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HCVF Tenant-Based Wait List Frequency Asked Questions 1. What is the Housing Authority of Baltimore City's Housing Choice Voucher Program (HCVP)? The Housing Choice Voucher Program (HCVP), formerly known as the Section 8 Program, is a federally funded and locally administered by the Housing Authority of Baltimore City (HABC) to provide rental assistance for low-income families (including families with children, the elderly, and/or persons with disabilities), to afford decent, safe and sanitary housing in the private market. HABC does not discriminate on the basis of race, sex, color, religion, marital status, familial status, gender identity, national origin, age, pregnancy, disability, ancestry or sexual orientation for access, admission, employment in housing programs, resources, or housing-related activities. 2. What is a Tenant Based Voucher (TBV)? A tenant-based voucher allows the person who receives it to rent a privately-owned apartment or house of their choice if it meets all HCVP requirements and the owner agrees to accept the voucher as partial payment of the rent. If a person with a tenant-based voucher moves into a HABC approved, privately-owned dwelling under HCVP guidelines, the HABC rental assistance will be used for a portion of the rent for that dwelling. 3. How do I get on the Tenant Based Voucher Waiting List? To get on the HCVP Tenant Based Waiting List, a person must first submit a preliminary application. Preliminary applications for HABCs HCVP Tenant Based Waiting List will be accepted online only, starting at 9:00 a.m. on October 2, 2023 through 11:59 p.m. on October 13, 2023. Preliminary applications can ONLY be submitted online at 4. What if I don't have a computer, smart phone or tablet or I'm someone who needs special accommodations? Applicants who do not have access to a computer, the internet or have special needs may receive assistance with completing their online preliminary application at any of the locations listed below, or by calling 1-(888) 302-4303. Preliminary applications can be accessed by visiting starting at 9:00 a.m. on October 2, 2023 through 11:59 p.m. October 13, 2023. Choice Voucher Program Frequently Asked Questions | Opening the HCVP Tenant-Based Waiting List 9:00am, October 2, 2023 October 13, 2023, 11:59pm. The following sites are open to the public to use your computers and will provide volunteer assistance to help complete online applications. Additional Dates and Times for Public Walk-In Sites: Beans and Bread: 402 S. Bond St, Baltimore, MD 21231 Franciscan Center: 101 W. 23rd St, Baltimore, MD 21218 Healthcare Access Maryland: 1 N Charles St, Suite 900, Baltimore, MD 21201 Health Care for the Homeless: 421 Fallsaway, Baltimore, MD 21202 My Sisters Place: 21 W. Franklin St, Baltimore, MD 21201 Our Daily Bread: 725 Fallsaway, Baltimore, MD 21202 Pauls Place: 1118 W. 2nd St, Baltimore, MD 21230 5. How will I know if I've been added to HABC's HCVP Tenant Based Waiting List? Applicants who are placed on HABC's HCVP Tenant Based Waiting List through the Representative Random Selection Process will receive written notice by March 30, 2024. Applicants who are not selected for the Waiting List will also be notified in writing by March 30, 2024. Senior Vice President of Policy & Planning Joanne Dunn started with the Housing Authority of Baltimore City (HABC) in 2011 while it was operating under the name of Baltimore Housing. In her role as Special Assistant to the Commissioner/Executive Director, she worked for both Baltimore City's Department of Housing and Community Development (DHCD) and HABC. She later became Senior Director of Policy, Programs and Strategic Initiatives. Her focus is on providing high-level support to the Executive Director while advancing agency initiatives through policy and program analysis. Prior to joining HABC, Ms. Dunn was Managing Attorney at St. Ambrose Housing Aid Center, Inc., where she managed the legal services program in the Foreclosure Prevention department. She has broad experience in the areas of housing and community development, legal services, public policy and legislation, nonprofit management and strategic planning. Joanne has lived and worked in the Baltimore area for over 20 years and has dedicated her career to public interest and affordable housing issues. She earned a Bachelor of Arts from the University of Maryland at Baltimore County and holds a Juris Doctorate from the University of Baltimore. HABC provides long-term affordable housing to eligible families through the public housing program. If you need immediate shelter or help staying in your home, please contact the resources listed below for more information about immediate assistance: Shelters: Mayors Office of Homeless Services(P) Baltimore City Shelter Hotline: 