



What is the Housing Choice Voucher Program?

The HADC's Housing Choice Voucher Program, commonly known as Section 8, is a federal program that provides rental assistance to eligible low-income households through tenant-based and project-based vouchers.

Is the Housing Choice Voucher Program Waiting List open?

HADC Housing Choice Voucher Tenant-Based Waiting List is CLOSED to new applicants.

In addition to the current available PBV Waiting List available "Community Options", HADC's Waiting List for **Columbia Senior Residences at Decatur East "Elderly" (62+)** opened on March 14, 2025.

All PBV Waiting Lists will remain open until further notice.

What is a Project-Based Voucher (PBV)?

Project-Based Vouchers provide rental assistance that is tied to a specific unit in a property contracted with the Housing Authority. The Housing Authority pays a portion of contracted rent in the form of a housing assistance payment to the owner on behalf of the Participant. The Participant pays the remaining rent, an amount that is roughly equivalent to 30% of their monthly income, and utility expenses.

What is the difference between the Tenant-Based and Project-Based Voucher waiting lists?

Tenant-Based Vouchers provide rental assistance for families in the private rental market. The voucher is provided to applicants and they can choose any housing that meets the requirements of the program. Applicants selected for the Tenant-Based Waiting List may only receive a Tenant-Based Voucher.

Project-Based Vouchers provide rental assistance that is tied to a specific unit in a property contracted with the Housing Authority.

Applicants who were selected for both the Tenant-Based and Project-Based Waiting Lists will only be removed from a list for which they have been selected. Applicants cannot transfer to the Tenant-Based Waiting List from the Project-Based Waiting List or vice-versa.

The Housing Authority of DeKalb County, Georgia ensures Equal Housing Opportunity for all, and does not discriminate on the basis of race, color, religion, sex, age, national origin, disability, or familial status.



HADC Project-Based Voucher Waiting List FAQs

What are the eligibility requirements to submit a pre-application for the "Elderly" (62+) Project-Based Waiting Lists?

To be eligible, all members of your household must be 62 years of age or older. Eligible pre-applicants will be placed on the "Elderly" (62+) PBV Waiting List for the community/property selected at the time of your pre-application in the order of date and time completed.

What are the eligibility requirements to submit a pre-application for the "Elderly" (55+) Project-Based Waiting Lists?

To be eligible, all members of your household must be 55 years of age or older. Eligible pre-applicants will be placed on the "Elderly" (55+) PBV Waiting List for the community/property selected at the time of your pre-application in the order of date and time completed.

What are the eligibility requirements to submit a pre-application for the Family Project-Based Waiting Lists?

To be eligible, you must be 18 years of age or older, or an emancipated minor. Eligible pre-applicants will be placed on the Project-Based Voucher Waiting List for the community/property selected at the time of your pre-application in the order of date and time completed.

Is there a preference given to DeKalb County residents?

Yes. The HADC gives preference to residents who live or work in DeKalb County over those who do not. For example, if you live out of state and are #1 on the Waiting List, you will not be offered housing before someone who is already a resident of DeKalb County. If you move to or begin working in DeKalb County, make sure you update your application through the applicant portal to receive the preference.

If I am currently on a Waiting List, how does the new list affect my status?

It does not. If you were on the HADC Tenant-Based Waiting List prior to the new waitlist opening, you will not lose your current position on that waitlist.

HADC Project-Based Voucher Waiting List FAQs

What are the HADC's PBV "Community Options"?

HADC currently maintains PBV Housing Assistance Payment (HAP) Contracts with several different communities in DeKalb County. In your pre-application, you are required to select the available community options.

Wait List options for the following Project-Based communities will be available:

Elderly (age 62+)*

Ashford Parkside/Ashford Landing

Chamblee Senior Residences

Reserve at Mills Creek

The View

Hearthside Brookleigh

Columbia Senior Residences at Forrest Hills

Columbia Senior Residences at Decatur East

Near= Elderly (age 55+)*

Antioch Villas & Gardens

Retreat at Spring Hill

Veranda at Assembly

Family

Mills Creek Crossing

Candler Forrest

Hills at Fairington

Phoenix Station

**For more information about Available PBV Community Options, [link here](https://www.dekalbhousing.org/uploads/Housing-Programs/PBV_Community_Options.pdf) or go to the following*

URL: https://www.dekalbhousing.org/uploads/Housing-Programs/PBV_Community_Options.pdf

Can I submit more than one pre-application for available PBV Communities?

Yes. Eligible applicants can select more than one property on the Waiting List.

What should I do if I do not receive a confirmation email when submitting a pre-application?

If you do not receive a confirmation email after submitting a pre-application, please check your email account to see if it was placed in your junk folder. If you did not receive an email, you can contact us by email at waitinglist@dekalbhousing.org.

How can I check my status on the PBV Waiting List?

Applicants currently on the waiting list can access our **Applicant Portal** link on our website to check your status and update the contact information you submitted in the pre-application. The user ID and password for the Applicant Portal is the same one used when submitting your pre-application. Applicants on the waiting list will be required to visit the Applicant Portal at least once a year to verify their contact information.

If selected for a PBV Waiting List, do I automatically qualify for housing?

No. If selected, you will be contacted by email for eligibility screening once your name gets to the top of the list. This screening process will determine if you meet the basic eligibility requirements of the program, including age, income, rental history and criminal background checks.

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HADC Project-Based Voucher Waiting List FAQs

What are the income limit requirements to be eligible for a Project-Based Voucher?

In order to qualify for a Project-Based Voucher, your household income must not exceed the very low (50%) average median income (AMI) for DeKalb County as determined by HUD annually. Income limits are subject to change.

The current HUD Income Limits for DeKalb County are listed below:

2024 HUD INCOME LIMITS*

<u>Number in Household</u>	<u>50% AMI</u>
1	\$37,650
2	\$43,000
3	\$48,400
4	\$53,750
5	\$58,050
6	\$62,350
7	\$66,650
8	\$70,950

If selected for a Waiting List, when will I receive housing assistance?

As housing assistance becomes available, the HADC will contact you by email for an eligibility screening appointment. The screening process will determine if you meet the basic eligibility requirements to qualify for the program.

If selected for a PBV Waiting List, how can I check my status?

Applicants who have been selected from a PBV Waiting List can access the **Applicant Portal** link on our website to check your status and update the contact information you submitted in the pre-application. *You will be required to reference the applicant identification number provided in the email notification informing you that you were selected for a waiting list.*

Applicants on the waiting list will be required to visit the Applicant Portal at least once a year to verify their contact information.

For more information about the HADC's Project-Based Housing Program, [link here.](https://www.dekalbhousing.org/hcv-program/project-based.php)

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