Mental Hygiene
- ❖ Initial \$2 million in funding for development of affordable independent rental units for people with disabilities. Created 22 units.
- ❖ Additional \$2 million granted in August 2016.
  - ❖ Goal is to create 15 units.



# Weinberg Apartments Eligibility

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Age: between 18 and 62 at time of leasing

Disabled and receiving SSI and/or SSDI cash payment

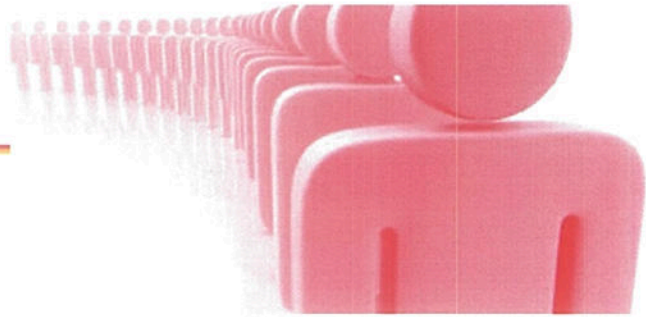
Gross household income between 10% and 30% AMI in the county in which the unit is located

Criminal background does not include

- Requirement to register on a sex offense registry
- Conviction for production of methamphetamine on federally assisted property







## Waitlist Changes

Effective 2016: Income eligibility is now 10% to 30% AMI. Previously was 15% to 30% AMI.

This income eligibility applies to units funded through the new grant.



## Weinberg Apartments

Priority: Location of unit and those with greatest need.  
Factors considered include (not in any order)

- Need for accessible housing
- People with co-occurring/multiple disabilities
- Health, safety and wellbeing of the applicant, including children
- Persons currently institutionalized or homeless, or those at risk
- Eligibility for and access to voluntary long-term supports and services that promote independent living and successful tenancy
- Readiness to move
- Date/time of application to waitlist

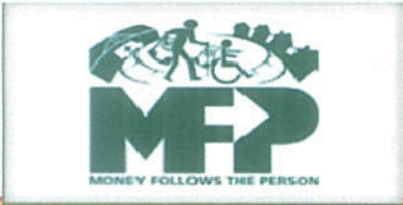
### Unit selection

- Development must have financing through DHCD
- Must have non-profit involvement



County	Property	Location	Total Units	1 BR	2 BR	3 BR	Lease Date
Anne Arundel	Heritage Overlook	Glen Burnie	3	3	0	0	January 2018
Baltimore	Preserve at Red Run	Owings Mills	2	0	2	0	Sept 2018
Dorchester	Hudson Townhomes	Cambridge	2	0	2	0	Next available 2 BR unit
Harford	Winston's Choice	Aberdeen	2	0	0	2	Fully leased
Montgomery	Parkview Towers	Takoma Park	5	3	2	0	Fully leased
Prince George's	Brinkley Hill	Ft. Washington	3	0	3	0	June 2017
Somerset	Reserves at Somerset	Princess Anne	2	0	2	0	Fully leased
Wicomico	River's Edge	Salisbury	3	1	2	0	Fully leased





# Bridge Subsidy





# MFP Bridge Subsidy Overview

Provides up to 3 years of state-funded rental subsidy

Participants will transition to a Housing Choice Voucher (Section 8) or public housing unit within the 3 year MFP Bridge Subsidy period

Participants must remain eligible for a Housing Choice Voucher throughout the MFP Bridge Subsidy period





# MFP Bridge Subsidy Overview

## Total funding

- Approximately \$2.5 million
- Funding is from MFP Rebalancing Initiative Funds

## Estimated households assisted

- 89

## Partnership among Public Housing Authorities (PHAs) and state agencies

- Department of Health and Mental Hygiene – Money Follows the Person (MFP)
- Department of Housing and Community Development (DHCD)
- Department of Disabilities (MDOD)



## Subsidy is Still Available



**Participating  
Public Housing  
Authorities &  
Available  
Jurisdictions**

- Carroll County
- City of Easton
- City of Hagerstown
- St. Mary's County
- Montgomery County
- DHCD Western
  - Allegany County
  - Frederick County
  - Garrett County
- DHCD Eastern Shore
  - Caroline County
  - Dorchester County
  - Kent County
  - Somerset County
  - Talbot County
  - Wicomico County
  - Worcester County

## Subsidy is NOT Available

- Anne Arundel County
- Baltimore City
- Baltimore County
- Harford County
- Howard County
- Prince George's County





## Rental Assistance

MFP Bridge Subsidy is tenant-based rent subsidy EXCEPT in Montgomery County

### In Montgomery County only:

- Rental assistance is unit-based
- People will ONLY be able to rent a unit provided by the Housing Opportunities Commission of Montgomery County
- At the end of the MFP Bridge Subsidy term, people will remain in their unit, paying the same rent, for as long as they choose to reside in that unit
- If the tenant moves from the unit, they will no longer receive rental assistance







Individuals with disabilities  
age 18 and older

Institutionalized Medicaid Recipients

- Nursing facility, State Residential Center, chronic hospital, state psychiatric hospital (ages 18-21 and 65+)
- 90 days in qualified institution, excluding rehab stays
- 1 day prior Medicaid eligibility

Individuals in the Brain Injury Waiver  
transitioning from an ALU

Applying for Community Options ,  
Community Pathways Waiver or  
community services through BHA

Agree to participate in MFP and receive  
Home and Community based Services

- Signed MFP consent





## Income:

Total household income less than \$19,000\*\*

- Includes
  - Income from all adult household members
  - SSI/SSDI income of minor children
  - Note: Earned income of minor children is excluded

\*\* Income eligibility increased to \$19,000 (from \$15,000) effective March 1, 2017.