443-984-9540, the hotline operates Monday-Friday from 8:30 AM to 4:30 PM For a list of emergency shelters, coordinated access navigator sites, health care, and more click here. 211 Maryland(P) 2-1-1 or 1-800-492-0618 For information on housing and shelter, click here. Eviction Prevention: Baltimore City Department of Social Services, Emergency Assistance for Families and Children(P) 443-378-4600 For information on assistance to families to prevent or pay heating bills, click here. 211 Maryland(P) 2-1-1 or 1-800-492-0618 For information on preventing eviction, click here. There are currently no waiting lists open. Housing Choice Voucher Program (HCVP aka Section 8) Tenant-Based Waiting List We've detected that JavaScript is disabled in this browser. Please enable JavaScript or switch to a supported browser to continue using x.com. You can see a list of supported browsers in our Help Center. Help Center The HCVP Tenant-Based Waiting List is CLOSED. The Housing Authority of Baltimore City (HABC) is pleased to announce that it will accept all 27,842 applications received during the open period of its Housing Choice Voucher Program (HCVP also formerly known as Section 8) waiting list. HABC will use the information provided on the application to contact applicants. It's important to keep all contact information (i.e., address, phone number, and email address) up to date, at all times. To check the status or update your application, please click on the button below to go to HABC's MyHousing Applicant Portal. Click for instructions for accessing the Applicant Portal. Go to Applicant Portal! View our video to see how the Housing Authority of Baltimore City's Housing Choice Voucher Project-based program can help provide you with subsidized units throughout Baltimore City. The HABC HCVP Rent Estimate Tool provides an estimated rental range based on HUDs Payment Standards and HABCs established Submarkets within Baltimore City. HABC uses submarket payment standards and an analysis of comparable rental units to determine the rental amounts based on bedrooms and the properties location. The actual amount offered will be an average based on the condition of the unit and available amenities. The tool is available for all voucher holders and landlords. Try the HABC Rent Tool The Housing Authority of Baltimore City (HABC) has established Landlord Leasing Incentives to provide increased housing options and opportunities for voucher holders while incentivizing owners to participate in the Housing Choice Voucher (HCV) program. Landlord Leasing Incentive Office visits are no longer required! Please click the "Get Started" button below to report changes to your household in any of the following categories: Income household composition (adding or removing members) Report Changes Online! This HQS Reference Guide is designed to increase your understanding of the HQS inspection process works, your responsibilities as a participating HCV owner, and how to maintain your unit while under contract with HABC. Check out the new HCV Reference Guide! The Housing Choice Voucher Program (HCVP) (formerly known as the Section 8 Program) is a federally funded, locally administered rental assistance program that helps low-income families, the elderly and persons with disabilities afford safe, decent housing in the private market. Participants may choose any housing type that suits the needs of their family, as long as the requirements of the program are met. The Housing Authority of Baltimore City (HABC) receives funding from the U.S. Department of Housing and Urban Development (HUD) to administer the HCVP in Baltimore City. Through HABC's Tenant-Based Voucher Program, very low-income families may select and rent decent and affordable homes in the private market. Very low-income families are those with incomes below 50% of area median income (AMI). Tenants residing in voucher units pay 30% of their income for rent and utilities. Housing subsidies are paid directly to the landlord on the participants' behalf. HABC's Tenant-Based Voucher Program is administered by its Housing Choice Voucher Program (HCVP). Currently, the Tenant-Based Voucher program is closed. The Housing Choice Voucher Project-based program subsidizes privately owned units throughout Baltimore City. Participants residing in Project-based units pay 30% of their income for rent and utilities. The balance of their housing costs are paid by the program. Participants in Project-based units are assisted as long as they live in the unit and continue to qualify for the program. Tenant Frequently Asked Questions What is the HCVP Program? The Housing Choice Voucher Program (HCVP) is a federally funded, locally administered rental assistance program that helps low-income families, the elderly and persons with disabilities afford decent, safe housing in the