What is the Section 811 Project Based Rental Assistance (Section 811 PRA) program?

In April 2015, the US Department of Housing and Urban Development (HUD) awarded the New Jersey Housing and Mortgage Finance Agency (NJHMFA) 206 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 and with yearly subsequent renewals subject to appropriations.

The Section 811 PRA program was authorized under the Frank Melville Supportive Housing Investment Act of 2010.

The NJHMFA has designed the Sect. 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 has also partnered with the New Jersey Division of Aging Services (DoAS) to serve individuals 18-61 who are leaving nursing home facilities.

What is the Role of DHS?

DHS will provide voluntary services and support to tenants in the Section 811 PRA units. The DHS Office of Housing will work closely with NJHMFA to coordinate the timely referral of individuals and/or households to housing under the program.

How are the Section 811 PRA Program Subsidies Used?

The Section 811 PRA subsidies are project-based and remain with the housing unit.

Eligible Project Types

Low Income Housing Tax Credit (LIHTC) and Fund for Restoration of Multifamily Housing (FRM) projects that opted in to Section 811 PRA: Projects that were awarded 4% Low Income Housing Tax Credit (LIHTC) and Fund for the Restoration of Multifamily Housing (FRM) financing and opted to participate in the Section 811 PRA program. These projects will be determined eligible based on the LIHTC and FRM applications submitted to HMFA. If further information is required to complete this review, NJHMFA will contact the project sponsor.

Existing and New LIHTC Agency-Financed Multifamily Projects: Projects that have not already opted in to the Section 811 PRA program as part of their LIHTC or FRM applications must complete the Section 811 PRA application and submit it to NJHMFA.

Subsidies may be placed with:

- 4% LIHTC and FRM projects;
- Existing LIHTC projects; LIHTC projects in future allocation cycles; and
- Bond-financed Agency multifamily projects.

Ineligible Project Types

Projects that are designated for individuals 62 years and older and units that currently have project-based vouchers are excluded. Additionally, no more than 25 percent of the total units of a project can be set aside for Section 811 PRA payments. The units must also be dispersed throughout the property and not segregated to one area in the
project. Additionally, projects must have more than five units.

**Owner/Project Selection**

NJHMFA, DHS and DOH will review all applications for participation in the Section 811 PRA program. Units will be selected in accordance with the criteria listed below:

### One-Bedroom Section 811 PRA Units

<table>
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<tr>
<th>Criteria</th>
<th>Points</th>
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<tr>
<td>Geographic locations reflecting preferences of target population</td>
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<td>Accessibility of the units</td>
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<td>Unit mix reflecting need of target population</td>
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<td>Suitability of project site</td>
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<td>Access to transportation, employment opportunities and other community integration opportunities</td>
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<td>Amenities offered in the project</td>
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### Two-Bedroom Section 811 PRA Units

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**Note:** Projects must have a minimum of 12 points in order to be considered eligible for Section 811 PRA subsidies.

Developers selected to participate in Section 811 PRA will be required to complete the following documents:

1. NJHMFA and Owner Agreement to enter into Section 811 PRA Contract (HUD-92240-PRA)
2. Section 811 PRA Rental Assistance Contract (HUD-92235-PRA) and,
3. Use Agreement (HUD-92238-PRA)

**Application Terms**

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

**Tenant Referral**

The target population for Section 811 PRA subsidies are people with mental illness and/or intellectual and developmental disabilities who are living in state institutions or people with those diagnoses who are at risk of institutionalization. In order to ensure the referrals of appropriate individuals to Section 811 PRA participating projects, the DHS Office of Housing (OH) will conduct outreach to individuals in state psychiatric hospitals and development centers, as well as to individuals identified as at risk of institutionalization by DHS and community-based service providers.

The OH will also provide information and education on the Section 811 PRA program and its eligibility requirements to staff at the New Jersey Division of Mental Health and Addiction Services (DMHAS) and the New Jersey Division of Developmental Disabilities (DDD), and at state psychiatric hospitals and development centers as well as community-based providers participating in the program. Tenants will be required by regulation to pay no more than 30% of their income toward rent.

