

HUD 811 Program Updates



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House/Lease In Place

A Tenant with Disabilities – What Next?

I have a tenant with disabilities who may meet the qualifications... What do I do now?

1. The tenant with disabilities does not need to be the head of household
2. What is his or her age?
 - ❑ Eligible tenants are between 18 and 61 at move in or when their subsidy begins
3. What is the household income?
 - ❑ Their Annual Gross Household Income need to be at 30% AMI or less for the property's county according to HUD

Income Guidelines

- Go to <https://www.huduser.gov/portal/datasets/il.html>
- Go to the page for the property's county in the recent year
- Find the Extremely Low Income Limits
- Calculating the Household Entire Annual Income
- Use the HUD 811 Income Calculation Worksheet to assist with the Total Tenant Payment

Income Guidelines

FY 2018 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2018 Income Limit Area	Median Family Income Explanation	FY 2018 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Troup County, GA	\$50,500	Very Low (50%) Income Limits (\$) Explanation	17,700	20,200	22,750	25,250	27,300	29,300	31,350	33,350
		Extremely Low Income Limits (\$)* Explanation	12,140	16,460	20,780	25,100	27,300*	29,300*	31,350*	33,350*
		Low (80%) Income Limits (\$) Explanation	28,300	32,350	36,400	40,400	43,650	46,900	50,100	53,350

I think they may qualify...



THEN LET'S TRY TO LEASE
THEM IN PLACE!

What is the Lease in Place Process?

Send potential eligible tenants the HUD 811 Information and an Invitation



Interested tenants can independently determine their eligibility online at:
<https://form.jotform.com/DCA/HUD811-ParticipantQualification>

What is the Lease in Place Process?

Eligible Tenants contact property management and complete the HUD 811 Participant Referral Form for Properties



These households are entered into a lottery for available units

What is the Lease in Place Process?

Participants are chosen
from the lottery



Participants are partnered
with a Supportive Services
Provider

What is the Lease in Place Process?

Participants choose to enter into services or not with that Provider



Participants complete a tenant briefing prior to move in

What is the Lease in Place Process?

Participants sign the HUD 811 Model Lease and start receiving the subsidy



Your Property stays in Compliance with 811 – Utilizing all of your units under contract

Guess What?



THIS WORKS FOR
HOUSEHOLDS ON YOUR
WAITLIST TOO!!

HUD 811 Communication

Online Tools

- Vacancy Notification

- <https://form.jotform.com/DCA/HUD811-VacantUnitNotice>

- Monthly Report

- <https://form.jotform.com/GAHUD811/HUD811-PropMonthlyReport>

- File Checklist and Forms

- Includes the Lease Confirmation Form

- <https://www.dca.ga.gov/safe-affordable-housing/homeless-special-needs-housing/hud-811>

Updates

- 811 AOC
 - Separate from the main AOC
 - If a project elected to participate in Integrated Supportive Housing from 2011 to the present
 - **811 AOC must be submitted by March 31st**
 - Submit it after March 31- Developer is subject to adverse scoring on future applications
- 811 Contract Letters
 - RAC Worksheet Due Immediately if it has not already been sent in
 - Property Training for New Contracts
 - February 27, 2019 @ 2pm
 - March 21, 2019 @ 10am
- Bi-Monthly “Just Ask DCA” GoToMeeting/Webinar
 - March 7, 2019 @ 2pm
- HFOP Information Update

Contact Information



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