Wisconsin Housing and Economic Development Authority (WHEDA)
SECTION 811 PROJECT RENTAL ASSISTANCE PROGRAM

Program Overview

WHEDA, in partnership with the Wisconsin Department of Human Services (DHS), administers the HUD Section 811 Project-Based Rental Assistance Program (811 PRA).

The purpose of Section 811 PRA is to expand the supply of supportive housing that promotes and facilitates community integration for disabled individuals who are homeless or at risk of homelessness.

Awarded properties enter a Rental Assistance Contract (RAC) with WHEDA and receive monthly Housing Assistance Payments (HAP) by submitting payment vouchers in TRACS. The term of the RAC is 20 years and the Land Use Restriction Agreement (LURA) is 30 years.

Additional requirements for eligible 811 PRA properties include (but are not limited to):

- 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
- Tenants must be extremely low income (30% AMI) or below
- Tenants must be between the ages of 18-61

If this application is submitted prior to a tax credit award, an approval is considered conditional upon the project receiving a tax credit award in the current allocation cycle.

Program Understanding & Experience Certification

Please complete the certification below indicating that you understand the 811 PRA program requirements and attest to the below required experience. Please note that WHEDA may request documentation to support the following experience to determine distribution of 811 PRA funding.

a) Experience with housing or programs that serve people with disabilities
b) Experience with reasonable accommodation
c) Knowledge of fair housing
d) Experience and track record of affirmatively furthering fair housing
e) Certified WHEDA management agent in current allocation cycle

I, _____, certify that _____ (ownership entity)

understands the 811 PRA program and related experience requirements and that

_____ (project name) meets all program criteria.

Signature: _____ Date: _____

WHEDA

APPLICATION FOR SECTION 811 PROJECT RENTAL ASSISTANCE

A separate application is required for each site/project in which 811 PRA funding is sought. If the project is a scattered site, one application may be submitted if all addresses are identified clearly.

FEE: A fee of $250.00 must be provided with each application. This fee does not guarantee PRA 811 funding.

Ownership Entity Name: _____

Project Name: _____

Tax credit/loan # (if applicable): _____

Unit/Project Information

a) The units for which 811 PRA funding is requested are: ☐ existing vacant units
☐ already under renovation/construction
☐ to be renovated
☐ not yet under construction/to be built

b) Date of original construction: _____ OR

Proposed date of project completion (i.e., date units will be ready for occupancy): _____

c) Number of proposed 811 PRA units: _____
Total number of units in the project: _____

d) Project Address(es):
If all units are in one building, list building address once but include unit numbers, if known. If more than one building, specify address(s) for **each** building.

Building #	Complete Building Address(es) street, unit number(s), town/city, state, ZIP:	Bedroom Size	# of proposed 811 PRA units

e) Intended Resident Population (check all that apply):
☐ Elderly (62 years and over)
☐ Persons receiving supportive services, other than 811 PRA
☐ Families
☐ Disabled

f) Indicate below if any other units within the proposed project have another form of assistance.

- ☐ Low-Income Housing Tax Credits
- ☐ Section 236 Rental Housing Program
- ☐ 221d FHA Insurance Program for Multifamily or Cooperative Housing
- ☐ Section 202 Supportive Housing for the Elderly
- ☐ Section 811 Supportive Housing for Disabled Persons
- ☐ HOME Investment Partnership Program
- ☐ Housing Stabilization Funds
- ☐ Community Development Block Grant funds
- ☐ HUD-insured or co-insured mortgages
- ☐ Federal Home Loan Bank housing program funds
- ☐ Tenant-based or Project-based Section 8 Housing Choice Vouchers
- ☐ Farmers Home Administration
- ☐ Transitional Assistance Program
- ☐ Rapid Rehousing Program
- ☐ Rental Housing Assistance Support Service
- ☐ Wisconsin Housing Trust Fund
- ☐ Other federal, state, or local subsidized housing assistance: _____

g) How many units of the total requested for 811 PRA assistance are accessible (describe number and type of accessible features)?

Number	Accessible Features

h) Current/Proposed Rents
Indicate rents for all units in the project (including non-assisted units) by unit size and unit assistance type (i.e., 811 PRA, market rate, 30%-80% AMI, etc.)

Identify Building or Units	Unit Size (0 for Studio, 1 for 1 Bedroom, etc.)	Unit Assistance Type	Current Rent, if applicable	Requested Rent

i) Statement of services, maintenance, equipment, and utilities provided by the Owner:

(1) Services and Maintenance _____
_____

(2) Equipment: _____
_____

(3) Utilities: _____
_____

Threshold Point Scoring

The following criteria will determine points awarded for each application. To be considered, the project must meet all requirements as outlined above and **a minimum threshold of 8 points**. Applications will be reviewed within 15 days of receipt. Applications received and evaluated within the same timeframe may be prioritized based on highest point totals. WHEDA reserves the right to approve or deny applications based on availability of funding, feasibility of the project, and other project considerations.