NJHMFA and OH will also meet regularly to coordinate the timely referral of tenants to the program and to housing opportunities in projects participating the Section 811 PRA program. NJHMFA and OH will review the current status of referrals, move-ins, and the development and maintenance of a waiting list of potential tenants should vacancies occur. NJHMFA will also problem-solve should a referral or move-in not occur within 45 days.

**Selection and Admission of Eligible Tenants**

**Referrals:** Owners will notify NJHMFA of available units, and NJHMFA will notify the DHS Office of Housing (OH), which will refer tenant. If tenant selects unit, OH will refer tenant to NJHMFA and
forward completed tenant application package to NJHMFA. NJHMFA reviews and determines applicant’s eligibility and forwards approved application to the owner who will determine eligibility with the owner’s tenant selection plan. The owner will complete the tenant certification and recertification data (Form-HUD 50009) and transmit same electronically to NJHMFA. NJHMFA will enter the income data into HUD’s Tenant Rental Assistance Certification System (TRACS). This data must be maintained and retained by the owner for three years. The owner is responsible for:

1. Verifying tenant’s income and employment through the use of Enterprise Income Verifier (EIV), and annually recertify the income;
2. Verifying information related to Social Security numbers of perspective tenants;
3. Computation of the amount the Section 811 PRA payment for each eligible tenant;
4. Conducting criminal and background checks, if required by the owner;
5. Conduct an annual recertification of tenant’s income; and
6. Submission of all tenant information electronically in compliance with TRACS standards.

All referrals as well as owner screening of tenants must comply with the grantee’s Affirmative Fair Housing Marketing Plan (HUD-92243-PRA) and all HUD Fair Housing and Equal Opportunity requirements.

Tenant Selection: Owners will make good faith efforts to lease units to eligible tenants. Owners can only reject applicants for reasons permitted under the Rental Assistance Contract (RAC). If the owner determines that an applicant tenant is ineligible on the basis of income, failure to meet the disclosure and verification requirements, the owner must notify the tenant in writing with a copy to NJHMFA providing justification for the denial.

Form of Lease: Owners will use the HUD Model 811 PRA Lease form HUD-92236-PRA and required Addenda Lease Agreement for qualified tenants. The term of the initial lease will not be less than one year. If the lease is for a term of more than one year, the lease must contain a provision permitting termination of the lease 30 days in advance upon a written notice. Any modification to the lease must be approved by NJHMFA and implemented in accordance with HUD requirements.

Waiting Lists: Existing projects with applicant waiting lists must update their tenant selection plans to include the Section 811 PRA target populations.

Unit Inspection: NJHMFA will conduct inspections of Section 811 PRA units to ensure that their physical integrity and compliance are consistent with HUD’s Uniform Physical Conditions Standard (UPCS). The UPCS applies to all Section 811 PRA units. The project must comply with all applicable state, local laws, codes, ordinances and regulations.

After the initial unit inspection by NJHMFA, UPCS inspections must occur at a minimum every three years. The first UPCS inspection will be within three years of the signing of the Rental Assistance Contract (RAC) and can be aligned with the inspection schedule of other funding sources (LIHTC).

Following NJHMFA’s unit inspection, the tenant will be provided with the opportunity to inspect the unit prior to move-in. The owner will keep a copy of NJHMFA’s inspection report, and the report must be attached to the lease.

In addition to UPCS inspection, owners will conduct an annual inspection to determine if appliances and equipment in the unit are functioning properly or are in need of repair or replacement. In addition to the annual owner’s inspection, the UPCS must be conducted by NJHMFA staff at least every three years, and at other such times as may be necessary. See attached UPCS form.

Foreclosures and Transfers of Property: In the event of foreclosure or property transfers, the Section 811 PRA Rental Assistance Contract (RAC) will transfer to the new owner and rental assistance payments will continue.

