

# DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Office of Housing

### Housing for Persons with Disabilities (Section 811)

#### SUMMARY OF RESOURCES

(Dollars in Thousands)

	Enacted/ Requested	Carryover	Supplemental/ Rescission	Transfers	Total Resources	Obligations	Net Outlays
2025 Appropriation	256,700	337,000	-	-	593,700	256,638	269,000
2026 Appropriation	287,000	332,572	-	-	619,572	285,000	309,000
2027 President's Budget	266,000	338,572	-	-	604,572	266,000	394,000
Change from 2026	(21,000)	6,000	-	-	(15,000)	(19,000)	85,000

#### PROGRAM PURPOSE

The Housing for Persons with Disabilities program (Section 811) provides project-based rental assistance to very low-income persons with disabilities to live independently in integrated housing settings with community-based support and services. This community-based support and services include case management, housekeeping, and daily living assistance. The assistance under Section 811 covers the difference between HUD-approved operating costs of the project and the tenants' contributions toward rent. Prior year appropriations have also provided (1) capital advance assistance to support new construction or rehabilitation of affordable housing for persons with disabilities, and (2) Section 811 Project-Rental Assistance (PRA), which provides funding to State Housing Finance Agencies (HFAs) for project-based rental operating assistance to privately owned properties housing extremely low-income persons with disabilities. HFAs collaborate with State Health and Human Services/Medicaid Agencies to contract with nonprofit property owners to provide long-term rental assistance with supportive services to persons with disabilities.

#### BUDGET OVERVIEW

The 2027 President's Budget requests \$266 million for the Housing for Persons with Disabilities account, which is \$21 million less than the 2026 Enacted level. This includes: \$262 million for contract renewals and amendments and up to \$4 million for related administrative and other expenses.

#### JUSTIFICATION

The Section 811 Housing for Persons with Disabilities program provides affordable housing for individuals with disabilities. This program promotes independent living through integration within larger affordable housing developments and provides tenants with access to supportive services such as case management, personal assistance, and increased connection to community resources.

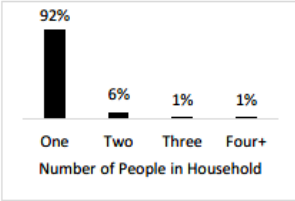
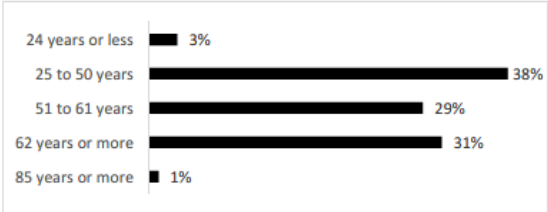
#### PRAC/PAC/PRA Renewals and Amendments - \$262 million

The 2027 Budget provides \$262 million for renewals and amendments of Section 811 Project Rental Assistance Contracts (PRAC), PAC (Project Assistance Contracts), and Project Rental Assistance (PRA) contracts to support affordable rental homes for very low-income persons with disabilities. The requested amount will fully fund rental assistance for approximately 34,000 households under 3,470 contracts requiring renewal or amendment from January 2027 through December 2027. An additional 318 contracts covering 2,850 units will continue to receive monthly assistance in 2027 from initial PRAC awards and other balances obligated in prior years.

**Capital Advance Amendments and Other Expenses - \$4 million**

The Budget provides up to \$4 million for the following contract services:

- Construction inspection for Capital Advance properties;
- Notes servicing for HUD-held notes;
- Commercial portfolio risk analytics and risk modeling; and
- Property Disposition:
  - Specialized inspection property analysis;
  - Marketing and advertisement placement;
  - Appraisals; and
  - Property management relocation services.