# My Own Front Door

A Handbook for  
People with Disabilities  
on becoming a Tenant  
and Staying Housed



# Supporting Successful Tenancy

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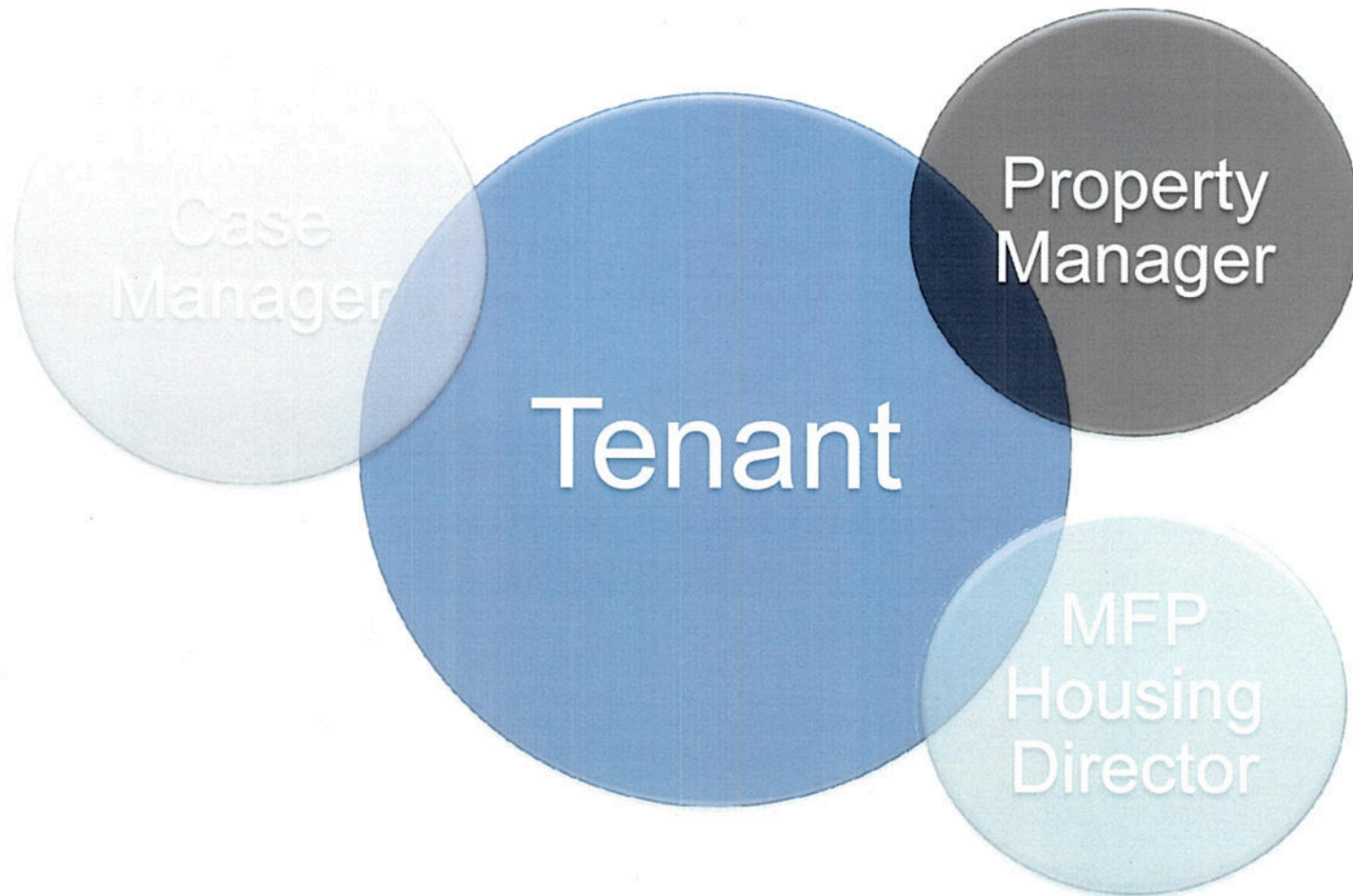
## This may include

- Providing assistance with understanding lease and tenant responsibilities
- Developing rent and utility payment plans
- Maintaining contact with property manager
- Monitoring for possible lease violations
- Providing assistance with resolving tenant issues
- Providing assistance with ending tenancy
- Implementing the housing back-up plan