The Term of the Section 811 PRA

NJHMFA and the successful applicant owner will enter into a 30-year Use Agreement and a 20-year Rental Assistance Contract (RAC) for the funding awarded to the project. The term of the RAC shall
be no less than 20 years subject to HUD appropriations. The term of the initial Section 811 PRA allocation is for a term of five years, with subsequent renewals subject to HUD appropriations. If Congress fails to appropriate funds adequate to meet the future financial needs of the Cooperative Agreement and the Cooperative Agreement is terminated, HUD will not require NJHMFA to enforce any Use Agreement on eligible multifamily properties covered under a RAC.

811 PRA Payments to Owner under the RAC Contract: Payments are made monthly by the grantee upon proper requisition by owner.

- Payment amount is the contract rent minus the tenant’s portion.
- NJHMFA transmits Form HUD 52670 to HUD through TRACS. TRACS is a voucher/payment system that will be used to process rental payments to owners, and NJHMFA receives a return message transmitted from TRACS.
- Based on the TRACS submission, HUD calculates the project’s monthly rental subsidy and wires payments to NJHMFA through the HUD Electronic Line of Credit Control System (eLOCCS) for the benefit of the project.

Vacancies: Vacancy payments may be paid to owner in an amount not to exceed 80% of the contract rent for a period of up to 60 days. If a unit is vacant more than 60 consecutive days either during rent-up or after rent-up, the owner is not entitled to any payments.

Rent Increases: Upon request from the owner, NJHMFA will consider adjusting contract rents on the lease anniversary date. Contract rents may be adjusted upward or downward, as appropriate.

Rent adjustments by NJHMFA must be determined by methods outlined in the RAC Part 2 and need to choose one of the methods outlined in the RAC Part 2 for adjusting rent.

Support Services: Eligible tenant’s participation in supportive services is voluntary and cannot be required as a condition of admission or occupancy. Tenants in the Section 811PRA units will receive voluntary services and supports from the provider of their choice in accordance with DHS regulations and policies.

Section 811 PRA Owner Compliance

The owner is responsible for all management functions including screening of eligible applicants referred by DHS. All referrals as well as owner screening must comply with the grantee’s Affirmative Fair Housing Marketing Plan (HUD-92243-PRA) and all HUD Fair Housing and Equal Opportunity requirements. The purpose of the plan and requirements is to assure that eligible families in the same housing market areas have an equal opportunity to apply and be selected for an assisted unit regardless of their race, color, national origin, religion, sex, disability, or familial status. All projects must comply with New Jersey’s anti-discrimination laws, along with the following items:

1. Fair Housing and Civil Rights Laws: Owners must comply with all applicable fair housing and civil rights requirements in 24 C.F.R 5.105 (a), including, but not limited to, the Fair Housing Act; Title VI of the Civil Rights; including Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; Titles II and III of the American Disabilities Act, as applicable and Section 109 of the Housing and Community Development Act of 1974.

2. Barrier Free/Accessibility Requirements: Properties participating in Section 811 PRA must meet accessibility requirements of Section 504 of the Rehabilitation Act of 1973 and the American with Disabilities Act. Section 811 PRA-assisted units can consist of a mix of accessible units for those persons with physical disabilities and non-accessible units for those persons without physical disabilities.

3. Davis-Bacon Labor Standards: All laborers and mechanics employed by contractors and subcontractors in the construction (including rehabilitation) of housing with 12 or more units assisted with Section 811 PRA shall be paid at rates not less than those prevailing wages in
the locality in accordance with the Davis-Bacon Act (40 U.S.C. 3141 et seq.).

4. **Phase I Environmental Report:** All projects that participate in Section 811 PRA program must have had a Phase I Environmental report complying with ASTM E 1527-05 and ASTM E 2600-10 requirements, prepared within a year and updated within six months, if required, of the date the property was acquired or the date of the last real estate transaction (construction, rehabilitation or refinancing).

5. **Lead Based Paint:** The Lead Safe Housing Rule (24cFR 35, subparts B, H, & R) applies to project-based rental assistance of pre-1978 housing for persons with disabilities when a child of less than 6 years of age resides or is expected to reside in such housing.