private market. The participant is free to choose any housing type that meets the requirements of the program. The Housing Authority of Baltimore City (HABC) receives funds from the U.S. Department of Housing and Urban Development (HUD) to administer the Housing Choice Voucher Program in Baltimore City. How does the program work for a family? After having qualified for the program, the family receives a housing voucher. The family then is responsible for finding a suitable housing unit where the owner agrees to rent under the program. (This unit may include the family's present residence.) The Housing Authority of Baltimore City (HABC) then pays a housing subsidy directly to the landlord on behalf of the participating family. The family is responsible for paying the difference between the actual rent charged by the landlord and the amount subsidized by the program. Who can get a Housing Choice Voucher? The program assists mostly very low-income families in Baltimore. The program tracks families from its waiting list, determines the amount of assistance they will receive, and gives them a Voucher. The voucher term is for a maximum of 180 days with an additional 30 days provided as a reasonable accommodation for a person with a disability. The Housing Choice Voucher Program of Baltimore City is located at: 1225 West Pratt Street Baltimore, Maryland 21223 Office Hours: Monday: 8:30 a.m. - 3:30 p.m. Tuesday: 8:30 a.m. - 3:30 p.m. Wednesday: 8:30 a.m. - 12:00 p.m. (Walk-In Hours) Thursday: 8:30 a.m. - 3:30 p.m. Friday: 8:30 a.m. - 3:30 p.m. You may contact the HCVP Customer Relations Call Center for program information at: 443-984-2222 or by email at hcvp.info@habc.org 1. What is the Housing Choice Voucher Program? The Housing Choice Voucher Program (HCVP) is a federally funded, locally administered rental assistance program that helps low-income families, the elderly and the disabled afford decent, safe housing in the private market. The participant is free to choose any housing type that meets the requirements of the program. The Housing Authority of Baltimore City (HABC) receives funds from the Housing and Urban Development (HUD) to administer the HCVP in Baltimore City. We disperse over 18,000 housing choice vouchers throughout the City, surrounding counties, and nation. 2. As a landlord, how will I benefit from renting to a family with a Housing Choice Voucher? You will provide affordable housing to families residing in the City of Baltimore. You will receive regular on-time rental payments through direct deposit - Housing Assistance Payments (HAP) are paid on the 1st of each month. You will be afforded an opportunity to list your property using the free online listing service affordablehousing.com, which is administered by an independent company not affiliated with HABC. Pre-screened tenants - all families are subject to a criminal background check. However, landlords are strongly encouraged to screen tenants as they would an unassisted tenant. You are protected from financial loss if your tenant suffers unexpected financial hardship. Once the participant reports a change in income along with all supporting documentation, HCVP will conduct a reexamination of the households income. Once verified, the subsidy payment is increased to compensate for the tenants decrease in income. 3. How can get a Housing Choice Voucher? The program assists mostly very low-income families in the City of Baltimore. The program tracks families from its waiting list, determines the amount of assistance they will receive, and issues them a Voucher to locate housing. The voucher term is for 90 days with additional time available when requested as a reasonable accommodation for a person with a disability or any other mitigating circumstances. 4. How does the HCVP work for a family? Once the family is deemed eligible for assistance, the family is issued a Voucher and a Request for Tenancy Approval (RFTA). The family then searches for a unit that suits their needs and where the owner agrees to rent under the program. HCVP and the landlord will negotiate the monthly rent for the housing unit within HABC's rent reasonableness guidelines. HCVP/HABC then pays a Housing Assistance Payment (HAP) directly to the landlord on behalf of the participating family. If applicable, the family is responsible for paying the difference between the rent charged by the landlord and the amount subsidized by the HCVP. 5. How do I find a family with a Housing Choice Voucher? The Housing Authority of Baltimore City has partnered with AffordableHousing.com to provide free listing options for owners and landlords. For more information on how to list your property, please visit www.affordablehousing.com. 6. How is the unit size determined? The unit size is determined by age, gender, and the number of family members in the household. Landlords should verify that the unit size listed on the voucher matches the bedroom size of their unit before accepting the family. All units are subject to HABC approval. 