The Ohio Housing Finance Agency (OHFA), Ohio Department of Medicaid (ODM), Ohio Department of Developmental Disabilities (DoDD) and the Ohio Department of Mental Health and Addiction Services (OMHAS) have partnered to implement the Ohio 811 Project Rental Assistance (PRA) Program. This program will allow extremely low-income households composed of one or more adults with a disability to live in an integrative setting through rent subsidy and access to supportive services.

How it Works

A referral network administered by the program partners will identify eligible individuals/households ready to move in and match them with participating housing tax credit properties. Residents pay 30 percent of their income towards rent. Income is determined by the same method as all other tax credit residents. The 811 PRA Program will provide rental subsidy to cover the difference between the rental payment and the unit’s 50 percent tax credit rent. Residents will come to the program with a package of voluntary services designed to address their specific needs to maintain tenancy. Owners do not need to provide additional services. A Rental Assistance Contract (RAC), a 20-year agreement between the property owner and OHFA, will establish the rental subsidy calculation and program requirements.

Eligible Households

Extremely low-income adults age 18-61 with a disability or households with at least one adult with a disability.

Eligible Properties

Existing housing tax credit properties and those funded or already in development. A property must have five or more units. Rents on units originally designated at 30 percent of AMGI can be subsidized up to 50 percent of AMGI. Up to 25 percent of the units in the development may be eligible for subsidy under the program. The RAC will include a 30-year use restriction on the assisted units to insure that they remain available for the eligible population.

Application and Forms

If you are a property owner interested in participating in this program, download the Invitation to Apply from the OHFA website at http://ohiohome.org/811pra/default.aspx and follow the instructions for completion and submission.

For questions or to request additional information, please contact Kevin Clark, in the Office of Planning, Preservation and Development, at 614-752-4550 or kclark@ohiohome.org or Wes Watkins, in the Office of Program Compliance, at 614-728-2028 or wwatkins@ohiohome.org.