

FREQUENTLY ASKED QUESTIONS & ANSWERS

HOUSING CHOICE VOUCHER WAITING LIST OPENING

What is the Housing Choice Voucher (Section 8)?

The Housing Choice Voucher was previously termed Section 8. It is the name for the HUD Rental Assistance program.

How does the Housing Choice Voucher (HCV) work?

In the Housing Choice Voucher Program, participants have a limited time to find suitable housing offered by a private owner. The rent to the owner will be subsidized using a Voucher issued by the Housing Authority (HA). Any housing selected must meet local codes and federal standards called Housing Quality Standards (HQS). A family will not pay more than 40% of their adjusted income in rent. All Voucher units must meet a rent reasonableness test, i.e., the rents cannot be higher than similar units in the area. In the HCV Program, families pay their share of the rent directly to the property owner or manager and the HA will pay the remainder.

The amount of subsidy for which a family will qualify will be based on two things – the family's income and the zip code where they choose to rent a unit.

How do I apply for the HCV Program?

The Dallas Housing Authority will be opening our HCV Waiting List from 8am on May 10th until 6pm on May 11th, online at www.yardiy1.com/dha/. All applicants must apply online during this time.

What if I applied online on April 6th?

All applicants that applied online on April 6th will have to reapply during this process on May 10th and May 11th.

Can I come to your office to apply?

No, the only applicants that we will assist in our office are those with documented disabilities that will need assistance completing the pre-application. Applications will not be accepted in person from non-disabled applicants.

What if I do not have a computer or internet access at home can I come to your office?

No, you will have to visit a public library or a social service agency in order to apply. Please visit www.dhadal.com for a full listing of local public libraries with internet access.

How do I know my pre-application was submitted?

Once the pre-application is completed and submitted, you will receive a confirmation number. Retain the confirmation number provided as documentation of your submission.

Does it matter when I apply?

No, as long as you apply between the hours of 8am on May 10th and 6pm on May 11th. All applicants will have an equal opportunity to be ranked on the waiting list.

What is a 'Lottery System'?

The 'Lottery System' is used to assign an order in which applications are processed when multiple applications are received with the same application date (when taking on-line applications). The lottery system is not based on date and time of application, therefore, applicants can apply anytime during the open application period and the order of applicants on the final waiting list will be in random order through a lottery.

How many applicants will be selected after the lottery is complete?

Once all applications are received and the waiting list closes at 6pm May 11th, a computerized system will randomly and anonymously rank all applicants. When the applicants are ranked they will be placed in a numerical order. At that time the top 5,000 applicants will be added to the HCV Waiting List. The remaining applicants with numbers greater than 5,000 will be notified that they did not make the HCV waiting list and they will have to apply the next time the waiting list is open. The selected 5,000 applicants will receive notification of their actual numerical ranking on the waiting list.

How long will the lottery process take?

It will take approximately 6-8 weeks for us to process the lottery and notify all applicants of their status.

What are the eligibility requirements for the HCV Program?

1. Applicant must qualify as a Very Low-Income Family (including Extremely Low-Income) under HUD'S approved income limits.
2. The Applicant must qualify and document status as a Family, Elderly Family, Disabled Family, or a Single Person as defined in DHA's Administrative Plan. Families of more than one person must submit documentation that they comply with DHA's definition of Family.
3. The Family's Annual Income must be documented and may not exceed the HUD-determined Income Limits for the Family size.
4. DHA shall provide housing assistance to United States citizens and eligible non-citizens. At least one Family member must be a documented U.S. citizen or eligible non-citizen. A household with at least one ineligible member is considered a Mixed Family and will be required to pay a higher rent. The subsidy standard shall be based

on number of family member(s) and the housing assistance Income Limits; **(Please reference the “Admin Plan pg. 17 for further guidance)**

Can I have a criminal record?

Yes, but DHA has established guidelines to determine eligibility of applicants who apply that may have a previous criminal record. A family with an adult member who has a recent criminal history for violent or drug-related crime is not likely to be approved for assistance **(Please reference to the “ Administrative Plan”, pg. 20 for further guidance.)**

What should I do if I need to change my address?

All address changes must be requested in writing at 2575 Lone Star Dr., Dallas, TX 75212 office. No address changes will be processed by telephone.

If I owe a debt to any assisted housing program, can I still apply?

Yes, but applicants who owe money to DHA or any other housing authority will not be placed on the waiting list until their debt is paid in full.

Do you have to have children to apply for housing?

No. Applicants are not required to have children in order to be admitted to the program.

If I currently live in public housing, can I still apply?

Yes, you can apply for the HCV program and currently live in public housing.

I am currently on the waiting list for another program. Can I still apply?

Yes, an applicant may apply for any program that has an open waitlist.

If I don't have any income, can I still apply for assistance?

Yes.

How long will it take for me to receive a Housing Choice Voucher?

The amount of time it takes to receive a voucher varies based upon funding and available vouchers.