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Housing Authority of New Orleans

Housing Choice Voucher Program Frequently Asked Questions

What is the Housing Choice Voucher Program?

The Housing Choice Voucher Program was formerly known as the Section 8 Program. It is a federally subsidized rental assistance program, monitored by the U. S. Department of Housing and Urban Development (HUD). The program provides rental assistance to low-income families in privately owned housing units.

Who is eligible to apply for assistance in the Housing Choice Voucher Program?

Any adult 18 years of age and older that meets the income guidelines and has a social security number is eligible to apply for assistance.

How do I participate in the Housing Choice Voucher Program?

As vouchers become available, the Housing Authority of New Orleans (HANO) will invite applicants from our waiting list and screen them for eligibility. Families who meet the income guidelines and pass a criminal background check are issued vouchers. The voucher allows them to have a portion of their rent paid by HANO and the Department of Housing and Urban Development (HUD).

What are the income guidelines for the Housing Choice Voucher Program?

# of People	1	2	3	4	5	6	7	8
Income Limit	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350

Are you currently taking applications for assistance?

No, we are not currently taking new applications for assistance. Applications were accepted in September 2009 and over 28,000 applications were received. We will advertise in the major media outlets when we accept new applications for assistance.

Are there other affordable housing options?

Yes. Applicants that are on our waiting list were also given the option of being placed on our project-based assistance waiting list in addition to the tenant based assistance waiting list. Project-Based assistance is different from the tenant based assistance in that you must live in a specific property/unit in order to receive the rental assistance. However, after the initial 12-months of occupancy, if tenant-based vouchers are available, the family is eligible to receive a tenant-based voucher.

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When will the waiting list reopen?

Currently, the HANO HCV Waiting list is closed and no future reopen date has been determined. Public notice will be given when the list reopens.

What types of rental assistance does the HCV Program offer?

HANO's voucher program offers tenant-based and project-based assistance.

How long can a family remain in the HCV Program? Are there time limits?

Families are eligible to participate as long as they do not violate any of their Family Obligations as participants in the program, and as long as they remain income eligible.

I applied for assistance in 2009, but have since moved. How do I make sure that my number isn't passed?

All waiting list applicants are to notify HANO of any changes in their address to ensure that we have accurate information. If you do not notify us of a change in address and we pass your number, you will be withdrawn from the waiting list due to not responding to the appointment or information request.

How do property owners participate in the program?

Property owners with available units for rent should advertise and market their units in the normal fashion. They are also welcome to advertise their property through our Housing Choice Connect website. Interested families will contact the owners directly regarding renting the property. If the voucher family passes the owner's screening process, the HCV staff will call the owner to schedule the inspection. One benefit to listing your property online is that potential tenants can view it via an online search of available properties. [Click here to begin the process.](#)

Why are units required to pass an inspection?

All units in which assisted families reside must pass a Housing Quality Standards (HQS) inspection as established by HUD, before the family moves into the unit, and annually thereafter as long as the family resides in the unit. The inspection process is based on the premise that government funds should not subsidize substandard housing, and that all families have the right to safe, decent, and sanitary housing regardless of their income.

Does the HANO screen families before issuing them a voucher?

Yes. All heads of households and household members must pass a criminal background check and income guidelines before being issued a voucher. However, property owners are strongly encouraged to screen all of their prospective tenants for suitability as a tenant, whether they are a voucher family or a market-rate family.