1) Do you have a Memorandum of Understanding (MOU) with a service provider?
☐ Yes ☐ No (Y - 2 points)

If yes, provide name of service provider and submit the MOU with your application, if available. If an MOU is not yet available, you will be required to provide a copy to WHEDA prior to execution of a RAC.

_____

2) Will supportive services be offered on-site?
☐ Yes ☐ No (Y – 2 points)

If yes, describe below and attach supporting documentation.

_____

3) Does the management company this property will utilize have experience in the 811 PRA Program?
☐ Yes ☐ No (Y - 2 points)

If yes, indicate experience and attach supporting documentation.

_____

4) 811 PRA tenants must qualify at or below extremely low income (30% AMI). The property may elect HAP rental reimbursement for up to 60% AMI rent or Fair Market Rent (FMR), whichever is lower. To utilize 811 PRA funding on as may projects as possible, applications will be awarded more points for rent levels below 60% AMI. Please indicate the number of units at each rent level below 60% AMI.

30% AMI Rent (3 points/unit)	# of units: _____
40% AMI Rent (2 points/unit)	# of units: _____
50% AMI Rent (1 point/unit)	# of units: _____

Self-score total points (8 points minimum threshold) _____

Attestation & Certification

I, _____ (ownership name), attest and certify that all the information herein contained is true and accurate to the best of my knowledge. I certify that the units proposed for 811 PRA are vacant and that I am not displacing any existing tenant to qualify for this program. I understand and agree to abide by the 811 PRA program requirements to select eligible tenants for vacant units from referrals made to me by WHEDA/DHS. I certify that neither I, nor my partners, are on the U.S General Services Administration list of parties excluded from Federal procurement and non-procurement programs. I agree to provide information concerning any participant/principal who is not known at the time of this submission to WHEDA as soon as the principal is known. I further certify that there is no conflict of interest by owner or any of these parties that would be a violation of the 811 PRA Contract.

_____

Ownership Signature Date

_____

Name & Title

Contact Name: _____

Phone Number: _____

Email Address: _____

Print Form **Save Form**

NOTE: This is the end of the WHEDA 811 PRA application. If the project is awarded 811 PRA funding, Exhibits 1 & 2 on the following pages will be required before the execution of a RAC.

Exhibit 1: iREMS Record Information
To be completed prior to execution of a RAC.

This Exhibit shows the additional fields that will be inputted into the project's iREMS record.

I. Owner Information
- a. Owner Entity TIN #: _____
- b. Owner Entity DUNS #: _____
- c. Owner Legal Structure (e.g., Limited Partnership): _____
  _____
- d. Mortgagor Type (e.g., Non-Profit, Profit Motivated): _____
- e. Owner Contact Information:
  Name of Contact Individual: _____
  - **i.** Mailing Address: _____
    _____
  - **ii.** Phone: _____
  - **iii.** Fax: _____
  - **iv.** Email: _____

II. Management Agent Information
- a. Management Agent Legal Name: _____
- b. Management Agent Address: _____
- c. Management Agent TIN #: _____
- d. Management Agent Effective Date: _____
- e. Management Agent Certification: ☐ Yes ☐ No
- f. Management Agent Contact Information
  - **i.** Name of Contact Individual: _____
  - **ii.** Mailing Address: _____
    _____
  - **iii.** Phone: _____
  - **iv.** Fax: _____
  - **v.** Email: _____

III. Property Information
- a. Building Type:
  ☐ Row ☐ Townhouse ☐ Detached ☐ Semi-Detached
  ☐Mid-Rise ☐ Walk-up/Garden ☐ High-Rise/Elevator
- b. Building Count (enter numeric value):
  _____
- c. Site Manager Contact Information:
  - i. Name of Contact Individual: _____
  - ii. Mailing Address: _____
    _____
  - iii. Phone: _____
  - iv. Fax: _____
  - v. Email: _____

Exhibit 2: Environmental Report
To be provided prior to execution of a RAC.

All existing properties are required to conduct an Environmental Review, components shown below prior to the execution of the RAC, in accordance with the following provisions of PRA 215.

See Program Guidelines at the following: https://www.hudexchange.info/resources/documents/Section-811-PRA-Demo-Coop-Agreement-Exhibit-5-Program-Guidelines.pdf