

DHA has two main housing options: **DHA Residential Communities**, which are DHA-owned and managed housing properties and the **Housing Choice Voucher Program**, which offers rental assistance for private marketing housing of your choice. You can use this comparison chart to determine which DHA affordable housing solution is best for you.

	DHA-OWNED PROPERTIES	HOUSING CHOICE VOUCHER (SECTION 8)
PROPERTY OWNER	DHA	Private Sector Landlord and/or Property Management company
RENT PAYMENT METHOD	Tenant pays rent to DHA	Tenant and DHA both pay a portion of the rent to the landlord
TENANT RENT	Qualified tenants pay approximately 30 percent of their income for rent; DHA determines the amount of tenant rent based on federal guidelines	Qualified tenants pay approximately 30 percent of their income for rent; DHA determines the amount of tenant rent and the DHA subsidy based on federal guidelines
APPLICATION PROCESS	Applicants may apply to reside in a specific DHA-owned development	Applicants apply to participate in the DHA HCV program during open enrollment
SELECTION PROCESS	Applications are selected from the waiting list by DHA. After selection, DHA conducts an eligibility assessment and criminal background screening	Applicants are selected from the waiting list by DHA. After selection, DHA conducts an eligibility assessment and criminal background screening
UNIT SIZE	Studio to 5 bedrooms- DHA assigns tenants to available rental units based on DHA occupancy standards	Studio to single-family homes- DHA assigns tenants to a voucher size based on DHA subsidy standards. Tenants select their own unit and unit size
UNIT TYPES	Multi-family apartments, townhomes and single-family detached homes	Multi-family apartments, duplex or single-family detached homes, condominiums, townhomes, mobile homes
HOMEOWNERSHIP	N/A	Rental vouchers can be exchanged for homeownership vouchers, provided the client qualifies for a mortgage
INCOME QUALIFICATION	See Table of Income Limits Below	See Table of Income Limits Below
SENIORS (62 +)	✓	✓
PERSONS WITH DISABILITIES	✓	✓
VETERANS	✓	✓
WHEN CAN I APPLY?	During announced Open Enrollment	During announced Open Enrollment
SOURCE OF ASSISTANCE FUNDS	U.S. Department of HUD	U.S. Department of HUD
INCOME LIMITS	60 percent of its new admissions with incomes up to 50 percent area median income (AMI)	25 percent of its new admissions with incomes up to 50 percent area median income (AMI)