**Leveraged Tenant-Based Rental Vouchers**

In addition to 206 Section 811 PRA subsidies, the New Jersey Department of Community Affairs has committed 40 tenant-based State Rental Assistance (SRAP) vouchers, and the New Jersey Department of Human Services (DHS) has committed 63 tenant-based vouchers to this program. These subsidies are not attached to specific units and travel with the tenant from unit to unit within New Jersey.

**DHS Tenant-Based Rental Subsidy Process:** Individuals eligible for DHS tenant-based rental subsidies must submit applications to the DHS Office of Housing. The Office of Housing will review the rental subsidy application and refer approved applications to the Supportive Housing Connection (SHC) at NJHMFA. The SHC is responsible for certifying tenant income, determining tenant rental portion and subsidy amount, approving landlords, inspecting units, and processing monthly subsidy payments.

**DCA Leverage Voucher Payment Process:**

- DHS identifies tenant and submits the SRAP 811 application to DCA. DCA reviews application for income eligibility, and orders a criminal background check.
- If the applicant is deemed preliminarily eli-

gible, DCA will forward the application package to the appropriate field office.
- The DCA field office will conduct a briefing with the applicant and determine the subsidy voucher amount to be issued.
- The applicant will then start their housing search. The applicant must identify a suitable unit within 60 days. In certain cases the applicant may be provided with a 60-day extension.
- After a unit is selected, the DCA field office will conduct HQS Inspection (if unit fails the inspection, the landlord has 15 days to abate).
- The HAP Contract is executed between DCA and owner, and the lease is executed between landlord and tenant and the monthly payment will be made to landlord via check run.

**Please Note:** The Section 811 PRA Guidelines and application forms may be amended from time to time as per HUD requirements.
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- In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)
- Additional clarification to these definitions is contained in the REAC PASS Compilation Bulletin which can be found at "http://www.hud.gov/offices/reac/pdf/pass_bulletin.pdf" (24 Pages, 275 KB)
- Only level 3 is applied to independent Health & Safety deficiencies.
- In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.
### Uniform Physical Condition Standards - Comprehensive Listing

**Inspectable Area: Building Exterior**

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### Uniform Physical Condition Standards - Comprehensive Listing

**Inspectable Area:** Building Systems

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- In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB)
- Additional clarification to these definitions is contained in the REAC PASS Compilation Bulletin which can be found at "http://www.hud.gov/offices/reac/pdf/pass_bulletin.pdf" (24 Pages, 275 KB)
- Only level 3 is applied to independent Health & Safety deficiencies.
- In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.
### Uniform Physical Condition Standards - Comprehensive Listing

