Docusign Envelope ID: 669BE360-AECB-8C1D-8229-A116C7D3FCE3

Section 811 Project Rental Assistance Program

INTERAGENCY PARTNERSHIP AGREEMENT

Between

The State of Wisconsin Department of Health Services And

The Wisconsin Housing and Economic Development Authority

Amended July 2026

I. Purpose

The purpose of this Interagency Partnership Agreement is to establish a formal structure for continued collaboration between the Wisconsin Housing and Economic Development Authority (WHEDA) and the State of Wisconsin Department of Health Services (DHS) for the implementation of housing and services associated with the US Department of Housing and Urban Development (HUD) Section 811 Project Rental Assistance Program (Section 811 PRA Program). The Parties wish to enter into this Agreement to facilitate the delivery of permanent supportive housing for extremely low-income persons with disabilities consistent with the Frank Melville Supportive Housing Investment Act of 2010. This Interagency Partnership Agreement (Agreement) sets forth the responsibilities of WHEDA and DHS related to the Section 811 PRA Program. This Agreement incorporates by reference the Section 811 PRA Program Implementation Plan, which provides the detailed operation framework for program execution.

II. Term

This Agreement shall become effective upon execution by both parties and shall remain in effect for the duration of the HUD Section 811 Project Rental Assistance (PRA) Cooperative Agreement between the Wisconsin Housing and Economic Development Authority (WHEDA) and the U.S. Department of Housing and Urban Development (HUD), unless terminated earlier in accordance with the provisions of this Agreement.

III. Definitions

Wisconsin Housing and Economic Development Authority (WHEDA): the applicable State Housing Agency that administers Wisconsin's allotment of Low Income Housing Tax Credits and other housing resources.

Wisconsin Department of Health Services (DHS): the State Medicaid Agency, which oversees the operations of Wisconsin's health and human services system, provides administrative oversight of health and human services programs, and provides direct administration of some programs.

Eligible Tenants: Section 811 PRA funds can only be provided to support units for Extremely Low-Income Families (as defined below) where at least one person must be an individual with a disability, 18 years of age or older and less than 62 years of age at the time of admission into the property. The target population and priorities for eligibility are further defined in Section V.

Extremely Low-Income Family: A family whose annual income does not exceed 30% of the area median income ("AMI") published by HUD for the area in which the family lives, as adjusted for family size.

Institution: A skilled nursing facility (certified under 42 CPR, 442, Subpart C), an intermediate care facility for persons with intellectual disabilities or an institution for mental disease.

Persons with Disabilities: Person with disabilities shall have the meaning provided in Section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013(k) (2)) subject

Docusign Envelope ID: 669BE360-AECB-8C1D-8229-A116C7D3FCE3

to the targeting criteria in Section V. The term "person with disabilities" shall also include the following:

a. A person who has a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(5)), i.e., if he or she has a severe chronic disability which:

(i) Is attributable to a mental or physical impairment or combination of mental and physical impairments;

(ii) Is manifested before the person attains age twenty-two;

(iii) Is likely to continue indefinitely and;

(iv) Results in substantial functional limitation in three or more of the following areas of major life activity:

(a) Self-care;

(b) Receptive and expressive language;

(c) Learning;

(d) Mobility;

(e) Self-direction;

(f) Capacity for independent living;

(g) Economic self-sufficiency; and

(h) Reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services which are of lifelong or extended duration and are individually planned and coordinated.

b. A person with a chronic mental illness, i.e., a severe and persistent mental or emotional impairment that seriously limits his or her ability to live independently, and which impairment could be improved by more suitable housing conditions.

c. A person infected with the human acquired immunodeficiency virus (HIV) and who also suffers from alcoholism or drug addiction, provided they meet the definition of "person with disabilities" in Section 811 (42 U.S.C. 8013(k) (2)). A person whose sole impairment is a diagnosis of HIV positive or alcoholism or drug addiction (i.e., does not meet the qualifying criteria in section 811 (42 U.S.C. 8013(k) (2)) will not be eligible for occupancy in a Section 811 PRA project.

