

MAINSTREAM WAITLIST QUESTIONS

1. Am I or my family eligible for a Mainstream Voucher?

To be eligible, voucher recipient families must:

- Include one or more persons that meets the definition of a non-elderly person with disabilities. (The family may include additional members who are not non-elderly persons with disabilities.)
- Meet the income limits.

The definition of a “non-elderly person” and a “disability are discussed in Question 2. The income limit is discussed in Question 5.

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.

Assuming your family’s income doesn’t exceed the income limitation, you only need one non-elderly and disabled family member. You can have more than one non-elderly and disabled family member but only one is required for your family to be eligible for the program. If you are the only person in your family and are an emancipated minor, you are not eligible for the program.

2. What does “non-elderly person with disabilities” mean?

A non-elderly person means that someone in the family is 18 years of age or older and less than 62 years of age who has a disability according to the following federal requirements:

- Receiving Supplemental Security Income (SSI) as a result of their disability.
- Is unable to be employed for 12 months or more as a result of a physical or mental condition that is medically documented.
- Has a physical, mental, or emotional condition:
 - that is expected to be long-term or last indefinitely;
 - that substantially interferes with their ability to live independently, and
 - where their ability to live independently could be improved by better housing conditions.
- Has a severe, chronic disability that:
 - Is related to one or a combination of mental or physical conditions;
 - Is likely to continue throughout their life;
 - Results in major limitations in three or more of the following areas: self-care, communication, learning, ability to move freely, independent living, and economic self-sufficiency; and
 - Results in an individual’s need for lifelong, individualized support.

In other words, a non-elderly person with disabilities (for purposes of determining eligibility) is defined as 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.

3. If the eligible family member is going to turn 62 soon, would the 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 formally 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. "Admission 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 from the lottery, pulled off of the waitlist, located a housing unit, completed a Request for Lease Approval, EDEN has approved the rent amount, you have signed a lease, and EDEN has signed a Housing Assistance Payment (HAP) contract with your landlord.

HAP is the subsidy, or the amount that EDEN will pay the landlord towards rent each month. If you are pulled from the lottery, your position on the waitlist will indicate how long it may take to be formally admitted to the program once your application for Mainstream assistance has been submitted. If the qualifying family member turns 62 at any point in this process prior to formal program admission, and there is no other qualifying family member in your household, you will be unable to receive subsidy through the Mainstream voucher program.

4. 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 formally admitted to the Mainstream Voucher Program, the household may continue to be subsidized.

5. 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 low-income (at or below 80% of the area median income of the area), though preferences are for households with extremely low and very low incomes. HUD user 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

6. Will this be a lottery wherein people will be assigned a number, and only numbers drawn will go on the list? Or, will people be added as their applications are received?

Everyone who submits an application during the wait-list opening period will be eligible for the lottery to get on the waitlist. Applications can be submitted at any time during the three-day opening period, and all applications have an equal chance at getting pulled in the lottery, regardless of when the application was submitted. The lottery will be pulled after the waitlist opening period is closed.

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

No, you do not need to come to EDEN 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 help or other assistance, EDEN will have limited computers available to use during the wait list opening period, during regular business hours.

If you need assistance or want to request an accommodation, please contact EDEN at (216) 462-0856 or via the website at <https://www.edeninc.org/contact/> 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?

To apply to be part of the lottery for the Mainstream waitlist, you do not need to provide anything. Just fill out and submit the application available online at EDEN's website during the waitlist opening between 12:01 AM Monday, December 9 and 11:59 PM Wednesday, December 11, 2019. If you are selected for the waitlist via the lottery, you will be contacted by EDEN and will need to provide paperwork and additional information at that time.

9. How will I know if I am selected for the waitlist? How will I know whether I am a lottery winner?

If your application is selected to be on the waitlist through the lottery process, you will receive a letter from EDEN. The lottery will take place in December 2019. Additionally, you can go to EDEN's website after the lottery is complete and access this information using your unique code that you established when you applied.

10. 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. Computers are available at local libraries.

You also are welcome to contact EDEN at (216) 462-0856 or contact us via the website at <https://www.edeninc.org/contact/> 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. We can set up a time you can come to EDEN during the wait list opening period and fill out the form.

If you would like to request an accommodation, please contact us by phone, e-mail, or stop by during regular business hours (7812 Madison Ave Cleveland 8:30am-4:45pm). Depending on your needs, we will find a way to help you fill out the application within the open period.

