



Frequently Asked Questions

Pre-Waiting List for Bayou Grande Project-Based Voucher Assisted Units

Eligibility:

1. Who can apply?

This pre-waiting list is for households/individuals interested in project-based voucher units in the Bayou Grande Choice Neighborhood community. This waiting list is open to any applicant interested in project-based voucher housing assistance.

2. What is a project-based voucher?

Under the Project-Based Voucher (PBV) program, a Public Housing Authority (PHA) enters into a contract with the property owner to pay partial rent for a certain number of units for a certain amount of time (no less than 20 years). Unlike a traditional Section 8 tenant-based voucher, the assistance is tied to the unit. While a family resides in a project-based unit, they may continue to receive rental subsidy, subject to program eligibility. If they move, they do not take the rental assistance with them.

3. What are the eligibility requirements?

Eligibility of applicants will be based on the U.S. Department of Housing and Urban Development's (HUD) Federal Income and project-based voucher eligibility guidelines and the Low-Income Housing Tax Credit program.

4. What is the process for determining eligibility?

Pre-applications will first undergo a preliminary review of reported information. From that review, pre-applications will either be accepted or denied. Approximately 60 days before units become available, ITEX property management will invite pre-applicants to submit full applications. Due to limited availability, it is not guaranteed that all pre-applicants will be invited to apply. ITEX will select pre-applicants to make full applications based on qualifying unit size, waiting list preference tier, and date and time of original pre-application/application submission. After a family is selected to make a full application, ITEX property management will evaluate family size, household income, waiting list preferences, and other eligibility criteria. ITEX and the Housing Authority will use this information to make the final decision on whether an applicant is eligible for a PBV unit. Once eligibility is confirmed by both ITEX and the Housing Authority, the applicant will be notified in writing through an approval packet and offered a PBV unit.



5. If I am not eligible for a project-based voucher unit, can I apply for another unit type?

Yes! Bayou Grande will also include other affordable and market rate unit types, all with the same amenities and bedroom size offerings. If you are interested in another unit type, please contact BayouGrande@itexgrp.com for more information.

6. Are there any waiting list preferences?

Yes. Priority preference will be given in accordance with an established tiered preference structure adopted in the HACS Administrative Plan. Tier 1-eligible applicants will receive the greatest priority, followed by Tier 2, Tier 3, etc. ITEX will make an applicant aware of their eligibility for a waiting list tier following written notification of admission to the pre-waiting list. Waiting list tier eligibility does not guarantee a family a unit and may change if applicant circumstances, location, and composition changes throughout the application process.

7. How will applicants be selected?

When units become available or a vacancy arises, property management will select applicant households based on the applicant household's qualifying unit size, waiting list preference tier, and date and time of the original pre-application/application submission.

8. How many applications can my household submit?

Only one pre-application/application is permitted per household. If your pre-application/application is denied, you may always resubmit a pre-application. If the information you submit in your pre-application changes, please resubmit your application using the same name and last four digits of your Social Security Number. This resubmission will update your reported information, but will not impact the original date and time of your pre-application submission.

9. Do I have to be a US Citizen to apply?

Anyone can apply, but someone in your household must be a legal resident, even if the legal resident is a minor child. This will be verified if you are scheduled for an eligibility interview.

10. If I need immediate housing assistance, are there resources available?

For those needing emergency housing assistance, please contact: HOPE Connections at 318.670.4591 or visit them at 2350 Levy St., Shreveport.

Bayou Grande:

1. Where will Bayou Grande be located?

Bayou Grande will be located just blocks away from downtown Shreveport in the Ledbetter Heights neighborhood between Caddo and Fannin Streets.

2. When will units be available?

Bayou Grande will be developed in multiple phases, with completion of initial phases expected by late fall 2021. Construction is currently underway.



3. What bedroom sizes are offered?

Bayou Grande will include a mix of one, two, and three bedroom units. Occupancy will be limited by the HACS occupancy standard of two persons per bedroom, per the HACS Administrative Plan.