Referral Resource Agencies: Agencies funded by or contracted by the DHS who will be responsible for generating referrals for the Section 811 PRA Program. These agencies have designated boundaries, generally county lines. Agencies can be Managed Care Organizations (MCOs), county human/social services or community programs agencies, Independent Living Centers, IRIS Consultant Agencies and supportive service provider agencies.

Substandard Housing: For purposes of this program, substandard housing is defined as housing that poses a risk to the health, safety or physical well-being of its occupants, its neighbors and visitors and can include:

- Physical inadequacy: Housing that does not adequately accommodate physical needs of the individual such as having no hot water, no electricity or is unable to be accessed due to a physical disability.
- Community integration: Housing that is not in the least restrictive setting based on the needs and preferences of the individual and limits the individual's access to desired services and community activities.
- Overcrowding: The number of people living in the house is greater than the total number of rooms in the house.
- Instability: No permanent physical address; e.g., motel or rooming house with day or weekly rates or temporary arrangement with family or friends and subject to change without notice.
- Cost burdens: Households that pay more than half of household income for housing and/or live in severely dilapidated conditions have a critical housing need.

Docusign Envelope ID: 669BE360-AECB-8C1D-8229-A116C7D3FCE3

WHEDA Contract Specialist: The designated staff person within WHEDA who will serve as WHEDA's point of contact under this Agreement, and who will be responsible for the various WHEDA functions detailed in this Agreement.

DHS Housing Contact: The designated staff person within DHS who will serve as DHS's point of contact under this Agreement, and who will be responsible for the various DHS functions detailed in this Agreement.

IV. Goals of the Partnership

a. To ensure the availability of integrated, accessible, affordable and safe housing for eligible individuals who are interested in family-oriented, self-directed and consumer-focused housing.
b. To utilize both housing and long-term care infrastructures to provide a network of support that sustains people with serious disabilities in the community.
c. To create linkages and strengthen relationships between community [and state] agencies to provide a wider array of individualized housing options for people with disabilities where they can continue to receive supportive services.
d. To ensure supportive services and housing environments for Section 811 PRA Program residents are of acceptable quality, are readily available and are maintained over time.

V. Implementation Plan

The Parties agree that the Section 811 PRA Program Implementation Plan, as submitted to HUD and as may be amended with HUD approval, is hereby incorporated into this Interagency Partnership Agreement by reference. The Implementation Plan describes the detailed operational workflow, timelines, staffing structure, referral processes, unit selection methodology, and program coordination activities necessary to carry out the Section 811 PRA Program. WHEDA and DHS agree to implement the Program in accordance with the approved Implementation Plan and any subsequent HUD-approved modifications.

VI. Target Population, Available Community Services and Prioritization of Placement

a. 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 are at risk of institutionalization or homelessness because of loss of housing or the substandard quality of their current housing. To qualify for the target population, persons must be disabled per the Section 811 PRA guidelines listed in Section III and the person must meet eligibility requirements for an eligible program as defined below. Their primary barrier to returning to or remaining in the community is lack of suitable and affordable housing.

b. Eligible programs include:

1. Home and community-based waiver (HCBW) programs:

i) Family Care - Family Care operates under combined 1915 (b) and (c) authority and offers a wide range of 1915 (c) waiver services as well as long-term care services under the State Plan (personal care, home health care, nursing home, etc.). Family Care operates in all of Wisconsin's 72 counties.

ii) Family Care Partnership - Family Care Partnership (Partnership) covers all the 1915(c) waiver services as well as all State Plan services, including acute and primary care. Partnership managed care organizations are also Medicare Special Needs Plans and provide the full range of Medicare services to members who are dually eligible for Medicare and Medicaid. Family Care Partnership operates in 37 counties. Four counties have a similar program that combines the 1915 (c) waiver services with Program of All- Inclusive Care for the Elderly (PACE).

iii) IRIS - IRIS (Include, Respect, I Self-Direct) is a fully self-directed program

Docusign Envelope ID: 669BE360-AECB-8C1D-8229-A116C7D3FCE3

that operates under 1915 (c) waiver authority. IRIS is available statewide as an alternative to Family Care for eligible individuals. IRIS participants can also choose to self-direct their personal care under a 1915G) state plan amendment.

iv) Children's Long Term Support Waiver -The Children's Long-Term Support (CLTS) waiver is operated under 1915(a) and (c) authority and serves children up to age 22 with physical disabilities, intellectual/ developmental disabilities or serious emotional disturbances. The CLTS waiver is available statewide.

