



WHEDA

WISCONSIN HOUSING AND
ECONOMIC DEVELOPMENT AUTHORITY

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 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 fair market rent for the unit. WHEDA will operate the rental housing subsidy for participating properties.

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 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 Properties

Properties eligible for the Section 811 PRA Program may be new construction, rehabilitation, or existing properties owned by a nonprofit, public, or a private entity. Properties must also meet the following requirements:

- No more than 25% of the total units can be used for supportive housing or have occupancy restrictions or preferences for people with disabilities (including 811 PRA units)
- Properties must have a minimum of five housing units
- Awards must be layered with a tax credit award for monitoring purposes
- 811 PRA units may not be part of another project-based subsidy program
- No existing use restrictions

Eligible Tenants

In order to occupy a Section 811 unit, a person must meet the following eligibility criteria:

- Total Household Income: at or below 30% of AMI (Area Median Income)
- Medicaid recipient (determined by Medicaid number) or Medicaid eligible
- Disabled as defined by HUD 811
- Between 18-62 years old
- Referred by a qualified agent

Participating Areas

Units Are Available in: Milwaukee County, Dane County, Racine County, Columbia

Waitlist and Unit Availability

WHEDA and DHS are designated managers of the waitlist. Waitlists are now OPEN.

Support

For all other 811 Questions go to wheda.com/811