

811 Housing Program Checklist

The following items must be considered prior to completing an application and referring a client to the Section 811 Project Rental Assistance Housing Program.

Note: This is a process that takes time. There are waitlists. For youths in foster care, it is suggested that a housing plan be completed 6 months prior to turning 18. It is also suggested that they apply for support from this program up to 90 days prior to turning 18. A voucher cannot be issued until the youths attains 18. Applicants already out of foster care can apply any time. Staff working with youths in foster care should contact the administrator of this program to discuss a possible referral, determine eligibility, understand the specific process and timeline.

Eligibility for the Foster Care Population

- Client is 18 years old or older (up to 62) transitioning out of foster care or already out of foster care;
- Client must have an income below the program's income limit found on this table: <https://www.tdhca.state.tx.us/section-811-pra/docs/IncomeLimits.pdf>. The income limit used is the income limit for where the client is moving to (where the property is located), which is not necessarily where the client is currently residing;
- Client may have no income (Zero Income), but some income can help with other expenses. Clients with no income will need access to funding to pay for security deposits and utility deposits.
- Client must be **eligible** for any related Medicaid program at time of application and occupancy.
- Client **does not** need SSI to be eligible.
- Client eligibility subject to criminal background checks; <https://www.tdhca.state.tx.us/section-811-pra/participating-properties.htm>
- Client has a physical or mental disability (verifiable via the HUD 811 verification form);
 - If you are not sure, ask the project 811 team prior to applying; and
- Client is agreeable with housing in approved geographical areas:
 - Austin-Round Rock
 - Brownsville-Harlingen
 - Corpus Christi
 - Dallas-Fort Worth-Arlington
 - El Paso
 - Houston-The Woodlands-Sugar Land
 - McAllen-Edinburg-Mission
 - San Antonio-New Braunfels

- See participating properties here
<https://www.tdhca.state.tx.us/section-811-pra/participating-properties.htm>

Application

- Have you completed the application and reviewed for completeness and accuracy?
- Have you explained the nature of the program to the Applicant?
 - The program is Project Based, meaning The Department funds the unit being occupied
 - There are no transfers to other properties
 - The tenant is responsible for reporting their income annually and any time there is an increase or decrease in income
 - Tenant pays the greater of 30% of adjusted income or 10% gross income towards rent
- Submit application to approved Referral Agent in your area.
- Approved Referral Agent will review and submit application to the Project 811 representative for consideration.

Considerations

- Assistance with Rent and Utilities are the only covered expenses.
- How will other expenses and incidentals be paid for?
- What additional supports are needed?
- Can we apply for a Home Health Aid to help with independent living skills and more?
- If an applicant has a criminal, rental or credit background, Section 811 can potentially pay a property if they are willing to allow the applicant in. In addition, a Request for Reasonable Accommodation after denial for criminal history may also help if the client is denied due to criminal history. See "Barrier Busting" on the TDHCA webpage for how to submit a request for a Barrier Busting Fund payment or a Request for Reasonable Accommodation after denial for criminal history:
<https://www.tdhca.state.tx.us/section-811-pra/referral-agents.htm>

Note: This information is subject to change without notice. Please contact the administrator of this program for the most up to date information regarding the program and comprehensive eligibility details.