



Frequently Asked Questions for the Housing Choice Voucher Waitlist

We know that you may have a lot of questions about how to use your voucher, where you can use it, what your budget is, and many more. To make this process as smooth and simple as possible we want to focus on the information that is relevant to you and the waitlist process right now. All the other questions you may have will likely be answered as you move through the process.

1. How do I know what my position is on the waitlist?

An applicant's position on the waitlist can vary each time new applicants are added as well as removed. Your spot on the waitlist may vary because we use a preference system that places a numeric value to each application based on the preferences that the applicant meets. See question 6 for more information on the preferences used by the Shasta County Housing Authority. The date and time of an application being received is only used for applications that have the same preference number.

2. How is my position on the waitlist determined?

There are three factors that decide this. 1. Any preferences that apply to you or your household; 2. The date and time of your application; and 3. All other applicants on the wait list.

3. How long it will be before I am selected from the waitlist?

As mentioned above in Question 2, there are multiple factors that can affect your placement on the waitlist, and as more people apply, your position on the list is likely to change and you may be moved higher or lower on the list. Those factors will influence the timing in which applicants are selected from the waitlist, making it difficult to provide an accurate estimate on when you might be pulled from the waitlist.

4. If I am selected from the waitlist, does that mean I am eligible to receive housing assistance?

Not yet – You were placed on the waitlist based on the information supplied on your application. When you are selected from the waitlist, staff will work with you to gather information to determine your eligibility for the program. The eligibility process consists of completing a full application packet and providing required verifications so that we can determine your eligibility for assistance.

5. If I get a voucher, can I use it on a unit I am already living in?

Maybe – If your current place of residence is in our jurisdiction; is within your allowed budget; and passes a Housing Quality Standards (HQS) inspection. Further information about this, and more, will be given to you at the time your voucher is issued to you.

6. What are preferences?

Preferences are a way for the Housing Authority to serve the most vulnerable members of our community in an equitable way. A point value is assigned for each preference type, and these point values will affect an applicant's position on the list.

The Shasta County Housing Authority preferences are as follows:

- Due to funding constraints, it may become necessary to terminate participant families from the Shasta County HCV program. In this event, the families terminated from the program by Shasta County Housing Authority will have their name added to the HCV wait list, with priority, according to their original wait list application date.

- Families who have been involuntarily displaced (within no more than six months from the date of preference verification) by governmental action, or whose dwelling has been extensively damaged or destroyed as a result of a disaster occurring within Shasta County Housing Authority jurisdiction, as declared by the Governor of the State of California or due to extensive damage as a result of a federally-declared disaster (as listed with the Federal Emergency Management Agency (FEMA), pursuant to Federal disaster relief laws.
- Families in which any member is a victim of domestic violence, dating violence, sexual assault, or stalking.
- Families who are disabled non-elderly, between the ages of 18-61, who provide a certification from an eligible organization, who are transitioning out of an institution or other segregated settings, at serious risk of institutionalization, homeless (HUD definition), or at risk of becoming homeless.
- Families whose head of household, spouse, or co-head of household is elderly and/or disabled or families with dependents.
- Families that are referred from an eligible organization as being housing deficient. Housing deficient families are families who meet the HUD homeless definition.
- Families who reside in the PHA's jurisdiction or whose head of household, spouse, or co-head of household are employed within the PHA's jurisdiction.
- Families who reside in the City of Redding or whose head of household, spouse, or co-head of household are employed within the city of Redding.

7. How long does it take to get approved for rental assistance once I am selected from the waitlist?

Once you have been pulled from the wait list, eligibility determination should take about 60 days. Please note that it is not possible to determine when your name will come to the top of the waiting list. It will depend on HUD funding for the program as well as whether or not there is an opening in the program. This depends also on turning in all the requested information timely.

8. Who is eligible to receive a rental assistance voucher?

Eligibility for a housing voucher is based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status. In general, the income for those who receive rental assistance has to be at or below 50% of the Area Medium Income. HUD publishes income limits annually for each jurisdiction. When these updates occur we update our website and flyers to reflect these changes.

9. How do you determine how much rental assistance I can get?

The PHA calculates the maximum amount of housing assistance allowable. The maximum housing assistance is generally the lesser of the payment standard minus 30% of the family's monthly adjusted income or the gross rent for the unit minus 30% of monthly adjusted income. This will be explained during your briefing if you are found eligible.

10. How many landlords accept vouchers?

It is against fair housing law for a landlord to deny renting a unit to you because you have a voucher. The landlord should determine your eligibility to rent their unit just as they would for non-voucher holders.

11. How long is my voucher good for?

Once you receive a voucher, you have 60 days to find a unit. You may request two additional 30-day extensions for a total of 120 days, but it is not automatic. Once you lease up, you are eligible to keep your voucher for life, as long as you remain eligible and follow the program guidelines.