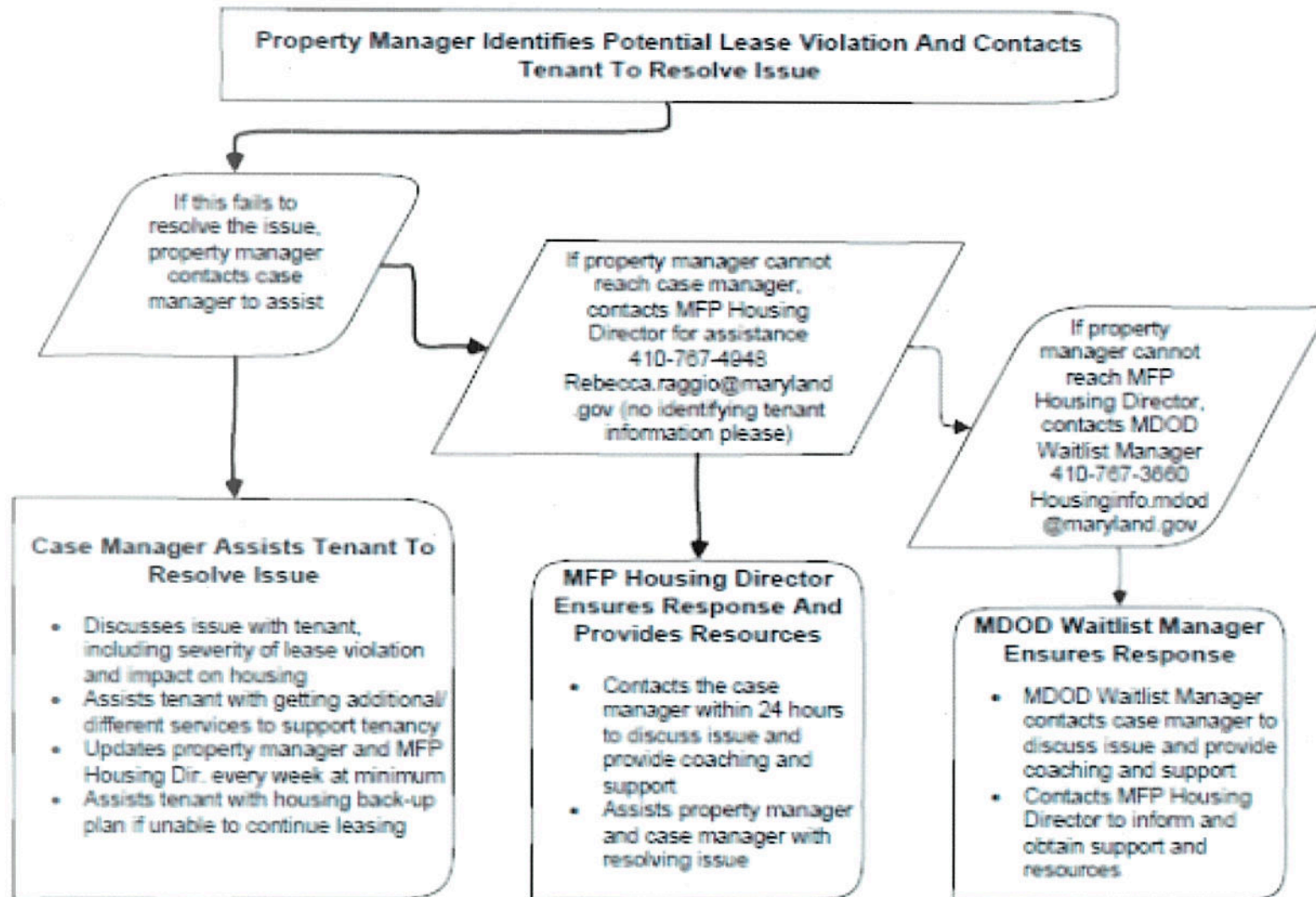


# Tenant Issue Process

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# TENANT ISSUE PROCESS



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QUESTIONS?



MARYLAND  
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## Contact Information

### Jennifer Y. Miles

MFP Project Director

Money Follows the Person

Office of Health Services, Long Term Services and  
Supports Administration

Maryland Department of Health and Mental  
Hygiene

410-767-6832

[Jennifer.miles@Maryland.gov](mailto:Jennifer.miles@Maryland.gov)

- **Patricia Sylvester**
- Director of Housing Policy and Programs
- Maryland Partnership for Affordable Housing
- MD Department of Disabilities
- [Patriciar.sylvester@Maryland.gov](mailto:Patriciar.sylvester@Maryland.gov)
- 410-767-3635

- **Shalonda Manuel**
- Disability Program Manager/Special Assistance to  
the Director Multifamily Programs
- Maryland Department of Housing and Community  
Development
- [Shalonda.manuel@maryland.gov](mailto:Shalonda.manuel@maryland.gov)
- 301-429-7711