2. 1915(i) Home and community-based service (HCBS) benefits:
   i) Medicaid Housing Support Services – Beginning February 1, 2025, this benefit provides a set of supportive housing services to Medicaid members who are experiencing or at risk of homelessness and have an identified health need. The supportive housing services provided under this benefit include housing consultation, transition supports, sustaining supports and relocation supports.
   ii) Children's Health Insurance Program Housing Support Initiative -The Wisconsin Department of Health Services is implementing a health services initiative using Children's Health Insurance Program (CHIP) funds to cover a set of supportive housing services for families with dependent children 18 years and younger and individuals who are pregnant. To be eligible families must have an income that does not exceed 200% of the Federal Poverty Level. Families must also be experiencing homelessness as defined by the U.S. Department of Housing and Urban Development. This initiative is supporting a grant program for homeless assistance providers to deliver supportive housing services to eligible families. The Department has selected eight agencies throughout the state to deliver supportive housing services.
   iii) Community Recovery Services (CRS) - This benefit includes Community Living Supportive Services (CLSS) to Medicaid members that meet CRS functional eligibility criteria. The goal of this program is to enable people with mental illness to live with maximum independence within their community while offering members more control over designing the services they receive.
3. Mental Health Programs operated by county human service or community programs agencies under Chapter 51, Wisconsin Statutes:
   i) Community Support Programs (CSP) – The purpose of these programs is to provide effective and easily accessible treatment, rehabilitation and support services in the community for persons with a serious mental illness. Eligible Medicaid members have a minimum of one verified area of functional impairment identified in Wis. Admin. Code § DHS 63.08.

c. Priority for matching applicants to units will be given to people with disabilities who are eligible for HCBW programs.
d. The DHS will be responsible for verifying applicant eligibility for applicable programs.
e. The qualified home and community-based services available to individuals will be consistent with the applicable state and/or federal authority and the needs of the individual.
f. DHS commits to ensuring that applicants referred for the Section 811 PRA Program have access to available services based on the person's assessed needs.
g. Acceptance of services through eligible programs is voluntary for Section 811 PRA Program tenants and participation in services is not a requirement of tenancy.

VII. Major Functions of WHEDA

a. WHEDA is the allocating agency of Wisconsin's allotment of Low Income Housing Tax Credits (LIHTC). Other functions of WHEDA include:
   i. Lending- WHEDA works closely with lenders, developers, local

Docusign Envelope ID: 669BE360-AECB-8C1D-8229-A116C7D3FCE3

government, nonprofits, community groups and others to provide low-cost financing to support affordable housing in Wisconsin. Since 1972, WHEDA has financed more than 88,700 affordable rental units, helped more than 141,800 families purchase a home.

ii. Mortgage Loan Servicing -collection and processing of mortgage loan payments, and escrow processing.

iii. Asset Management- WHEDA provides comprehensive asset management services for WHEDA-financed and LIHTC projects. Such services include, but are not limited to, performing management and occupancy reviews; identifying, tracking and resolving health and safety issues; providing Enterprise Income Verification (EIV) monitoring; analyzing audited financial statements; establishing and administering capital improvement budgets and draws; establishing and administering reserve accounts and draws;

iv. HUD Section 8 Contract Administration - provide Performance Based Contract Administration (PBCA), Traditional Contract Administration (TCA), Housing Choice Voucher Program administration, HAP special claims processing, contract renewals, rent adjustments, utility analysis for WHEDA-financed and LIHTC portfolios.

v. Business Analysis and Quality Assurance- Provides system support, monitor risk ratings, trend and risk reporting, compliance oversight for all Federal programs for PBCA, TCA, WHEDA-financed, LIHTC, and secondary market portfolios.

