



HOUSING AND COMMUNITY DEVELOPMENT (HCD) Project-Based Voucher Site-Based Waitlists Opening

FREQUENTLY ASKED QUESTIONS (FAQS)

1) [WHO CAN APPLY DURING THE DECEMBER 15, 2025 – DECEMBER 19, 2025 OPENING?](#)

Open to applicants currently on the 2024 Tenant-Based Waiting List

2) [WHAT IS THE PROJECT-BASED VOUCHER \(PBV\) ASSISTANCE PROGRAM?](#)

The Project-Based Voucher (PBV) assistance program is a part of Miami-Dade's Housing Choice Voucher (MDHCV) program. It provides rental assistance to low-income families, where the subsidy is tied to specific units within a property. Under the PBV program, tenants pay 30% of their adjusted monthly income, plus any applicable utilities throughout their program participation.

3) [HOW IS THE PROJECT-BASED VOUCHER \(PBV\) ASSISTANCE PROGRAM DIFFERENT FROM THE HOUSING CHOICE VOUCHER \(HCV\) PROGRAM?](#)

The Project-Based Voucher (PBV) assistance program ties rental assistance to specific units within a property for a set term. Qualified applicants are referred directly to the property to fill available vacancies. In contrast, the Housing Choice Voucher (HCV) program allows participants to use their tenant-based voucher to select a unit in the private rental market. Additionally, PBV participants must meet a 1-year occupancy requirement at the property to become eligible for a tenant-based voucher when one becomes available. In comparison, HCV participants are not subject to an occupancy requirement.

4) [WHAT IS A PROJECT-BASED VOUCHER \(PBV\) SITE-BASED WAITLIST?](#)

A Project-Based Voucher (PBV) site-based waitlist is a list maintained for specific properties participating in the PBV program. In accordance with federal regulation 24 CFR 983.251(c)(6), applicants on the 2024 Tenant-Based Waitlist for the Section 8 Housing Choice Voucher (HCV) program are being offered the opportunity to be placed on these site-based waitlists for specific properties.

5) [AM I REQUIRED TO SUBMIT A NEW APPLICATION IF I'M ALREADY ON THE TENANT-BASED WAITING LIST?](#)

Yes. Applicant's listed on HCD's 2024 Tenant-Based Waitlist will be offered the opportunity to apply for placement on HCD's PBV Site-Based Waitlists. 2024 Tenant-Based Waitlist applicants that apply to the Project-Based Voucher (PBV) Site-Based Waitlists will be placed on the PBV Site-Based Waitlists according to the date and time of their application for the 2024 Tenant-Based Waitlist. Placement on PBV Site-Based Waitlists will have no effect on the

applicant's 2024 Tenant-Based Waitlist position.

6) **WHAT HAPPENS TO MY TENANT-BASED WAITLIST APPLICATION IF I APPLY FOR THE PROJECT-BASED VOUCHER (PBV) SITE-BASED WAITLISTS?**

Applying for the Project-Based Voucher (PBV) Site-Based Waitlists will not impact your status on the 2024 Tenant-Based Waitlist . Your 2024 Tenant-Based Waitlist application will remain active and unchanged if you apply for the Project-Based Site-Based Waitlists.

7) **AM I ELIGIBLE?**

Everyone age 18 and older is eligible to submit an application for the Miami-Dade County Housing and Community Development's (HCD) Project-Based Voucher Site-Based Waitlists. Applications for specific properties will only appear if you meet the property's designated eligibility criteria.

8) **AM I ELIGIBLE TO APPLY TO MULTIPLE PROJECT-BASED VOUCHER SITE-BASED WAITLISTS?**

Yes, you can apply to multiple Project-Based Voucher site-based waitlists if you meet the designated eligibility criteria for each property.

9) **WHEN WILL APPLICATIONS BE ACCEPTED?**

The **Project-Based Voucher (PBV) Site-Based application submission process** will begin on **Monday, December 15, 2025, at 08:00 a.m.** and will end on **Friday, December 19, 2025, at 11:59 p.m.**

At the time of selection, applicant(s) must meet the property designation, the program requirements and the income limits for the household composition established by the U.S. Department of Housing and Urban Development (HUD). The 2024 income limits are as follows:

MIAMI-DADE COUNTY – FY 2024 INCOME LIMITS - Effective April 01,2025								
Household Composition	1	2	3	4	5	6	7	8
Household Annual Income	\$ 43,400	\$49,550	\$55,750	\$61,950	\$66,950	\$71,900	\$76,850	\$81,800

Applications for preference category families will be accepted after this period. The application will be available in English, Creole, and Spanish.

10) **HOW CAN I SUBMIT MY APPLICATION?**

Applications for the Miami-Dade County Housing and Community Development (HCD) **Project-Based Voucher (PBV) Site-Based Waitlists** will be accepted **ONLY** at https://feedback.miamidade.gov/jfe/form/SV_ezHeRnmg2VnWiOO or by utilizing the QR Code provided here.



Applications may be submitted via computer, tablet, smart phone, or any other device that connects to the internet. You must have internet access to complete the online application. The online process allows people to apply at any time or place of convenience to them regardless of work schedule and eliminates the need to stand in long lines.

NO PAPER APPLICATIONS WILL BE AVAILABLE OR ACCEPTED.

11) WHAT IF I DO NOT HAVE INTERNET ACCESS?

If you do not have internet access or a device to submit your 2025 online application, and you need assistance, you may visit any of the locations listed below from **Monday, December 15, 2025, to Friday, December 19, 2025, between 8:00 a.m. to 04:30 p.m.**, except holidays. You can also call 311 for information.