<b>Q1 2026 Section 811 Tenant Characteristics</b>																								
<p><b>How many households and people are served?</b></p> <p><b>37 thousand people</b></p> <p><b>33 thousand households</b></p>	<p><b>What are the racial and ethnic characteristics of the tenants?</b></p> <p>56% of the people served are White, non-Hispanic and 44% are in a racial or ethnic minority group.</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th style="font-size: small;">Asian/Pacific Islander</th> <th style="font-size: small;">Black, non-Hispanic</th> <th style="font-size: small;">Hispanic</th> <th style="font-size: small;">Native American</th> <th style="font-size: small;">White, non-Hispanic</th> </tr> </thead> <tbody> <tr> <td>2%</td> <td>30%</td> <td>10%</td> <td>1%</td> <td>56%</td> </tr> </tbody> </table>	Asian/Pacific Islander	Black, non-Hispanic	Hispanic	Native American	White, non-Hispanic	2%	30%	10%	1%	56%	<p><b>What are the characteristics of the heads of household?</b></p> <p>Female headed families with children <b>3%</b></p> <p>Older adults (62+) <b>31%</b></p> <p>People younger than 62 with disabilities <b>68%</b></p>												
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<p><b>How big are the households?</b></p>  <table border="1" style="width: 100%; text-align: center; font-size: x-small;"> <thead> <tr> <th>Number of People in Household</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>One</td> <td>92%</td> </tr> <tr> <td>Two</td> <td>6%</td> </tr> <tr> <td>Three</td> <td>1%</td> </tr> <tr> <td>Four+</td> <td>1%</td> </tr> </tbody> </table>	Number of People in Household	Percentage	One	92%	Two	6%	Three	1%	Four+	1%	<p><b>How old are the heads of household?</b></p>  <table border="1" style="width: 100%; text-align: center; font-size: x-small;"> <thead> <tr> <th>Age Group</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>24 years or less</td> <td>3%</td> </tr> <tr> <td>25 to 50 years</td> <td>38%</td> </tr> <tr> <td>51 to 61 years</td> <td>29%</td> </tr> <tr> <td>62 years or more</td> <td>31%</td> </tr> <tr> <td>85 years or more</td> <td>1%</td> </tr> </tbody> </table>	Age Group	Percentage	24 years or less	3%	25 to 50 years	38%	51 to 61 years	29%	62 years or more	31%	85 years or more	1%	<p><b>What is the share of rent paid by the tenant and HUD?</b></p> <p>Average household contribution: <b>\$348</b></p> <p>Average HUD Contribution: <b>\$644</b></p>
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<p><b>What are the income levels of assisted households?</b></p> <p>Assisted households have an average gross income of <b>\$14,680</b></p> <p><b>84%</b> of households have incomes of \$20,000 or less per year</p>		<p><b>How do household incomes compare to the local area median income?</b></p> <p>Extremely low income (less than 30% AMI) <b>88%</b></p> <p>Very low income (30% to 50% AMI) <b>11%</b></p> <p>Low Income (50% to 80% AMI) <b>1%</b></p>																						

Note: Some percentage totals not equal to 100 due to rounding. Missing values are excluded from reported percentages.  
 Source: Households reported to HUD's TRACS systems (via Form-50059; includes programs: S811 PRA and S811 PRAC) as of 12/2025 with effective dates spanning the prior 18 months.

The average annual household income for Section 811 PRAC tenants is approximately \$14,680. HUD's *Worst-Case Housing Needs: 2025 Report to Congress* found that 16.4 percent of very low-income renter households younger than 62 years old have at least one person with a disability. In 2023, 1.16 million very low-income renters experienced the worst-case needs, as this is attributed to individuals with disabilities having fewer employment options, and the lack of accessible options for suitable housing and workplaces. In addition, the monthly federal benefit rate for an individual with

disabilities is inadequate to cover the housing costs in many markets.<sup>1</sup> The Section 811 programs help to reduce the number of vulnerable individuals with disabilities experiencing worst-case housing needs. With the combined support of affordable and accessible housing, many residents are able to access the necessary community-based services and accommodations.

**Key Assumptions**

For 2027, HUD is requesting legislative authority to maintain property rents at the levels approved in 2026. The renewal amount reflects the full cost of renewing contracts.