7. I have selected a tenant, what is the next step? It is strongly recommended that the landlord screen participating families as they would any unassisted tenant. If, after screening the family, the landlord is interested in renting to the HCVP family, the owner and the tenant will complete and sign the RFTA form indicating the rent desired and responsibility for the utilities. Landlords should not use the HCVP inspection process as a punch list of items that need repair. It is expected that the unit will be ready for occupancy at the time of the HCVP inspection. HABC has provided an HQS Guidebook for your preparation and convenience which can be found on HABC's website. 8. How much can I charge for rent? Landlords determine the asking rental price for a unit; however, the rent must be reasonable compared to other units of similar size, location, quality, and type. HCVP will make a determination as to the reasonableness of the proposed rent in relation to comparable units available for lease in the private unassisted market. If the rent is not affordable because the family share would be more than 40% of the family's monthly adjusted income, HCVP will negotiate with the owner to reduce the rent for the family so it is in compliance with HUD guidelines. 9. If HCVP cannot approve the rent amount requested, can the tenant pay the difference? The requested contract rent must be approved by the HABC. Families may not pay a rent share greater than the amount determined by the HABC. Side deals between the landlord and family are illegal and could result in the family being terminated and the landlord disbarred, suspended or subject to a limited denial of participation. 10. Does HCVP pay security deposits? Effective August 7, 2023, HABC began offering security deposit assistance to eligible HCV families that lease within Baltimore City's jurisdiction. The Security Deposit Assistance Program is a one-time only benefit for eligible households. Payment is provided from HABC directly to the landlord within approximately 60 days after the lease up. Security Deposits must be returned to the family within 45 days after moving out. 11. How much rent does the tenant pay? The amount of rent paid by HCV families is determined by a number of factors. Typically, tenants pay 30% of their adjusted income towards the rent. The Adjusted Income is the households gross income minus all HUD approved deductions. 12. Am I required to register my rental property with Baltimore City? All non-owner-occupied properties in Baltimore City, including one and two-family dwellings, multi-family dwellings (3 or more units), vacant buildings, and vacant lots are required to be registered each year with Baltimore City. HABC will confirm the property is registered at the time of move in. The registration period is January through December and property registration fees must be paid every year for the property to be considered registered. In addition to the registration requirement, all non-owner-occupied properties in Baltimore City that are rental properties must be licensed to operate as a rental. The landlord must meet certain requirements, outside of HABC, to obtain a license. For more information, please visit Baltimore City's Department of Housing & Community Development at 13. When will I get paid? After the unit has been inspected and approved and the rent agreed upon, a HAP Contract will be signed. This contract, which is executed between HABC and the landlord, explains the responsibilities of each party under the program rules. The contract will also indicate how much rent the participant is responsible for paying and how much rent will be paid by the HABC. Once the HAP contract is executed, HABC begins processing payments to the landlord. Payments are disbursed monthly, with the primary check run for the 1st of the month distribution. Landlords participating in the program are required to receive rental payments by direct deposit. 14. What if my tenant does not pay their portion of the rent? If a tenant does not pay their portion of the rent, it is the landlords obligation to dispute the issue in District Court by filing a failure to pay rent complaint. If the landlord receives a judgment, it should be forwarded to HCVP where it will be verified for accuracy. Once a judgment is verified and the tenant has not satisfied the judgment, HABC may start the process of terminating the participant from the HCVP. If the participant requests an informal hearing to dispute their termination from the HCVP, HCVP will notify both parties of the day, date and time of the informal hearing. 