VIII. Section 811 PRA Program Referral System

The referral system described in this section shall be implemented in accordance with the Section 811 PRA Program Implementation Plan approved by HUD.

a. Emphasys Prescreening, Assessment, Intake & Referral (PAIR)
emphasys-software.com has designed a system to support the HUD Section 811 PRA Program process. PAIR allows for prescreening of individuals for eligibility through an initial questionnaire, collecting more details of those who potentially qualify for continued assessment and intake onto a waiting list, then facilitating the matching and referral of qualified applicants to Section 811 PRA Program property providers with available units. PAIR prescreening is a password-protected internet-based questionnaire used by referral resource workers to quickly determine if their client is a good candidate for the Section 811 PRA Program. PAIR will determine if the client's income qualifies in all counties of interest based on HUD income limits using household income and size. If the client is potentially eligible, the referral resource worker can then complete the intake and the client will be matched with available units or placed on the waiting list pending the availability of an appropriate unit.

b. Referral Process

Step 1: Verification of Target Group Eligibility
An applicant interested in Section 811 PRA Program housing can work with any of the referral resource agencies to be referred for Section 811 PRA Program housing. They will need to complete screening for home and community-based waiver eligibility, the 1915i Housing Initiative, Community Recovery Services, or Community Support Programs even if they choose not to accept services.

Step 2: Pre-Screening
Designated and trained staff at a referral resource agency will assist in pre-screening the applicant for Section 811 PRA Program housing. Such staff shall use Emphasys PAIR to complete pre-screening of individuals for eligibility through an initial questionnaire. Section 811 PRA Program screening criteria include:

Docusign Envelope ID: 669BE360-AECB-8C1D-8229-A116C7D3FCE3

- Total Household Income: at or below 30% of AMI (published by HUD for the area in which the individual lives, as adjusted for family size);
- Medicaid recipient (determined by Medicaid number), if applicable;
- Disabled as defined for HUD 811;
- 18 or over and below 62 years of age;
- Not a lifetime registered sex offender; and
- Not convicted of methamphetamine production on housing authority property.

Basic personal information, housing and services information is also collected from the applicant at this time. If the applicant is found potentially eligible, they will continue for assessment and intake onto a waiting list.

Step 3: Waiting List

The applicant is added to the waitlist in prioritized order once they are found potentially eligible and the application has been completed. Units are listed on the WIHousingSearch.org locator system. When units are available, they are displayed on the dashboard on the waitlist. The DHS Housing Specialist can filter eligible applicants for matches with available Section 811 PRA Program units.

Step 4: Financial Verification and the Lease

The owner/management agent of the unit will complete remaining eligibility checks including disability status. They will then conduct the final verification of income to determine the tenant portion of monthly rent using Enterprise Income Verification and third-party verifications, enter into a HUD Section 811 PRA Program lease and perform annual re-certifications of income as required by the Section 811 PRA Program.

IX. Roles and Responsibilities:

a. Outreach and Referral

Eligible individuals will be informed of the availability of Section 811 PRA Program units through communication with referral resource agencies who are also stakeholders in the project. To provide outreach to eligible applicants, the DHS Housing Specialist and WHEDA Contract Specialists will work together, based on each agency's area of expertise, to:

i. Provide information and training/technical assistance to referral resource agencies about the new Section 811 PRA Program requirements and the availability of new Section 811 PRA Program units.
ii. Facilitate the matching and referral of qualified applicants to Section 811 PRA Program unit providers with available units.
iii. Provide information sessions to unit developers to clearly define Section 811 PRA Program rules prior to RAC deployment.
iv. Ensure all methods of outreach, referral and management of the waiting list will be consistent with fair housing, civil rights laws and regulations and affirmative marketing requirements.
v. Agree to assist with any necessary marketing strategies.

b. Waiting List Management/New Vacancies

i. Providers will be required to list their Section 811 PRA Program units on WIHousingSearch.org, which can be accomplished directly by phone, online or by fax. Emphasys's Call Center provides phone support to assist property managers in listing their units and encourages thorough documentation of accessibility features of each unit in order to fully support the success of this program.
ii. When Section 811 PRA Program units become available, they are displayed on the "units dashboard" on the waitlist. The DHS Housing Specialist will filter such units for matches with eligible tenants from the project-specific PAIR waitlist.

Docusign Envelope ID: 669BE360-AECB-8C1D-8229-A116C7D3FCE3

iii. The local referral resource will be notified when a match is identified. The tenant must then be screened by the management agent and complete their leasing requirements.
iv. PAIR will track referral, eligibility confirmation, notification of match and placement. This information will be recorded for outcome repolling purposes.

