

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 open. Applications can be submitted on our [online portal](#) from Thursday, April 22, at 12:01 a.m. through Monday, April 26, at 11:59 p.m. The online portal is available 24 hours each day of the open period. Applicants are encouraged to have the following information available for all household members: names, dates of birth, social security numbers, annual income, and asset information.

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. 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. We will begin accepting new applications, April 22 through April 26, 2021. 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. You will also receive an email from our agency providing you with an Application Confirmation Number. If you do not receive that email, please check your junk email to be sure it wasn't placed there. If it is not in your junk email folder, then you will need to send an email to applygadca@dca.ga.gov from the email address you want to be used as your contact and provide your Application Confirmation Number so that we may correct your pre-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 or mail (DCA P.O. Box 957929 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.