#### Inspectable Area: Unit

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</tr>
<tr>
<td>Inoperable Unit/Components</td>
<td></td>
<td></td>
<td>NLT</td>
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<tr>
<td>Leaking Valves/Tanks/Pipes</td>
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<td></td>
<td>NLT</td>
</tr>
<tr>
<td>Pressure Relief Valve Missing</td>
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</tr>
<tr>
<td>Rust/Corrosion</td>
<td></td>
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</tr>
<tr>
<td><strong>HVAC System</strong></td>
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<tr>
<td>Convection/Radiant Heat System Covers Missing/Damaged</td>
<td></td>
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<tr>
<td>Inoperable</td>
<td></td>
<td></td>
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<tr>
<td>Misaligned Chimney/Ventilation System</td>
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<td>LT</td>
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<tr>
<td>Category</td>
<td>Description</td>
<td>Level</td>
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<tr>
<td>Kitchen</td>
<td>Noisy/Vibrating/Leaking</td>
<td></td>
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<tr>
<td></td>
<td>Rust/Corrosion</td>
<td></td>
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<tr>
<td></td>
<td>Cabinets - Missing/Damaged</td>
<td>NLT</td>
<td></td>
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<tr>
<td></td>
<td>Countertops - Missing/Damaged</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Dishwasher/Garbage Disposal - Inoperable</td>
<td>NLT</td>
<td></td>
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<tr>
<td></td>
<td>Plumbing - Clogged Drains</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Plumbing - Leaking Faucet/Pipes</td>
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<tr>
<td></td>
<td>Range Hood/Exhaust Fans - Excessive Grease/Inoperable</td>
<td></td>
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<td></td>
<td>Range/Stove - Missing/Damaged/Inoperable</td>
<td>NLT</td>
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<td></td>
<td>Refrigerator - Missing/Damaged/Inoperable</td>
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<tr>
<td></td>
<td>Sink - Damaged/Missing</td>
<td>NLT</td>
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<tr>
<td>Laundry Area (Room)</td>
<td>Dryer Vent - Missing/Damaged/Inoperable</td>
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<tr>
<td>Lighting</td>
<td>Missing/Inoperable Fixture</td>
<td>NLT</td>
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<tr>
<td>Outlets/Switches</td>
<td>Missing</td>
<td>LT</td>
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</tr>
<tr>
<td></td>
<td>Missing/Broken Cover Plates</td>
<td></td>
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<tr>
<td>Patio/Porch/Balcony</td>
<td>Baluster/Side Railings Damaged</td>
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<tr>
<td>Smoke Detector</td>
<td>Missing/Inoperable</td>
<td>LT</td>
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<tr>
<td>Stairs</td>
<td>Broken/Damaged/Missing Steps</td>
<td>NLT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Broken/Missing Hand Railing</td>
<td>NLT</td>
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<tr>
<td>Walls</td>
<td>Bulging/Buckling</td>
<td></td>
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<tr>
<td></td>
<td>Damaged</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Damaged/Deteriorated Trim</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Peeling/Needs Paint</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Water Stains/Water Damage/Mold/Mildew</td>
<td></td>
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<tr>
<td>Windows</td>
<td>Cracked/Broken/Missing Panes</td>
<td>NLT</td>
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<tr>
<td></td>
<td>Damaged Window Sill</td>
<td></td>
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<tr>
<td></td>
<td>Missing/Deteriorated Caulking/Seats/Glazing Compound</td>
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<tr>
<td></td>
<td>Inoperable/Not Lockable</td>
<td>NLT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Peeling/Needs Paint</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Security Bars Prevent Egress</td>
<td>LT</td>
<td></td>
</tr>
</tbody>
</table>

- In order to accurately categorize a deficiency as a "Level 1", "Level 2" or "Level 3" (including independent Health & Safety items), you must refer to the Final Dictionary of Deficiency Definitions (PASS) Version 2.3, dated 03/08/2000. This document can be found at "http://www.hud.gov/offices/reac/pdf/pass_dict2.3.pdf" (325 Pages, 343 KB).

- Additional clarification to these definitions is contained in the REAC PASS Compilation Bulletin which can be found at "http://www.hud.gov/offices/reac/pdf/pass_bulletin.pdf" (24 Pages, 275 KB).

- Only level 3 is applied to independent Health & Safety deficiencies.

- In the H&S column, NLT is a "Non-Life Threatening" Health & Safety concern whereas LT is a "Life Threatening" concern which calls for immediate attention or remedy and will show up on the Exigent Health and Safety Report at the end of an inspection.
New Jersey Housing and Mortgage Finance Agency

Section 811 Project Rental Assistance Program

APPLICATION
New Jersey Housing and Mortgage Finance Agency
Section 811 Project Rental Assistance Program
Application - Exhibit D

Applications will be accepted on a rolling basis until all Section 811 PRA are committed.

PART 1: APPLICANT INFORMATION

Applicant Name: _____________________________________________________________

Contact Name: ___________________________ Position/Title: ______________________

Mailing Address: ______________________________________________________________________

City: ___________________________ State: ______ Zip Code: ______ County: ____________

Phone: ___________________________ Email: _________________________________

Owner/Sponsor Name (If different from above): _______________________________________

Contact Name: ___________________________ Position/Title: ______________________

Mailing Address: ______________________________________________________________________

City: ___________________________ State: ______ Zip Code: ______ County: ____________

Phone: ___________________________ Email: _________________________________

Mgmt. Company*: _____________________________________________________________________________

Mgmt. Company: _____________________________________________________________________________