Additionally, you can submit an application online at any time during the open online application. Period. You are encouraged to visit HCD's website at https://feedback.miamidade.gov/jfe/form/SV_ezHeRnmg2VnWiOO for additional locations and/or information.

Office / Center – Area	Address
Miami-Dade Housing Choice Voucher Program Office- Downtown	20 SE 3 rd Ave, Third Floor Miami, FL 33131
Miami-Dade Housing Choice Voucher Program Office- Miami Gardens	1111 Park Centre Blvd Suite 104 Miami Gardens, FL 33169

12) WHAT INFORMATION IS NEEDED TO COMPLETE THE APPLICATION?

Please have the following information available for the Head of Household (HOH), Spouse or Co-Head:

- Full name
- Gender
- Date of birth
- Current mailing address, phone number, and email address
- Race
- Ethnicity
- Veteran status
- Disability status and/or special needs

Note: Ethnicity and Race are collected for statistical purposes only.

13) CAN PEOPLE WITH DISABILITIES GET ASSISTANCE WITH COMPLETING AN APPLICATION?

Yes, people with disabilities may seek guidance with completing the application by contacting the Section 8 HCV program office at (786) 654-8440, between 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

14) HOW WILL I KNOW IF MY APPLICATION WAS SUCCESSFULLY SUBMITTED?

Once you have provided all the required information in your application, you will receive a

confirmation number to acknowledge successful transmission of the application.

15) IF I SUBMIT MORE THAN ONE APPLICATION, SHOULD I HAVE MORE CHANCES TO BE SELECTED FOR PLACEMENT ON THE WAITLISTS?

No, all applications completed and submitted during the open online application period are placed on the waitlists based on the date and time of submission.

16) HOW MANY APPLICATIONS WILL BE SELECTED FOR PLACEMENT ON THE WAITLISTS?

All applications completed and submitted during the open application submission period will be placed on the waitlists based on the date and time of submission.

Miami-Dade County Housing and Community Development (HCD) is opening site-based waitlists for the following Project-Based Voucher (PBV) properties:

Property Name	Property Address	Property Restrictions	Available Unit Size
Brisas Del Sol	455 SW 16th Avenue Miami FL 33135 https://brisasdelsolmiami.com/	Elderly	Garden- 2 Bedroom units Highrise- 1 Bedroom units
Homestead Gardens	1501 SW 6th St. Homestead FL 33030	No Restrictions	2 and 3 Bedroom units
Quail Roost Transit Village	18505 Homestead Ave Miami FL 33157 https://www.quailrooststationliving.com/	No Restrictions	Studio, 1, 2,3, 4 and 5 Bedroom units

17) ARE THERE ANY PREFERENCES WHEN SELECTING APPLICATIONS?

Preferences are given to households that meet specific criteria outlined in the HCD Administrative Plan, including but not limited to: **1) 2024 Tenant-Based Waitlist, 2) Households Displaced by Government Action 3) Referrals from the Miami-Dade Homeless Trust, 4) Veterans 5) Eligible In-Place Residents, 6) Families with a Right to Return, 7) Vulnerable Populations, 8) Special Needs Households, 9) Mobility Impaired and 10) Hearing/Sight Impaired**

18) CAN I TALK TO SOMEONE IF I HAVE MORE QUESTIONS ABOUT THE APPLICATION PROCESS?

Yes, you may contact the Miami-Dade County Department of Housing and Community Development Section 8 Housing Choice Voucher office by calling **(786) 654-8440** between 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

19) IF I AM SELECTED, BUT MOVE DURING THE PROCESS, HOW CAN I UPDATE MY ADDRESS?

If you are selected for the waitlists, you will be notified in writing to the mailing address and/or email address provided upon the time of your submission. If you do not respond to our notifications, or your letter is returned undeliverable, **YOUR NAME WILL BE REMOVED FROM THE WAITLISTS.**

If you have a change of address, phone number, income or family size, you must notify the program within 10 business days of the change. ALL CHANGES MUST BE IN WRITING AND CAN BE COMPLETED ON THE MIAMI-DADE VOUCHER WEBSITE <https://mdvoucher.com/>

20) [WHEN WILL I KNOW IF I WAS SELECTED FROM THE WAITLIST?](#)

Applicants will be notified in the order their applications were received and as units become available. Notifications will be sent in writing to the mailing address and/or email address provided upon the time of submission.

21) [WHAT HAPPENS AFTER BEING SELECTED FROM A PROJECT-BASED VOUCHER \(PBV\) SITE-BASED WAITLIST?](#)

Applicants will be required to attend an Initial Eligibility appointment to complete an Application for Initial Eligibility. During this appointment, applicants must submit all required documentation for HCD to determine program eligibility.

If determined eligible for the Project-Based Voucher (PBV) assistance program, you will be referred to the PBV site to undergo the property screening process. If you meet the property screening criteria, you will be offered a unit.

22) [WHAT HAPPENS IF I DECLINE THE PBV OFFER?](#)

Applicants who decline the PBV offer will be withdrawn from the Project-Based Voucher (PBV) Site-Based Waitlist to which they were referred to.

23) [WHAT HAPPENS IF THE PROPERTY DENIES THE PBV OFFER?](#)

Applicants who are denied by the property will be withdrawn from the Project-Based Voucher (PBV) Site-Based Waitlist to which they were referred to.

PLEASE BE AWARE: This is the only time in which you can apply. HCD will never ask for a credit card number or require a credit report in order for you to apply. The only website to apply for the **Project-Based Voucher Site-Based Waitlists**

is: https://feedback.miamidade.gov/jfe/form/SV_ezHeRnmg2VnWiOO

HCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence or stalking, source of income, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.