

# FAQs

## **Housing Choice Vouchers (Section 8)**

### **When you cannot help everyone in need, who do you help first?**

We have established a Preference Points system to allocate housing assistance, illustrated below. Elderly or disabled households receive a high priority. Working households with children are served before households who are not working. Households within Mesa county are served before non-resident households. Households with identical point values will be served in order of their application date & time.

<b>Preference Points</b>	<b>Order of Selection</b>	<b>Residence</b>
115	Involuntarily displaced due to Local Government Action or Federally Recognized Disaster	
115	TBRA (Next Step Program)-Qualified Families	
100	Disabled/Elderly 62 +/- Families w/ Persons w/Disabilities Single Parent family w/dependent children Under Age 6 Working 20 hrs. a week Families w/dependent children Over Age 6 Working 30 hours a week	Living, Working, Attending School in Mesa County
85	Families w/dependent children, not working the minimum # of number of hours per week	Living, Working, In Mesa County
Date and Time	Families w/no dependent children Singles and All Others living outside Mesa County	Living, Working, In Grand Junction UGA

### **How long will I have to wait for assistance?**

It's difficult to say. It depends on several factors including funding, rate of turnover, and size of waitlist. It is a minimum of one year.

### **What happens if I reach the top of the waiting list?**

When an applicant reaches the top of the waiting list, they will be mailed a letter giving them ten business days to respond and begin the eligibility process. If an applicant does not respond they are removed from all GJHA waiting lists. To ensure an applicant receives their letter, it is very important that GJHA always has a correct mailing address. If an applicant needs to update their information with GJHA it must be done in writing. This can be done in person, via mail/fax/email, or by returning this [change form](#).

### **I need housing immediately, what do I do? Can you recommend other low cost and affordable housing in Mesa County?**

[Check this list](#) of other Affordable and Subsidized housing options available in Mesa County. It also includes agencies that may be able to provide emergency housing services.

Another resource is the [Almost Home Guide](#) that Catholic Outreach publishes weekly.

## **Affordable Rental Properties**

### **What are the income guidelines for the Affordable Rental Properties?**

Income guidelines vary by property and household size. Current income guidelines can be found at the top of GJHA's vacancy guide [here](#).

### **Is there a waiting list for your Affordable Rental properties?**

GJHA does maintain a waiting list for our Affordable Rental properties. Eligibility will vary depending on income and household size.

### **Where can I check availability for Affordable Rental Properties?**

Please click [here](#) for GJHA's listing of current vacancies. Vacancies are filled via the waiting list.

### **Do you allow pets?**

The Grand Junction Housing Authority pet policy varies by property. As required by law, GJHA does allow service or assistance animals.