

What is HUD 811?

HUD 811 PRA is a permanent supportive housing (PSH) program offering rental assistance and supportive services for people between the ages of 18 and 61 with long-term disabilities, who may have difficulty living successfully in the community and may become homeless or institutionalized without support. Housing supports include things like reminders to pay the rent, help arranging medical appointments, and other services. Only people with disabilities who need these types of supports are eligible for HUD 811.

Who is eligible for 811?

Participants must be assessed by a service provider or licensed professional, and meet the specific disability criteria:

Main Qualifications

- ◇ Be between the ages of 18 to 61 at the time of move in.
- ◇ Have an income at 30% Area Median Income or less (extremely low income) of the county or area the participant wishes to live.
- ◇ At risk of homelessness or homeless, at risk of institutionalization or institutionalized, living in a long-term residential care, and/or exiting foster care.
- ◇ **Cannot** be a registered sex offender or have a previous conviction for producing methamphetamine on the premises of federally-assisted housing.

Definition of Disability for 811

- ◇ **Impairment:** A physical, mental, or emotional impairment as verified by signed documentation by a licensed professional
- ◇ **Duration:** Impairment is long-term and of indefinite duration
- ◇ **Independence:** Impairment impedes an individual's ability to live independently
- ◇ **Housing:** Impairment of such a nature it could be improved by more suitable housing conditions

Tenant-Based v. Project-Based Rental Assistance

Tenant-Based Vouchers are fully portable meaning the housing vouchers are tied to the individual and not to the housing unit. Recipients are responsible for locating housing that accepts the subsidy, and comply with program requirements. *A Housing Choice or Section 8 Voucher would be considered a tenant-based voucher.*

Project-Based Vouchers are stationary housing subsidies. Project-based vouchers are directly linked to the property rather than the tenant. Because the assistance is tied to the unit, an individual who moves from the project-based unit loses the housing assistance unless moving to a different project-based unit. *A HUD 811 Voucher would be considered a project-based voucher.*

Supportive services are fundamental to a participant's success in the HUD 811 program. Our goal is to create lines of strong communication between property staff, service providers, and the participant to ensure the best outcomes. While participants have the option to opt out of services, it has been proven that service engagement and open communication between all entities is important to catch early signs of challenges. Participants can acquire supportive services that include, but are not limited to: referrals and resources, employment assistance, crisis intervention, and housing counseling.

Participants of HUD 811

HUD 811 is a project-based rental assistance program that provides extremely low-income individuals with disabilities and impairments with permanent supportive housing in partnership with service providers. To access the 811 program, participants must be linked to some form of services, but do not have actively be enrolled to remain in the program. HUD 811 has an emphasis on participant choice and encourage participants to make the best choices that will benefit them. Best practices show that participants who chose to enroll in services of their choice have strong support systems in place to conquer challenges that may arise which produces more positive results.

How to Apply to HUD 811

There are a number of ways that a participant can access and apply to the HUD 811 program. Applicants must meet program eligibility requirements in order to receive the rental assistance which includes: extremely low-income, between the ages of 18 and 61 and has a disability or impairment that results in housing instability. Families are welcome (and highly encouraged) to participate. The qualifying family member must meet all eligibility requirements in order to receive the subsidy.**

Local Referral Agents (Community Service Boards, Disability Agencies, and Local Service Agencies)

Step 1. Reach out to a HUD 811 Referral Agent (noted on the HUD 811 Website at dca.ga.gov) to enroll in services and request a referral.

Step 2. The service provider will help you fill out the Participant Qualification Form to determine your household's eligibility.

Step 3. If eligible, you will complete a HUD 811 Participant Referral with your service provider. They will send it to the DCA Office for the HUD 811 Waitlist.

Step 4. DCA will notify you and your service provider when a vacancy is available in your requested county.

Step 5. Tour the property and complete a property application if interested in the location.

Step 6. If approved, then prepare to move in. If denied, the household will be placed back on the waitlist.

House or Lease in Place

Step 1. Reach out to your property to see if they are partners with HUD 811.

If no, then the lease in place is not an option for you at this time.

Step 2. If yes, your property manager will instruct you to fill out the Participant Qualification Form to determine your household's eligibility.

Step 3. If eligible, you will complete a HUD 811 Participant Referral. The Property Manager will send it to the DCA Office.

Step 4. If a subsidy is available, you will be notified of your new payment and will need to change your lease with the property.

If not subsidy is available, your household will be put on the 811 waitlist to be notified when a subsidy becomes available,

Tenant Briefing

Before signing a lease, 811 participant's must take part in a tenancy briefing to ensure that the participant is aware of their rights and responsibilities. At the end of the video, participants will have the opportunity to speak directly with the HUD 811 Program Specialist to ask any questions that they may have before signing their lease.

Documentation You Will Need

To make sure your property application process moves a swiftly as possible, please make sure you have the following documents for your entire household:

- ◇ Disability Documentation
- ◇ Income verification (ie. paycheck stubs, SSDI Docs.)
- ◇ Identification—Birth Certificates and State ID's