*Fill the above even if it is self-managed

Contact Name: ___________________________ Position/Title: ______________________

Mgmt. Company Address: ______________________________________________________________________

City: ___________________________ State: ______ Zip Code: ______ County: ____________

Phone: ___________________________ Email: _________________________________
Application - Exhibit D (Continued)
PART 2A: PROJECT INFORMATION

Project Name: ________________________________  NJHMFA#: __________________

Address: ________________________________________________________________

City: _____________  State: ______  Zip Code: ________  County _____________

No. of Buildings: ______  Total No. of Units: _________  Number of Stories: ______

Total Sq. Footage: _________________  Year Project was Built: ________________

Type of Construction: _________________  New: _________  Rehab: _____________

Number of Existing Set-Aside Special Needs Units (If applicable): ________________

Financing Information

Existing Mortgage(s): _________________________________________________________

Lender: _________________________________________________________________

Lien Position: ____________________________________________________________

Lender: _________________________________________________________________

Lien Position: ____________________________________________________________

Social Service Provider (if applicable):

Name: ________________________________  Address: ____________________________

City: ________________________________  State: ______  Zip Code: ___________

Contact Name: ___________________  Position/Title: ____________________

Phone: ___________________________  Email: ________________________________
Application - Exhibit D (Continued)
PART 2B: PROJECT DESCRIPTION

Please provide a description of the property on a separate page that includes information such as floor plan, proximity to various amenities and tenant services. Please include the number of units of each type that are currently occupied and are currently vacant. Please also describe the property’s policies regarding background checks and tenant selection plan.

Nearest public transportation option (in miles): ________________________________

Type of Public Transportation:
Bus: _______ Light Rail: _______ Other: _________

Property Amenities:
☐ Fitness Center ☐ Washer/dryer on-site ☐ Other: _________________
☐ Washer/dryer in-unit ☐ Community Room ☐ Other: _________________

Please Mark Which Utilities are Paid by the Tenant:
☐ Household Electric ☐ Air Conditioning
☐ Cooking (choose ☐ GAS or ☐ ELECTRIC) ☐ Heat (choose ☐ GAS or ☐ ELECTRIC)
☐ Hot Water (choose ☐ GAS or ☐ ELECTRIC) ☐ Other: _________________ (describe)

Current Occupancy and Vacancy:
Please complete the chart below indicating the number of vacant and occupied units by bedroom size.

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupied</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td></td>
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<tr>
<td>Total</td>
<td></td>
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</tr>
</tbody>
</table>
Application - Exhibit D (Continued)

PART 3: NUMBER OF SECTION 811 PRA UNITS REQUESTED

Total Number of Units at the Property:______________________________

Total Number of Requested Units:______________________________

Projects Under Construction:
- One bedroom accessible units (34% AMI):____________
- One bedroom non-accessible units (34% AMI):________
- Two bedroom accessible units (34% AMI):________
- Two bedroom non-accessible units (34% AMI):________
- Two bedroom accessible units (50% AMI):________
- Two bedroom non-accessible units (50% AMI):________

Existing Projects:
- One bedroom accessible units (34% AMI):____________
- One bedroom non-accessible units (34% AMI):________
- Two bedroom accessible units (34% AMI):________
- Two bedroom non-accessible units (34% AMI):________
- Two bedroom accessible units (50% AMI):________
- Two bedroom non-accessible units (50% AMI):________

Total Number of Units Currently Set Aside for Persons with a Disability:____________________

Total Number of Units Presently Receiving Project Based Rental Assistance Payments:________
Application - Exhibit D (Continued)

PART 4: APPLICANT SIGNATURE

The undersigned applicant hereby makes application to NJHMFA for the Section 811 PRA Demo Program.

__________ Number of Requested Section 811 PRA Demo Program Units

Signature:________________________________________

Printed Name:____________________________________

Title:____________________________________________

Please return two copies of completed application and supporting documentation attention to:

Property Management Division
New Jersey Housing and Mortgage Finance Agency
637 S. Clinton Avenue
P.O.Box 18550
Trenton, NJ 08650-2085
609-278-7400