**Stakeholders**

HUD collaborates with a range of stakeholders, including property nonprofit owners/managers, State and Local Governments, tenant advocacy organizations, Housing Counseling Agencies, congressional committees, research institutions/think tanks, industry partners, and other Federal Agencies to ensure the successful implementation of the Section 811 program. HUD regularly meets with residents, advocates, State and local officials, owners, and property managers through association meetings, conferences, and individual meetings to disseminate and explain program status and updates and collect feedback to inform program implementation and policy. This collaborative approach helps HUD address challenges, gather feedback, make informed policy decisions, and improve the overall effectiveness of the program.

**SUMMARY OF RESOURCES BY PROGRAM**

(Dollars in Thousands)

Budget Activity	2025 Budget Authority	2024 Carryover Into 2025	2025 Total Resources	2025 Obligations	2026 Appropriation	2025 Carryover Into 2026	2026 Total Resources	2027 President's Budget
Disabled PRAC/PAC/PRA Renewals and Amendments	255,700	88,790	344,490	248,000	287,000	158,000	445,000	262,000
Capital Advance and PRA (Expansion)	-	240,572	240,572	-	-	174,572	174,572	-
Capital Advance Amendments and Other Expenses	1,000	7,638	8,638	8,638	-	-	-	4,000
<b>Total</b>	<b>256,700</b>	<b>337,000</b>	<b>593,700</b>	<b>256,638</b>	<b>287,000</b>	<b>332,572</b>	<b>619,572</b>	<b>266,000</b>

<sup>1</sup> [Worst Case Housing Needs: 2025 Report to Congress](#)

## LEGISLATIVE PROPOSALS AND GENERAL PROVISIONS

### General Provisions

The 2027 President's Budget proposes the following general provisions:

- Transfers of Assistance, Debt, and Use Restrictions: This provision allows the Secretary to authorize the transfer of some or all project-based assistance, debt held or insured by the Secretary, and statutorily required low-income and very low-income use restrictions, if any, associated with one or more obsolete multifamily housing project(s) to a viable multifamily housing project. (Sec. 204)
- Management and Disposition of Certain Multifamily Projects: This provision governs the use of project-based subsidy in connection with managing and disposing of multifamily properties. (Sec. 206)
- Rent Adjustments: The Department provides project-based rental subsidies through programs such as Project-Based Rental Assistance (PBRA), Housing for the Elderly, and Housing for Persons with Disabilities, to approximately 20,000 private multifamily owners, for approximately 1.4 million households. The majority of these contracts are governed by the Multifamily Assisted Housing Reform and Affordability Act (MAHRAA), which requires the Department to provide annual rent adjustments. This provision enables the Department to suspend any requirement, including in MAHRAA, to provide annual rental adjustments in 2027. (Sec. 227)

## APPROPRIATIONS LANGUAGE

The 2027 President's Budget includes the appropriations language listed below.

*For capital advances, including amendments to capital advance contracts, for supportive housing for persons with disabilities, as authorized by section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013), for project rental assistance for supportive housing for persons with disabilities under section 811(d)(2) of such Act, for project assistance contracts pursuant to subsection (h) of section 202 of the Housing Act of 1959, as added by section 205(a) of the Housing and Community Development Amendments of 1978 (Public Law 95-557: 92 Stat. 2090), including amendments to contracts for such assistance and renewal of expiring contracts for such assistance for up to a 5-year term, for project rental assistance to State housing finance agencies and other appropriate entities as authorized under section 811(b)(3) of the Cranston-Gonzalez National Affordable Housing Act, for supportive services associated with the housing for persons with disabilities as authorized by section 811(b)(1) of such Act, and for administrative and other expenses associated with assistance funded under this heading, \$266,000,000, to remain available until September 30, 2030: Provided, That, upon the request of the Secretary, project funds that are held in residual receipts accounts for any project subject to a section 811 project rental assistance contract, and that upon termination of such contract are in excess of an amount to be determined by the Secretary, shall be remitted to the Department and deposited in this account, to remain available until September 30, 2030: Provided further, That amounts deposited in this account pursuant to the preceding proviso shall be available in addition to the amounts otherwise provided by this heading for the purposes authorized under this heading: Provided further, That unobligated balances, including recaptures and carryover, remaining from funds transferred to or appropriated under this heading shall be used for the current purposes authorized under this heading in addition to the purposes for which such funds originally were appropriated.*