TDD/TTY 1-800-545-1833 ext. 873

11. How many Mainstream vouchers does EDEN have?

EDEN currently administers 175 Mainstream Housing Choice Vouchers, some of which will be available as households exit the program (turnover). Additionally, EDEN was awarded recently 150 new Mainstream Housing Choice Vouchers and will be filling all of those vouchers through this wait list opening process.

12. How do I get on the waitlist?

You get on the Mainstream waitlist by:

- Filling out an application online when the waitlist is open at some time between 12:01am on Monday, December 9 and 11:59pm on Wednesday, December 11.

AND

- Your application is randomly selected during the lottery, which will occur soon after the waitlist closes.

Not everyone who fills out an application during the waitlist opening will be randomly selected for the waitlist, but every application submitted has an equal chance of being selected for the waitlist.

13. When does the lottery open and close?

The waitlist is open 12:01 AM Monday, December 9. It will close at 11:59 PM Wednesday, December 11, 2019

14. Is there any advantage of applying for the lottery soon after it opens?

This will be a random lottery so all application submissions have an equal chance of being selected for the waitlist, no matter when it was submitted during the opening. This is NOT a first come-first served process.

15. How are lottery winners selected?

A random number generator will be used to select which applications will get on the waitlist.

16. How many people will be pulled for the waitlist?

The exact number is still being determined. It will be based on the number of new vouchers, turnover vouchers available at the time, likely voucher turnover in the next two years and the voucher success rate.

17. If I am pulled as a lottery winner, will my place on the waiting list be according to when I was pulled?

Your place on the lottery will depend on any preference points awarded. For applications with the same number of preference points, the order in which your application was selected based on the lottery will determine your position. Please keep in mind that your position may change depending on preference points awarded to you or other applicants; additionally, preference points can be adjusted and wait list position may change if in the eligibility process it is determined that an application was awarded preference points to which they were not eligible.

18. If I am a lottery winner, what is the next step?

If you win the lottery and are selected for the wait list, you will receive a letter from EDEN. From that point until you receive information from us that we have a voucher available for you, please keep

EDEN updated with your current information (address, phone number, email address, case manager name, etc.) so we can contact you as soon as we have a voucher available for you.

19. The question I have is not listed here. How can I get it answered?

You are also welcome to contact EDEN at (216) 462-0856 or via the website at <https://www.edeninc.org/contact/> 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.

FAQ- questions after 11/22/19

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

We encourage everyone who thinks they might be eligible to apply to get on the waitlist. If you are not sure about your eligibility, please still apply as EDEN will confirm eligibility if after applicants are selected for the waitlist after the lottery.

EDEN does have an Administrative Plan, available on EDEN's website, which does note a few areas of ineligibility for this program. Some items just prevent a single member of the household from being eligible.

Because every applicant is reviewed on a case-by-case basis and some details are too complex to provide in a FAQ, please contact us via phone or our website if you would like to ask a specific question. Contact EDEN at (216) 462-0856 or via the website at <https://www.edeninc.org/contact/> 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.

Here are statuses that are ineligible to be part of the household:

- a. Any member of the household has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity
 - i. EDEN will admit an otherwise-eligible family who was evicted from federally-assisted housing within the past 3 years for drug-related criminal activity, if EDEN is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program approved by EDEN, or the person who committed the crime, is no longer living in the household.
- b. EDEN 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 three years, the family will be denied assistance.
 - i. Drug related activity (additional detail in admin plan)
 - ii. Violent criminal activity (additional detail in admin plan)

- 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 EDEN staff (additional detail in admin plan)
- f. The family does not provide information that EDEN or HUD determines necessary
- g. The family does not provide complete and true information to EDEN
- 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 EDEN 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 EDEN, 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 EDEN personnel and is documented in their participant file.

21. How do I find out my place on the waitlist?

If your application is selected in the lottery, your position on the waitlist will be determined by the preference points you are awarded, if any. You will be assigned a position at the initial lottery, but your place can move up or down depending on any changes in your households' preferences as well as the preferences and eligibility of other households on the waiting list. At this time we do not have a way for you to check your position, but always keep your contact information (phone, address, and email, if you have one) current with EDEN so we can contact you quickly once there is a voucher available for you.

22. I am already on an EDEN program, do I need to apply for the Mainstream waitlist?

If you are already on an EDEN program, you are welcome to apply for the Mainstream waitlist, but you are not required to. The Mainstream HCV program is a Housing Choice Voucher which allows for portability (being able to move outside of Cuyahoga County) and other benefits that many other EDEN programs may not have. Also, it is a permanent voucher, so long as you maintain your eligibility. Even if you are selected for the waitlist, you do not have to accept the Housing Choice Voucher if you don't want to.