

Wisconsin 2027-28 Qualified Allocation Plan

Appendix S: 811 Project Rental Assistance (811 PRA) Units

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 that qualify for the target population outlined in the [Interagency Partnership Agreement](#).

Awarded properties enter an initial 20-year Rental Assistance Contract (RAC) with WHEDA and receive monthly Rental Assistance Payments (RAP) by submitting payment vouchers in TRACS. Owners that are awarded 811 PRA funding must also agree to record a minimum 30-year Use Agreement.

Applicants are urged to review the HUD Section 811 PRA Program Materials listed below prior to completing this Project Application. These documents and additional program resources are available on WHEDA's [Section 811 webpage](#).

- Definitions
- Program Guidelines
- Use Agreement (HUD-92238)
- Model Lease (HUD-92236)
- Agreement to Enter into a Rental Assistance Contract (HUD-92240-PRA)
- Part I of the Rental Assistance Contract (HUD-92235-PRA)
- Part II of Rental Assistance Contract (HUD-92237-PRA)

[Program Participation](#)

Applicants must submit a *Request for 811 PRA Utilization on HTC Application*. WHEDA will determine eligibility, apply preference parameters, and notify awarded applicants. Awarded applicants must accept and fully commit to reserving, operating, and maintaining the awarded Section 811 PRA units for the duration required under applicable federal and state regulations.

Failure to adhere to all commitments and programmatic requirements will result in a negative impact to future tax credit applications with WHEDA and non-compliance reporting to the IRS via Form 8823.

Property Eligibility

- No more than 25% of total units may be designated for supportive housing or have preferences/restrictions for persons with disabilities (including 811 PRA units).
- Units cannot have another project-based or long-term housing subsidy.
- Elderly properties or units designated as elderly are not eligible.
- Units designated as 811 PRA units may not have other designations such as Veterans units and may not be part of another project-based subsidy program.

Tenant Eligibility

- Referred through a DHS and WHEDA-managed waitlist by a partnered referral agent.
- Household income at or below 30% of Area Median Income (AMI).
- Eligible for a Home and Community-Based Waiver (HCBW) program.
- Meets HUD Section 811 disability criteria.
- Age 18-61 at move-in.
- Not a lifetime registered sex offender.
- No conviction for methamphetamine production in federally assisted housing.

Threshold Requirements

Applicants must:

- Demonstrate satisfactory 811 PRA or Section 8 experience or partner with a management agent with satisfactory 811 PRA or Section 8 experience.
- Commit the lesser of 11 units or 25% of total units.
- Ensure 100% of 811 PRA units are one-bedroom; if larger units are desired, submit supporting documentation illustrating need.
- **Minimum of one unit must be Type A or Accessible unit.**
- Pair units with 30% AMI set-aside units only.
- Cap rents for committed units to the lesser of 60% AMI or Fair Market Rent (FMR).
- Submit an *Agreement to Enter into a Rental Assistance Contract (ARAC)* upon project selection.
- Execute a *Rental Assistance Contract (RAC)* prior to Placed in Service (PIS) date.
- Ensure a PIS date before January 1, 2030.

Funding Limits

Due to limited funding and capacity, WHEDA will limit the number of awards per application cycle. Not all applications that meet threshold may be awarded.

Prioritization

Applications will be prioritized considering:

- **Location:** preference for Metro Counties
- **Experience:** preference for applicants with successful prior participation in the 811 PRA program
- **Unit size:** preference for one-bedroom units

- **Accessibility:** preference for fully accessible or Type A units as defined by International Council Code (ICC), Chapter 11
- **Non-profit:** preference for non-profit ownership and operation
- Additional criteria as determined by WHEDA

Program Administration Certification

Please complete the certification below indicating that you understand the 811 PRA program requirements and attest to your commitment to administer the program in accordance with the established guidelines. Please note that WHEDA may request documentation to determine distribution of 811 PRA funding.

I, _____, certify that _____

(ownership entity) understands the 811 PRA program and related experience requirements and that

_____ (project name) meets all program criteria.

Signature: _____

Date: _____