4. How much will I pay in rent?

For PBV units, households will typically pay 30% of adjusted income in rent. The balance of that rent will be paid by the Housing Authority to the project owner (known as a Housing Assistance Payment (HAP))

5. Will I have to pay utilities?

Water, sewer, and trash utilities will be provided by the property. Residents will be responsible for electricity. Any utilities paid by the resident will be accounted for in the calculation of tenant rent.

6. Will there be an application fee, security deposit or other fees?

There is no fee to apply for PBV units. Other non-PBV unit types may include application fees. Security deposits will be collected, as follows:

- 1 Bedroom \$150.00
- 2 Bedroom \$250.00
- 3 Bedroom \$350.00

7. Will there be units for seniors?

There are initial plans for one of the Bayou Grande phases to be leased to seniors 55 and older. Completion of this phase is targeted for 2023. That said, seniors are certainly welcome at any Bayou Grande phase.

Partners:

1. What is the Housing Authority's role?

The Housing Authority acts as part owner of the property, Choice Neighborhood co-lead, a provider of resident supportive services, and voucher administrator for the PBV units.

2. What is ITEX and what is their role?

The ITEX Group acts as development partner to the Housing Authority, part owner of the property, property manager, and waiting list manager.

3. What is Volunteers of America (VOA) and what is their role?

Volunteers of America North Louisiana is a local nonprofit, which provides case management, supportive services, and service coordination. VOA has been chosen to provide free services to residents of the PBV units at Bayou Grande to help families and individuals build resilience and upward mobility. They are particularly focused on increasing educational attainment, income, and health and wellness outcomes. VOA will work with families and individuals to provide services, opportunities, and resources that help families and individuals achieve their individual goals.



4. What is Choice Neighborhoods?

Choice Neighborhoods is a national program that works to revitalize communities by making targeted investments in mixed-income housing, economic development, and supportive services.

Application:

1. What is a pre-waiting list and how is it different from a regular waiting list?

A pre-waiting list allows property management to get a head start on assessing interest and applicant eligibility. Pre-waiting applications typically collect less information, but still allow the applicant to claim their spot on the waiting list. Information from the pre-application will be used to populate certain parts of the full waiting list application at a later date.

2. If I need assistance with the application, who can help?

ITEX property management is providing assistance to interested applicants by appointment at their Canaan Village Property or by phone. To request assistance, please call (318) 221-6663 or email at BayouGrande@itexgrp.com.

3. How do I update information included in my application?

To update your application with any updated household or contact information, please visit the application website at: <http://bit.ly/bayougrande> and resubmit your application. The waiting list will use the applicant name and last four digits of the applicant's Social Security Number to associate the resubmission with the original application, allowing the applicant to keep their original place on the waiting list, while also updating their information.

4. Is there a cost to submit an application?

There is no cost to submitting a waiting list application for PBV units.

5. What if I do not have a permanent address?

If you do not have a permanent address, you will still need to provide an address for mailing purposes. Check with family and friends, churches, or other organizations to see if you may use their mailing address and if they will provide you with any mail you receive at that address. If possible, also consider obtaining a P.O. Box.

6. What happens after I submit my application?

First you will receive an email (if one is provided) confirming that your application was successfully submitted. If you submit an application with an email address, but do not receive an email confirmation, please contact ITEX property management:

(318) 221-6663

BayouGrande@itexgrp.com

All applicants will also receive a written notice confirming receipt of a pre-application submission. Additional notices and requests will be sent to you throughout the waiting period. Approximately 60 days before units become available, certain applicants will be invited to submit a full application based on unit size eligibility, the established waiting list preference



tiers, and date and time of application. Due to limited availability, it is not guaranteed that all pre-applicants will be invited to submit a full application. ITEX property management, HACS, or VOA may reach out to you prior to selection regarding information provided, additional information requests, or to provide information on supportive service opportunities.

7. How can I check the status of my application?

You can check your application status by contacting ITEX property management:

(318) 221-6663

BayouGrande@itexgrp.com

