Section 811 Project-Based Rental Assistance (811 PRA)

The 811 PRA program provides project-based rental assistance for extremely low-income persons with disabilities linked with long-term services. The program is made possible through a partnership between the Wisconsin Housing and Economic Development Authority (WHEDA) and the State of Wisconsin Department of Health Services (DHS).

OVERVIEW

PRA funds will be used as rental assistance for WHEDA-financed rental units, including Low-Income Housing Tax Credits (LIHTC) units. PRA funding will cover the difference between the rent the household can afford, paying no more than 30% of income for rent, and up to the contract rent for the unit. WHEDA will operate the rental housing subsidy for participating properties.

PARTICIPATING AREAS

Units Are Available in: Dane, Columbia, Grant, Portage, Milwaukee, Vilas County

TARGET POPULATION

The target population for Section 811 PRA Program units in Wisconsin will be persons with disabilities who are exiting institutions and desire to return to community living, or those at risk of institutionalization or homelessness because of loss of housing or the substandard quality of their current housing. Their primary barrier to returning to the community or remaining in the community is lack of suitable and affordable housing.

ELIGIBILITY

Eligible Tenants

To occupy a Section 811 unit, a person must meet the following eligibility criteria:

- Disabled as defined by HUD 811 guidelines
- Total Household Income: at or below 30% of AMI (Area Median Income)
- Eligible for one of several home and community-based waiver programs such as:
  - Family Care / Family Care Partnership
  - IRIS (Include, Respect I Self-Direct)
  - Children's Long Term Support Waiver (CLTS)
  - Medicaid Housing Initiative
  - Children's Health Insurance Program Housing Support Initiative
- Between 18-61 years old at move-in
- Referred by a qualified referral agent

WAITLIST AND REFERRALS

WHEDA and DHS are designated managers of the waitlist. Waitlists are now OPEN. Agencies funded or contracted by DHS are responsible for generating referrals for the Section 811 PRA program.

SUPPORT

Scan the QR code or visit wheda.com/developers-and-property-managers/property-managers/section-811 for more information.

For all other questions please email 811pra@wheda.com.