

Frequently Asked Questions (FAQ)

Mainstream Voucher Program Eligibility Criteria

The Mainstream voucher program is a sub-set of the Housing Choice Voucher (HCV) program for eligible disabled families. It enables families with persons with disabilities who often face difficulties in locating suitable and accessible housing to lease affordable private housing of their choice.

1. What are the eligibility criteria for the Mainstream Voucher?

For purposes of eligibility for this program, the following definitions apply:

- a) **Eligible Family:** A family composed of one or more non-elderly persons with disabilities, which may include additional members who are not non-elderly persons with disabilities. A family where the sole member is an emancipated minor is not an eligible family.
 - b) **Non-elderly person with disabilities:** A person 18 years of age or older and less than 62 years of age, and who:
 - Has a disability, as defined in 42 U.S.C. 423;
 - Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - Is expected to be of long-continued and indefinite duration;
 - Substantially impedes his or her ability to live independently, and
 - Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
 - Has a developmental disability as defined in 42 U.S.C. 6001.
2. I can't afford to live on my own and live with different friends from time to time. Can I be assisted quickly?
- HHA has adopted a preference for our Housing Choice Voucher waiting list for individuals and families that include a non-elderly person with disabilities who are transitioning out of an institution or other segregated setting, at serious risk of institutionalization, currently experiencing homelessness, or previously experienced homelessness and currently a client in a supportive housing or rapid rehousing project, or at risk of experiencing homelessness. Please refer to Definition of Waiting List Preference Categories for complete information.
3. Is there anything else that can disqualify me assuming I qualify based on the above definitions?
- Housing assistance is available only to individuals who are U.S. citizens, U.S. nationals (herein referred to as citizens and nationals), or noncitizens that have eligible immigration status. At least one family member must be a citizen, national, or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance.
 - **Be Income Eligible:** Your family's income cannot exceed the income limitation established by HUD for Miami-Dade County. Please refer to statuses below for additional information of possible ineligibility.
*See Q9 for additional information pertaining to possible causes for disqualification.
4. What if the eligible family member is turning 62 soon, would my family still be eligible for the voucher?
- The qualifying family member of the household (which may be yourself) must be age 18 to 61 at the time your household is officially admitted into the Mainstream voucher program. If the qualifying family member turns 62 after being admitted to the program, the family will remain

eligible for the Mainstream voucher program as long as the family continues to comply with program requirements. “Admitted to the program” means that all of the following must occur before the qualifying family member turns 62: you have been placed on the waitlist, pulled off of the waitlist, determined eligible and issued a voucher, located a housing unit, completed a Request for Lease Approval, HHA has approved the rent amount, Unit passed HQS inspection, you have signed a lease, and HHA has signed a Housing Assistance Payment (HAP) contract with your landlord. HAP, is the subsidy amount the HHA will pay the landlord towards rent.

5. What happens if the qualifying family member for the Mainstream Voucher Program leaves the household?

- If the qualifying member leaves the household prior to the household being formally admitted to the program, and there is no other qualifying member of the household, the family will no longer be eligible. If the qualifying member leaves the household after being admitted to the Mainstream Voucher Program, the household may continue to be subsidized.

6. What are the household income limits for this program?

- The income limits are set by HUD and based on household size in the area. The Mainstream Voucher Program is meant to serve families who are very-Low-income (at or below 50% of the area median income of the area), though you also qualify under the Low income if you are currently under a federal housing subsidy as you fall under the “continuously assisted” principles. Preferences are for households with extremely low incomes.

HUD user website has additional information about income limits:

https://www.huduser.gov/portal/datasets/il/il2019/select_Geography.odn

General information about the Housing Choice Voucher Program is available here:

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet

7. Do I have to go to HHA to apply?

- No, you do not need to come to HHA to apply. The application is an online form, and can be filled out on any computer, phone, tablet, etc. that has access to the internet. If you need assistance or want to request an accommodation, please contact HHA at (305) 888-9744 or via email at **LHalphen@hialeahhousing.org** and we will respond. Please leave a voice mail message with your name and best way to reach you (phone number or email address) so we can respond to you promptly.

8. Do I need to turn in any paperwork?

- You will be required to provide documentation evidencing disability, age, any preference claimed and any documentation the HHA needs to determine your eligibility for the program.

9. I need help filling out the application- what can I do?

- Please contact your case manager, if you have one, or other support services if you would like help filling out the application. Anyone with whom you feel comfortable may help you. Depending on your needs, we will find a way to help you fill out the application within the open period. English TTY: 800-877-8339. Spanish TTY 800-845-6136

10. What could make me ineligible for the Mainstream HCV program?

Here are some of the statuses that would make you ineligible to be part of the household:

- a. Any member of the household has been evicted from federally-assisted housing in the last 5 years for drug-related criminal activity
 - i. HHA will admit an otherwise-eligible family who was evicted from federally-assisted housing within the past 5 years for drug-related

criminal activity, if HHA is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program approved by HHA, or the person who committed the crime, is no longer living in the household.

- b. HHA determines that any household member is currently engaged (any use during the previous six months) in the use of illegal drugs.
- c. Any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing
- d. Any household member is subject to a lifetime registration requirement under a state sex offender registration program
- e. Any household member is currently engaged in, or has engaged in any of the following criminal activities, within the past five years, the family will be denied assistance.
 - i. Drug related activity.
 - ii. Violent criminal activity
 - iii. Criminal activity that may threaten the health, safety or right to peaceful enjoyment of other and proximate residents and/or may threaten property management or HHA staff (additional detail in admin plan).
- f. The family does not provide information that HHA or HUD determines necessary
- g. The family does not provide complete and true information.
- h. Any family member has been evicted from federally-assisted housing in the last five years.
- i. Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.
- j. The family owes rent or other amounts to any PHA in connection with Section 8 or other public housing assistance under the 1937 Act, unless the family repays the full amount of the debt prior to being selected from the waiting list.
- k. The family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease, unless the family repays the full amount of the debt prior to being selected from the waiting list.
- l. The family has breached the terms of a repayment agreement entered into with any housing authority, unless the family repays the full amount of the debt covered in the repayment agreement prior to being selected from the waiting list.
- m. A family member has engaged in or threatened violent or abusive behavior toward PHA personnel.

Because every applicant is reviewed on a case-by-case basis and some details are too complex to provide in a FAQ. This FAQ was created to provide you with the most important information on program definition and eligibility.