X. Training and Responsibilities:

a. WHEDA and DHS will conduct outreach for this program. WHEDA and DHS will be responsible for training owner/management agents regarding the Section 811 PRA Program, complexities of working with service systems and the service needs of consumers, and the requirements of the Section 811 PRA Program. WHEDA and DHS will link local referral resource staff with owner/management agents in prospective project areas.
b. WHEDA staff will provide cross training to designated DHS staff regarding the HUD Section 811 PRA Program application process, eligibility and waiting list requirements. DHS staff will provide cross training to designated WHEDA staff regarding Medicaid and long-term care program parameters to assist in the collaborative partnership.
c. WHEDA has allocated points for integrated housing to the scoring and ranking of Low-Income Housing Tax Credit applicants as outlined under its Low-Income Housing Tax Credit Qualified Allocation Plan.
d. Subject to HUD modifications and approval by WHEDA's board, WHEDA will allocate points for integrated housing to the scoring and ranking of Low-Income Housing Tax Credit applicants in Low Income Housing Tax Credit Qualified Allocation Plan.
e. WHEDA will process and distribute housing subsidies to property owners/agents and in compliance with applicable federal regulations and HUD Section 811 rules and regulations.
f. WHEDA and DHS will maintain data to be used to measure program performance, in order to ensure quality improvement and for future program evaluation.
g. WHEDA will update its Annual and Five-Year plans when necessary.

XI. Emphasys PAIR Expenses:

a. The Emphasys PAIR system has been utilized for over 10 years, and no startup costs will need to be allocated at this time. WHEDA will apply a portion of the Section 811 PRA Program administrative funds to the pay for any on-going subscription and maintenance costs for the PAIR system. If such expenses are paid by WHEDA prior to receipt of administrative funds under the Section 811 PRA Program award, such expenses shall accrue and be payable upon receipt of such administrative funds.
b. WHEDA will coordinate the implementation and maintenance services of the PAIR system with Emphasys.

XII. Coordination between Partner Agencies

WHEDA and DHS staff will communicate as necessary to ensure implementation of the Section 811 PRA Program.

XIII. Quality and Conflict Management

The programs that will be providing referrals to the Section 811 PRA Program all have quality requirements and DHS staff who oversee quality.

The DHS Housing Contact, in collaboration with the WHEDA Contract Specialist, will be the liaison between the referral resource agencies and the owner/management agent for conflict management. Referral resource agencies and owner management agents should contact the DHS Housing Contact or the WHEDA Contract Specialist when they are not able to resolve conflicts locally. The DHS Housing Contact and the WHEDA Contract Specialist will work with partners to ensure the units and the

Docusign Envelope ID: 669BE360-AECB-8C1D-8229-A116C7D3FCE3

supportive services received are adequate to maintain an individual in the community, and that communication continues to be maintained with the individual where they live.

XIV. Maintaining the Unit

If a tenant is temporarily displaced due to circumstances beyond their control, DHS will work with the referral agency to facilitate the return of the tenant to their original unit. Designated referral resource staff will screen the applicant for disability and long term- care program eligibility, if applicable. They will also assess their need for supportive housing,

XV. Tenant Rights and Eviction

An owner may not terminate the tenancy or refuse to renew the lease of a tenant of a HUD Section 811 PRA Program unit except when:

1) Tenant does one of the following: (a) commits serious or repeated violations of the terms and conditions of the lease, (b) violates Federal, State, or local law, or (c) for other good cause, and
2) By providing the tenant, not less than 30 days before such termination or refusal to renew, with written notice specifying the grounds for such action.
3) Any termination of a lease must also be done in conformity with all applicable state laws.

Signed by:
Debra K Standridge
B176181CD0B8490...
Signature

7/7/2026
Date

Debra K. Standridge

Deputy Secretary

Department of Health Services

Signed by:
Elmer Moore Jr.
3AAFDAAEB09F4EE...
Signature

7/7/2026
Date

Elmer Moore Jr.

CEO and Executive Director

Wisconsin Housing and Economic Development Authority