

HUD 811 Expansion

The Basics

- HUD's Purpose: To provide permanent housing with supportive services for people with disabilities
- HUD Housing Program similar to Project Based Section 8
- Main Qualifications
 - Ages 18 – 61
 - Extremely Low Income (30% AMI)
 - Disabled receiving long term support services
- Must be housed in government funded units (ie. Tax credit properties)
- HUD awarded over \$14 million to the State of GA to help people become housed

Population Expansion – Disability Status

- HUD 811's disability definition/status has been expanded
- Now taking referrals Statewide through Qualified Referral Agents
- Participants must be assessed by the Referral Agent and meet the specific disability criteria:
 - **Impairment:** Does eligible applicant have a physical, mental, or emotional impairment as verified by signed documentation by a licensed professional?
 - **Duration:** Is the eligible applicant's impairment expected to be of long-continued and indefinite duration?
 - **Independence:** Does eligible applicant's impairment substantially impede his/her ability to live independently?
 - **Housing:** Is eligible applicant's impairment of such a nature that such ability could be improved by more suitable housing conditions?
- Disability must be supported by documentation by a Licensed Professional

Referral Process – Referral Agent: All other referrals including MFP

- Agency completes the Referral Agent Application Form.
 - Agency is approved as a Qualified Referral Agent.
 - Qualified Referral Agent submits client referrals to HUD 811.
 - If available, a HUD 811 Referral to an vacant unit may follow based on the county selected in the HUD 811 Participant Referral form.
 - A Case Manager and Client may also request a referral for an advertised vacant unit.

Qualified Referral Agents

- Provide Tenancy Support. For example:
 - Assist with housing appointments and property applications
 - Submit Reasonable Accommodation Requests when needed
 - Help obtain furnishings/household supplies and assist with Move In
 - Communicate with tenant and assure rent is paid, and on time
 - Assistance in Accessing Entitlements
 - Referral to Social Services and Community Resources
 - Peer/Recovery Supports
 - Employment/Supported Employment
 - Facilitation of Community Integration
 - Crisis Planning

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Expectations

General Expectations of Qualified HUD 811 Referral Agents:

- Participation in 811 planning or oversight meetings with DCA
- Funding and/or coordinating the services made available to HUD 811 tenant/participants
- Conducting outreach to potential tenants in accordance with the HUD 811 Affirmative Fair Housing Marketing Plan
- Determining 811 eligibility and/or service eligibility
- Collecting applicant documentation and assembling applications
- Making referrals to DCA and/or Properties
- Assisting with requests for reasonable accommodation
- Providing or helping the tenant find move-in assistance/security deposits
- Providing ongoing tenancy supports to HUD 811 tenant/participants

Steps to Participate

- Access the Referral Agent Application
<https://www.dca.ga.gov/safe-affordable-housing/homeless-special-needs-housing/hud-811/qualified-referral-agent-information>
- Have Questions?
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