



FREQUENTLY ASKED QUESTIONS

What is Rental Subsidy Program?

The Rental Subsidy Program helps low-income renters by providing a rental subsidy of up to \$500 a per month, until December 31, 2024.

What is the purpose of the program?

The purpose of Rental Subsidy Program is to make existing rental units within the Town of Davidson affordable by ensuring occupants who make 80% or less of the current Mecklenburg County area median income (AMI) are paying no more than 30% of their income toward rent and utilities.



Who can qualify?

Applicants must meet the following property and household requirements to be eligible for the Rental Subsidy Program. Recipients of assistance will be selected by the criteria listed below without regard to race, color, religion, national origin, sex, familial status, or disability. Applications will be reviewed on a first come basis for as long as funding is available.

- Applicants must be 18 years of age or older.
- The rental unit must be located within the Town limits.
- The rental unit may not be governed by affordable housing deed restrictions or covenants.
- Applicants receiving on-going rental subsidies or assistance from other sources are not eligible.
- The program is limited to tenants who are at or below the HUD low-income limit, defined as at or below 80% of AMI (priority will be given to those at 50% or below AMI)
- Applicants must be paying more than 30% of their income toward rent and utilities.
- Applicants must provide proof of income for all residents over 18, and the household income must earn at or below 80% of the Area Median Income as defined by the most current Income Limits for the Charlotte/Gastonia/Rock Hill issued by the U.S. Department of Housing and Urban Development (see chart below). Documentation includes paystubs, benefit letters, pensions, and other documents.
- Applicants must have a current lease in place for duration of requested subsidy and provide the lease to the program administrator as part of the application packet.

- Only one applicant per household.
- Applicants must be able to show proof of residency in their current unit in Davidson, NC, since January 2022.
- Applicants must be current (not in arrears) in rent payment.
- This is a 12-month rental assistance program and only valid for the unit where they are currently residing. The rental assistance subsidy does not move with the tenant.
- If at any time during the period of rental relief assistance, the applicant is in breach of their rental lease with the property owner, the renter forfeits future assistance payments.
- Property Provider must be willing to accept the subsidy and must submit a signed release waiver to the Town's partner (Ada Jenkins Center) to verify rental information.
- The property provider must be willing to receive a rental assistance payment from the Town or Town's partner and provide a current W9. No checks will be written to an individual renter.
- The rental property must be safe, have no code violations, and conform to fair housing laws.
- Applicants must commit to annual recertification.

Is there an income limit?

Yes. Only individuals making 80% or below current Mecklenburg County AMI, who are paying more than 30% of their income toward rent and utilities are eligible.

How will household be selected?

Applications are reviewed on a first come basis for as long as funding is available.

Where can I get an application?

If you have questions about the Rental Subsidy Program or the application process, contact Elizabeth Roman at the Ada Jenkins Center at 704-659-1051 or by emailing financialassistance@adajenkins.org Please reference the Town of Davidson Rental Subsidy Program.

For more information about CHAP

Visit: www.townofdavidson.org/CHAP,

Call 704-940-9604, or

Email: affordablehousing@townofdavidson.org

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