15. When can I request an increase in the contract rent? Landlords can only request one rent increase in a 12-month period. Landlords are required to notify the HABC and make the request within at least 60 days before any change in HAP is scheduled to go into effect. Any requested change in rent is subject to rent reasonableness requirements. HABC has to approve all rent increases before it goes into effect. Any approved increase will become effective no sooner than 60 days after the owners request is received. Units that are abated at the time of the request due to failed Housing Quality Standards (HQS) are not eligible for a rent increase until the unit passes inspection. All requests for an increase in the contract rent must be made by submitting the Rent Increase Request Form electronically from our website. 16. How do I change my address and/or telephone number? Landlords can change their address and/or telephone number by completing the Change of Address Form and submitting it to the Program Integrity Unit at program.integrityunit@habc.org 17. What if the tenant damages my unit? Damages to the unit are between the tenant and landlord. However, as a part of HABC Landlord Incentive Program, landlord may be able to recoup funds from HABC (less the security deposit) for damages caused by the tenant. HABC anticipates this initiative will be available in January 2024. The landlord should conduct periodic inspections of the unit to ensure the family is maintaining the unit. 18. Can I evict a HCVP participant? Yes, Landlords must perform evictions in accordance with state and local laws. 19. What should I do if my tenant vacates the unit and leaves their belongings in my property? The landlord should seek legal advice on how to proceed and notify HABC. If the tenant has moved from the unit and left behind their belongings, you must pursue legal action to have the items removed. HABC is prohibited from issuing a HAP if the participant vacates the unit without notice or HABC authorization. The landlord should conduct periodic inspections of the unit to ensure the family continues to reside in the unit. 20. What should I do if my tenant moves out of the unit without notice? The landlord should seek legal advice on how to proceed and notify HABC. If the tenant fails to return the keys to the unit, you must pursue legal action to regain possession. HABC is prohibited from issuing a HAP if the participant vacates the unit without notice or HABC authorization. The landlord should conduct periodic inspections of the unit to ensure the family continues to reside in the unit. 21. What are the roles of the HCVP inspectors looking for when conducting HQS inspections? When an inspection is scheduled, the unit is assumed to be ready for occupancy. The HCVP Inspector is required to verify that the unit meets HQS. HABC has provided an HQS Guidebook for your preparation and convenience which can be found on HABC's website. 22. What should I do if my tenant does not allow me access into the unit to repair HQS deficiencies? The landlord should notify HABC, review and enforce the lease and/or seek legal advice on how to proceed. The tenants failure to allow the landlord access to the assisted unit to make HQS repairs is a violation of family obligations and may result in the participant being referred for termination in the HCVP Program. Additionally, the landlord should treat a HCVP tenant just like he would an unassisted tenant. 23. How often are units inspected? HCVP will inspect all units under contract in accordance with housing quality standards on a 2-year cycle. HABC reserves the right to set and modify the inspection schedule for each unit. Special inspections may be scheduled at any time at the request of the tenant, landlord or at HABCs discretion. 24. What is a Payment Abatement? When it has been determined that a unit on the program fails to meet housing quality standards, the owner will be responsible for completing the necessary repair(s) in the time period specified by HABC. If the repairs are not completed within the time period specified, the assistance payment to the owner will be abated (Housing Assistance Payments suspended) and recover overpayments for the time the unit did not comply with HQS. The owner must notify HABC when violations have been corrected to schedule a new inspection date. Upon passing, the HAP will be reinstated from the date the unit passes inspection. HABC will not issue retroactive payments during the time the unit did not comply with HQS. 25. I recently purchased or sold a property that has an active HCVP HAP contract. What should I do? If you have purchased or sold a property where a HCVP participant is residing, you should contact the HCVP Program Integrity Unit. HCVPs page on www.habc.org lists the documents required to begin the change of ownership process. Housing assistance payments