HUD 811 Program Updates
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](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
## FY 2018 Income Limits Summary

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

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

- File Checklist and Forms
  - Includes the Lease Confirmation Form
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**
Ilona Nagy, MSW
HUD 811 Program Coordinator
Homeless and Special Needs Housing
Georgia Department of Community Affairs
P: 404-679-3150; C: 470-345-5186
ilon.a.nagy@dca.ga.gov