

## Applicant FAQ

### **What is the Housing Choice Voucher Program?**

The Housing Choice Voucher Program, also known as Section 8, is part of Georgia's comprehensive housing program administered by the Georgia Department of Community Affairs (DCA). This is a tenant-based rental assistance program that assists extremely low and low-income individuals and families rent safe, decent, and affordable dwelling units in the private rental market.

### **Is the Housing Choice Voucher Program wait list open?**

DCA's Housing Choice Voucher Program wait list is currently closed.

### **I am homeless, what programs or services are available?**

DCA does not have any emergency housing or services available. If immediate assistance is needed because you are homeless or threatening homelessness, please email [HomelessInfo@dca.ga.gov](mailto:HomelessInfo@dca.ga.gov). Additional information can be obtained through [DCA's Homeless and Special Needs Housing](#).

### **Do you offer any emergency assistance?**

DCA does not have emergency housing assistance available.

### **What counties does DCA cover?**

DCA administers the program in 149 of Georgia's 159 counties and maintains [two waiting list](#). One for the northern region and one wait list for the southern region.

### **What is the application process for a receiving a Housing Choice Voucher?**

DCA's wait list is currently closed. When the wait list does open, we will post opening dates on our website. When the application period closes, we will select a certain number of applications utilizing a lottery system. This gives every applicant an equal opportunity of being selected for the wait list.

**Does DCA have wait list preferences?**

DCA gives preference to applicants where the head of household and spouse or co-head live, work or have been notified that they are hired to work in one of the counties listed in the waiting list for which they are applying for.

**What are the income guidelines? How much can I make & still qualify?**

To be eligible for the Housing Choice Voucher program, your adjusted income must be at or below 50% of the area median income for the county which you will live in. [Income Limits](#)

**What information do you verify?**

DCA is required to review third party documentation to verify all income, expenses, assets, and any other items related to eligibility.

**What happens after I submit the application on the wait list?**

An Application Confirmation Number will be displayed on your screen when you have successfully completed the application. It is very important that you print your Application Confirmation Number for your records.

**Can more than one person in my household submit an application?**

Yes, however each person must be 18 years of age or older or be an emancipated minor in accordance with the laws of the state of Georgia.

**How are applicants selected from the wait list?**

Selection for the wait list is not made on a first come first serve basis. To give every applicant an equal opportunity of being selected for the wait list, DCA uses an outside agency to conduct a random lottery selection for placement on the wait list.

**Could I be denied? If so, why?**

There are several reasons an applicant could be denied.

- You are subject to a life-time sex offender registration requirement.
- You were evicted from federally assisted housing for the manufacture of methamphetamine.
- You owe money to another Housing Authority.
- You were evicted from federally assisted housing in the last three years for drug-related criminal activity.
- You are not income eligible or do not meet eligibility criteria.

**If I am selected for a wait list, do I automatically qualify for housing?**

No. If selected, DCA must verify your eligibility once your name gets to the top of the wait list. This verification will determine if you meet the basic eligibility requirements of the program.

**When will I be notified whether I made the wait list lottery?**

DCA will post the winning numbers (Application Confirmation Number) on our [online portal](#).

**Should I report changes in income/family members while on the wait list?**

You are required to notify DCA of any changes to your household size, income, assets, address, phone number, email address, or employment status within 10 business days. The [Preliminary Application Update/Correction Request form](#) can be used to update or correct information. You can submit the form at [dcawaitlist@dca.ga.gov](mailto:dcawaitlist@dca.ga.gov) or mail (DCA P.O. Box 957057 Duluth, GA 30095).

**When will I receive my voucher?**

Unfortunately, we are unable to predict how long it might take for you to receive a voucher once you are on the wait list. When a family reaches the top of the HCV wait list, DCA will contact the family.

**When will I be considered for housing?**

You can only be considered for housing when you have reached the top of the wait list.

**If I am considered for housing, how will I be notified?**

DCA will notify the family by first class mail when they have been selected from the wait list. The notice will provide information on a scheduled briefing and a listing of documents which must be brought to the briefing. It is imperative that your mailing address be up to date. If a notification letter is returned to DCA with no forwarding address, the family will be removed from the wait list.