will stop when the transfer has been completed. Baltimore County Office of Housing (BOCH) Online Waiting List Pre-Application NOTICE: The following Baltimore County Office of Housing (BOCH) Project-Based Voucher program waiting lists are open: TABCO Towers (62 and older), Lyon Homes 1 and 2 (Disabled household) and Remington (Disabled household). The BOCH waiting lists for the Housing Choice Voucher (Section 8) Program, Dunfield, Aigburth Vale, Lyon Homes 3 and Prospect Place remain closed. BOCH will NOT be accepting any preliminary applications for these programs until further notice. More information may be found at www.baltimorecountymd.gov/housing. IMPORTANT NOTICE: If you have a disability and require assistance completing this application, assistance may be requested from the Reasonable Accommodations Coordinator. You may submit a request for an appointment by Phone: (410)-887-3435, or Fax: (410)-887-8804, or Email: reasonableaccommodation@baltimorecountymd.gov or Mail/In-Person: Baltimore County Office of Housing, Drumcastle Government, 1st floor, 6401 York Road, Baltimore, Maryland 21212 A response will be provided within five business days from receiving the request. Before you begin the application process, please have available your social security card, names and dates of birth of all family members. Also you will need income of all family members. Make sure you have typed correctly all information. HAVE PAPER AND PEN READY TO WRITE DOWN YOUR CONFIRMATION NUMBER. Submit only ONE application to the Baltimore County Office of Housing (BOCH). Duplicate forms will not be accepted. Disclaimer Applications can be received online anytime during the wait list period. Applicants will receive a confirmation number to acknowledge successful transmission of the application. By submitting this pre-application information you are not guaranteed placement on any waiting list. Maintaining Your Status on the Waiting List If you are added to the waiting list, you will be notified by mail when scheduled to attend an orientation or if we are updating our files. If you do not respond to our notifications, or your letter is returned undeliverable, your name will be removed from the waiting list. If you have a change of address, phone number, income or family size, you must notify us of the change. ALL CHANGES MUST BE SUBMITTED VIA OUR WEBSITE THROUGH THE APPLICANT PORTAL. No changes will be taken over the phone. Eligibility An applicant must qualify as an individual or family as defined by BOCH. Head of household must be at least 18 years of age at the time of this pre-application. Family must have annual income at the time of admission that does not exceed the established income limits at the time of admission according to the maximum income by family size established by the U.S. Department of Housing and Urban Development (USHUD). Applicant and all adult members of the family must pass a criminal background check. Applicant or any member of the family that has ever been convicted of manufacturing or producing methamphetamine on the premises of any federally-assisted housing or any family household member that is subject to a lifetime registration requirement under a state sex offender registration program will not be eligible for housing assistance. Applicant and all members of the family must provide documentation of social security numbers for all family members or certify that they do not have social security numbers at the time of initial eligibility interview. Applicant and all members of the family must meet USHUD requirements on citizenship or immigration status. Applicant or any member of the family who currently owes rent or other amounts to BOCH or any other housing authority, any other landlord, or any utility company will not be offered assistance until the outstanding balance is paid in full. The Baltimore County Office of Housing does not discriminate on the basis of race, sex, color, religion, marital status, familial status, national origin, age, pregnancy, disability, ancestry, or sexual orientation in the access to, admission into, or employment in, housing programs or activities. Page 2 Baltimore County Office of Housing (BOCH) Online Waiting List Pre-Application NOTICE: The following Baltimore County Office of Housing (BOCH) Project-Based Voucher program waiting lists are open: TABCO Towers (62 and older), Lyon Homes 1 and 2 (Disabled household), and Remington (Disabled household). 