



Converting PRA projects to SRA

March 18, 2021



Agenda



- Welcome & Introductions
- What are PRA and SRA?
- Why convert?
- Similarities & Differences between PRA and SRA
- Next Steps for Conversion
- Questions

PRA & SRA

Project-based Rental Assistance (PRA)

- Owner of a building leases subsidized units to participants
- Participants do not retain rental assistance if they move

Sponsor-based Rental Assistance (SRA)

- Sponsor leases subsidized units they own or lease to participants
- Participants may retain rental assistance if they move – contingent on sufficient funding

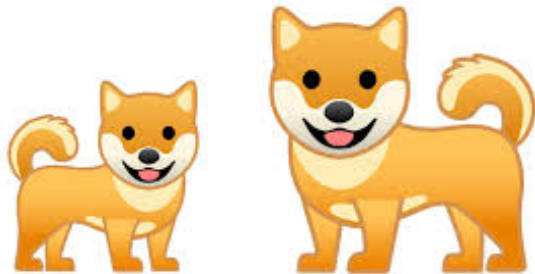


Why convert from PRA to SRA?

- Reduce underspending
- Enhance tenants' housing choices
- Create housing options for participants who cannot secure a lease



PRA & SRA Similarities



- Does not change amount of CoC funds or number of participants committed in project application.
- Non-profit sponsor leases units they own at the congregate project to CoC participants.
- Participants pay their rent share to sponsor.
- DMHAS pays subsidized portion of rent to sponsor.
- Most requirements are the same, e.g.,
 - HQS
 - Rent Reasonableness
 - Income Determination
 - Rent Calculation

Key Differences between PRA and SRA

- SRA participants may retain rental assistance if they move out of the congregate project
 - SRA sponsor can lease scattered site units if sufficient funds are available.
- SRA sponsor subleases scattered site units to participants – enables housing people who cannot obtain a lease.
- SRA sponsor pays full rent (tenant and subsidy shares) to landlord for scattered site units.



Transfer Options for Congregate Tenants

Situation	Transfer Options
Tenant no longer needs services and wants to move on	Moving On Voucher, Public Housing, Housing Choice Voucher, self-paid
Tenant no longer needs on-site services, wants to stay in PSH, & can document met DedicatedPLUS criteria immediately prior to PSH entry	Transfer via CAN to a TRA project
Tenant no longer needs on-site services, wants to stay in PSH, & cannot document DedicatedPLUS	Stay in SRA project and move to a scattered site unit, if funds are available

Other Considerations

- Adequate funds to support leased scattered site units?
- Ability to provide services to additional participants in scattered site housing?
- If a project overcommits, DMHAS to transfer participant to another project ensuring:
 - Housing for participant is not disrupted; and
 - Sponsor retains adequate rental assistance funds to support congregate units





Other Considerations (2)

- Commitment to number of households served will not change; project can reduce through attrition, as needed.
- CAN will fill any congregate project vacancies via By-Name List.



Next Steps

- Review this information with your agency.
- By **4/16/21** notify Alice (Alice.Minervino@ct.gov) of whether:
 - You will seek a conversion to SRA; or
 - Provide a justification for why you will remain PRA.

Next Steps for Conversions

- DMHAS will submit requests to HUD to make the changes.
- Once HUD approves, DMHAS will execute grant agreement amendments and notify subrecipient agencies of the effective date of the change.



Questions?

Lauren Pareti

lpareti@housinginnovations.us

Alice Minervino

Alice.Minervino@ct.gov



CoC Support - Contact Info

CT BOS CoC

ctboscoc@gmail.com

Suzanne Wagner

swagner@housinginnovations.us

Howard Burchman

hburchman@housinginnovations.us

Andrea White

awhite@housinginnovations.us

Lauren Pareti

lpareti@housinginnovations.us

Myles Wensek

mylesw@housinginnovations.us

Liz Isaacs

lisaacs@housinginnovations.us

Shannon Quinn-Sheeran

shannon@housinginnovations.us

