

## 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.

## Do you want to become a Referral Agent for HUD 811?

### Steps to become a Referral Agent

**Step 1:** Supportive Services agency interested in accessing the HUD 811 program must complete the Referral Agent form. This form can be found through the Department of Community Affairs website or follow the direct link to:

<https://www.jotform.com/DCA/hud-811-referral-agent-application>

**Step 2:** If approved, the qualified agency may begin submitting participant referrals to HUD 811 Waitlist.

**Step 3:** If available, an 811 referral to a vacant unit may follow based on the county the participant selected.

**Step 4:** A case manager and participant may also request a referral for an advertised vacant unit.

### Qualifications

HUD 811 was created with supportive services in mind. Our goal is to create strong communication between property staff, provider staff, the 811 participant, and DCA. To qualify to become a referral agent for HUD 811, tenancy support is the main criteria to ensure the participant can successfully integrate into their independent living. Tenancy support includes, but is not limited to:

- ◇ Assist with housing appointments and applications
- ◇ Submit reasonable accommodation requests when needed
- ◇ Assist with move-in
- ◇ Maintain relationship with the Landlord
- ◇ Communicate with participant to ensure rent is paid, and on time
- ◇ Crisis planning
- ◇ Assistance in accessing entitlements
- ◇ Peer/Recovery supports

### Referral Agent Activities

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| <ul style="list-style-type: none"> <li>◇ Evaluate 811 program participation and support</li> <li>◇ Funding and/or coordinating the services made available to HUD 811 tenant/participants</li> <li>◇ Conduct outreach to potential tenants and work with households interested in HUD 811 in the counties the agency serves</li> <li>◇ Determining 811 eligibility and/or service eligibility</li> <li>◇ Make referrals to HUD 811 Waitlist</li> </ul> | <ul style="list-style-type: none"> <li>◇ Collecting applicant documentation and assembling applications</li> <li>◇ Assist with requests for reasonable accommodation</li> <li>◇ Provide move-in assistance and/or security deposits, if available</li> <li>◇ Provide ongoing tenancy supports to HUD 811 tenant/participants</li> </ul> |
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*Please note that this is an opportunity for HUD 811 to expand the program's population reach. HUD 811 has a number of vacancies for multiple bedroom units in apartments across the state of Georgia. If your agency has families (the head of household must qualify for 811) in need of housing, we highly encourage you to sign up as a referral agency to begin the placement process.*