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Also you will need income of all family members. Make sure you have typed correctly all information. HAVE PAPER AND PEN READY TO WRITE DOWN YOUR CONFIRMATION NUMBER. Submit only ONE application to the Baltimore County Office of Housing (BOCH). Duplicate forms will not be accepted. Disclaimer Applications can be received online anytime during the wait list period. Applicants will receive a confirmation number to acknowledge successful transmission of the application. By submitting this pre-application information you are not guaranteed placement on any waiting list. Maintaining Your Status on the Waiting List If you are added to the waiting list, you will be notified by mail when scheduled to attend an orientation or if we are updating our files. If you do not respond to our notifications, or your letter is returned undeliverable, your name will be removed from the waiting list. If you have a change of address, phone number, income or family size, you must notify us of the change. ALL CHANGES MUST BE SUBMITTED VIA OUR WEBSITE THROUGH THE APPLICANT PORTAL. No changes will be taken over the phone. Eligibility An applicant must qualify as an individual or family as defined by BOCH. Head of household must be at least 18 years of age at the time of this pre-application. Family must have annual income at the time of admission that does not exceed the established income limits at the time of admission according to the maximum income by family size established by the U.S. Department of Housing and Urban Development (USHUD). Applicant and all adult members of the family must pass a criminal background check. Applicant or any member of the family that has ever been convicted of manufacturing or producing methamphetamine on the premises of any federally-assisted housing or any family household member that is subject to a lifetime registration requirement under a state sex offender registration program will not be eligible for housing assistance. Applicant and all members of the family must provide documentation of social security numbers for all family members or certify that they do not have social security numbers at the time of initial eligibility interview. Applicant and all members of the family must meet USHUD requirements on citizenship or immigration status. Applicant or any member of the family who currently owes rent or other amounts to BOCH or any other housing authority, any other landlord, or any utility company will not be offered assistance until the outstanding balance is paid in full. The Baltimore County Office of Housing does not discriminate on the basis of race, sex, color, religion, marital status, familial status, national origin, age, pregnancy, disability, ancestry, or sexual orientation in the access to, admission into, or employment in, housing programs or activities. Our extensive database includes updated housing waiting lists for all housing programs in Maryland, from Section 8, Public Housing, and income-based and rent subsidized apartments, all verified for accuracy and detail by our housing experts. You may be trying to access this site from a secured browser on the server. Please enable scripts and reload this page. After applying, it's a good practice to keep a record of any application that you submit. This will help you keep track of your application, and is especially useful if you apply to multiple waiting lists. You can do this easily with a document on your computer or mobile device, and also with a notebook or piece of paper. Make sure to write down your application or confirmation number with the application details. This number will be important to reference in the future. Once you have this information written, keep it stored in a place that's easy to access when you need it. With this information safely stored, all you have left to do is wait to find out if you've been selected for the waiting list. Depending on the area, it may take weeks or even months to know if you've been selected for the waiting list. Your wait for an announcement is usually the longest in areas with large populations and a high demand for housing assistance. Check if the public notice states when the housing authority plans to announce the results, or how long it may take to review applications. Contact the housing authority if this information isn't available. Once all applications are reviewed, the housing authority will either contact everyone who has been placed on the waiting list, or message everyone who applied to check their results. The housing authority will use the contact information you give in the application to reach you (usually by mail, email, or phone). For this reason, it is very important to put valid contact information on your application. Make sure you keep your contact information up to date, and that you respond quickly if any further action is required. If you don't get contacted by the housing authority, it might mean that you were not chosen for the waiting list. Sometimes, housing authorities do not contact applicants who were not placed on the waiting list. Check with the housing authority for confirmation. To check your status on the waiting list, you