

CITY OF FERNDALE

FERNDALE HOUSING COMMISSION

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Assisted Housing

- *Autumn House*
- *Withington West*
- *Rent Subsidy Programs*

Frequently Asked Questions

Question

- 1) I have applied for the Public Housing and/or the Section 8 Program. How do I check my status on the waiting list(s)?**

Answer

Waiting list statuses can be checked one of two ways. If you applied for the Section 8 Waiting List and or Public Housing Waiting List when they were open in January of 2015, you can check your waiting list status on the Ferndale Housing Commission's website, which is www.ferndalehousing.com. There is a link in the middle of the website titled "Waiting List Status/Position Lookup." Click on the link, type in the required information, and then your status will be uploaded. Applicants can also check their placement on the waiting lists by calling the office of the Ferndale Housing Commission at 248-547-9500 ext. 103. on the first Friday of the month between 8:30 a.m.-11:30 a.m.

Question

- 2) I have applied for the Public Housing Waiting List and the Section 8 Waiting Lists. What do I need to do if my address, phone number, or household composition size has since changed?**

Answer

While the family is on the waiting list, the family must inform the FHC, within 10 business days, of changes in family size or composition, preference status, or contact information, including current residence, mailing address, and phone number. The changes must be submitted in writing. Failing to notify FHC of these changes, will be grounds for removal from the waiting list.

Changes in an applicant's circumstances while on the waiting list may affect the family's qualification for a particular bedroom size or entitlement to a preference. When an applicant reports a change that affects their placement on the waiting list, the waiting list will be updated accordingly.

Question

- 3) Is the Public Housing and/or Section 8 Waiting List Currently Open?**

Answer

The Public Housing and Section 8 Waiting Lists are currently closed and the Ferndale Housing Commission is not taking applications for either rental program at this time.



Question

4) What is Public Housing?

Answer

Public housing is funded by the federal government and administered by the Ferndale Housing Commission for the jurisdiction of: City of Ferndale, Michigan / County of Oakland.

The job of the FHC pursuant to HUD regulations is to provide decent, safe, and sanitary housing, in good repair, to low-income families at an affordable rent. The FHC screens applicants for public housing and, if they are found eligible and accepted, the FHC offers the applicant a unit. If the applicant accepts the offer, the FHC will enter into a contract with the applicant known as the lease. At this point, the applicant becomes a tenant of the public housing program.

In the context of the public housing program, a tenant is defined as the adult person(s) (other than a live-in aide who (1) executed the lease with the FHC as lessee of the dwelling unit, or, if no such person now resides in the unit, (2) who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit. [24 CFR 966.53]. The Public Housing Occupancy Guidebook refers to tenants as "residents." The terms "tenant" and "resident" are used interchangeably in this policy. Additionally, this policy uses the term "family" or "families" for residents or applicants, depending on context.

Since the FHC owns the public housing development, the FHC is the landlord. The FHC must comply with all of the legal and management responsibilities of a landlord in addition to administering the program in accordance with HUD regulations and FHC policy.

Question

5) What is Section 8?

Answer

The Section 8 tenant-based Housing Choice Voucher (HCV) assistance program is funded by the federal government and administered by the FHC for the jurisdiction of: **Counties of Wayne, Oakland, and Macomb, Michigan.**

The purpose of the HCV program is to provide rental assistance to eligible families. The rules and regulations of the HCV program are determined by the U.S. Department of Housing and Urban Development. The FHC is afforded choices in the operation of the program which are included in the FHC's administrative plan, a document approved by the board of commissioners of the FHC.

The HCV program offers mobility to eligible families because they may search for suitable housing anywhere in the FHC's jurisdiction and may also be eligible to move under portability to other PHA's jurisdictions.