usually have to log into an online portal, call a phone number, or visit the office. Each housing authority has different ways for you to check your status. Some housing authorities will give you their spot on the waiting list, but others might only confirm that you're still on the waiting list. Make sure that you have your application or confirmation number with you when checking your status. To update your waiting list application, you usually have to log into an online portal, call a phone number, or submit a form to the office. Each housing authority has different ways for you to update your application. Make sure that you have your application or confirmation number with you when updating your application. You cannot apply for a waiting list that is closed until it is reopened by the housing authority. It is not known when the housing authority will announce the next opening. If you are considering applying for a voucher, you may be interested to know who already has a voucher, and what the households tend to look like. Fortunately, we can provide some helpful statistics using HUD's 2023 Picture of Subsidized Households. The following data describes the economic and demographic characteristics of renters who have a Section 8 or project-based voucher issued by Housing Authority of Baltimore City. At the start of 2024, Housing Authority of Baltimore City was managing 20,755 Section 8 vouchers. Of the total number of vouchers managed, there were 18,264 households with a voucher. This represents 88% of the total voucher allotment for Housing Authority of Baltimore City. According to HUD, there is a total of 42,567 people living in households with a Section 8 voucher issued by Housing Authority of Baltimore City, with the average number of people per household being 2. The 18,264 households with a Section 8 voucher at the start of 2024 waited on average 13 months to receive their voucher. Of those voucher-holding households, 1,461 got their voucher in the last year. This represents 8 percent of voucher holders with vouchers issued by Housing Authority of Baltimore City. Though Section 8 voucher programs are over-subscribed across the nation with all programs having a waiting list, each month, each housing agency managing vouchers has vouchers that are not issued to renters. This can result from turnover in the program if someone with a voucher buys a home, sees an increase in their income, passes away, or otherwise discontinues the use of their voucher. The time it takes to transfer voucher funding from one recipient to another can be many months. Managing the Section 8 waiting list, qualifying new voucher holders, and approving new homes or apartments takes time. In addition, in some areas, there is an extreme housing shortage or landlords may refuse to rent to persons using a Section 8 voucher to pay their rent. This results in longer than usual ramp-up times for new voucher holders. The Housing Authority of Baltimore City Section 8 HCV program that this waiting list covers had 88% of its vouchers utilized by households with 12% utilized at the start of 2024. This means that 2491 Section 8 vouchers out of a total of 20,755 were in processing at the time HUD reported the data. Of the 18,264 Section 8 voucher-holding households with the Housing Authority of Baltimore City, 9,755 have at least one child. There are 208 two-parent households in the Housing Authority of Baltimore City voucher program, and 9,547 single-parent households. There were 9,340 households with children with a female head of household. The average annual household income for Housing Authority of Baltimore City Section 8 Voucher holders is \$18,478. The average annual income per person is \$7,765. The average voucher holder earns 18% of the local Area Median Income. Housing Authority of Baltimore City voucher household annual income Annual Income Range (5% Number of Households% of Vouchers Less than \$5,000 1,461 8% \$5,000 - \$9,999 9,221 51% \$10,000 - \$14,999 5,114 28% \$15,000 - \$19,999 2,091 11% \$20,000 - \$24,999 1,461 8% \$25,000 - \$29,999 1,043 6% \$30,000 - \$34,999 705 4% \$35,000 - \$39,999 493 3% \$40,000 - \$44,999 345 2% \$45,000 - \$49,999 245 1% \$50,000 - \$54,999 172 1% \$55,000 - \$59,999 121 1% \$60,000 - \$64,999 87 0% \$65,000 - \$69,999 61 0% \$70,000 - \$74,999 43 0% \$75,000 - \$79,999 31 0% \$80,000 - \$84,999 22 0% \$85,000 - \$89,999 16 0% \$90,000 - \$94,999 11 0% \$95,000 - \$99,999 8 0% \$100,000 - \$104,999 6 0% \$105,000 - \$109,999 4 0% \$110,000 - \$114,999 3 0% \$115,000 - \$119,999 2 0% \$120,000 - \$124,999 2 0% \$125,000 - \$129,999 1 0% \$130,000 - \$134,999 1 0% \$135,000 - \$139,999 1 0% \$140,000 - \$144,999 1 0% \$145,000 - \$149,999 1 0% \$150,000 - \$154,999 1 0% \$155,000 - \$159,999 1 0% \$160,000 - 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