TUSCUMBIA HOUSING AUTHORITY

Frequently Asked Questions

1.) What are the fees I'll need to pay upon move-in?

Upon move-in, a tenant will be asked to pay their first month's rent *plus* a $150 security deposit to Tuscumbia Housing Authority. In addition, new tenants must provide a $225 security deposit (subject to change without notice) to Tuscumbia Utilities to have utilities turned on in their name at the apartment.

2.) What does "Income Based Housing" mean?

Your rent will be based on approximately 30% of your monthly income. This includes income from all sources such as work, social security, SSI, child support, general assistance, etc. If your income changes while on the waiting list (ex. new job, start SSI, Etc.), please update this information.

3.) Does THA provide financial assistance for housing?

No. Tuscumbia Housing Authority is set up to provide affordable housing for individuals and families whose income qualifies them for low-income housing. We are not able to provide financial assistance to tenants. Please reach out to Community Action, The Salvation Army, or one of the other local services that provide financial help if you need rental assistance or help with the costs of move-in deposits. (It is the sole responsibility of the applicant/tenant to reach out to these organizations. THA cannot assist with these services outside of providing the service with requested information on the applicant/tenant's lease and rental information.)

3.) For which apartment sizes do I qualify?

1 applicant (living alone): 0 bedroom (studio) or 1 bedroom
2 person household: 2 bedroom (Pairs who room together may request a 1 bedroom.)
3 person household: 2-3 bedroom (depending on ages and genders of children)
4-5 person household: 3-4 bedroom (depending on ages and genders of children)
6+ person household: 4-5 bedroom (depending on ages and genders of children)

***We cannot place tenants in units smaller than the size needed for the make-up, ages, and genders of the family. Likewise, we will not offer apartments larger than the family make-up if there are larger households that need them. Our governing laws demand this, and our mission is always to provide safe and comfortable housing for our tenants.

4.) Which apartments do you manage?

Davis Court, Trenholm Heights, Woodmont Court, Gary Court, and McClain Homes.

******THA does NOT have Section 8/Voucher housing. Please call Sheffield Housing Authority for information on Section 8/Voucher Program for Colbert County.******

5.) Do you have emergency housing?

No, THA does not have emergency housing. We recommend reaching out to The Salvation Army. They are often knowledgeable about housing that is immediately available.

6.) How does the waiting list work?

The waiting list is broken down by apartment size and goes in order of application date. Applications are not processed (meaning that we don't check references, perform background checks, or figure rental rates) until you near the top of the waiting list. This is

because circumstances may have changed or been updated since the time of your application. We will call you when your name nears the top of the list to collect any updated information including income, family changes, etc., and we will provide updates on housing.

7.) When should I call THA to update my application?

You should call if there are updates to your application including:

A change in family size (New child, divorce, marriage/live-in partner, Etc.)

A change to your phone number (VERY IMPORTANT)

A change in your income (Check amount changes, new job, Etc.)

8.) Can I call THA to check the status of my application?

No. Please only call if you need to update your application. If you have turned in your application during a scheduled appointment, or if you have submitted your application online, you can be assured that you are on the waiting list, and we will call you when you near the top of the list. Please make a note of your application date and the estimated wait time at the time that you apply. Current wait times are listed on the website. Note that time estimates are approximate and can change without notice based on a variety of factors including stagnated move-outs, tenant transfers, and apartment maintenance/ remodeling.

9.) I see empty apartments. Why can I not take one of those?

Empty apartments are under the supervision of the maintenance department. Upon move-out of a previous tenant, the maintenance team performs inspections, maintenance, and remodeling to apartments prior to turning them over for new tenants. Upon completion of these updates/repairs, apartments are offered to the next eligible applicant on the waiting list.

10.) Can I drop off my ID documents or release forms without an appointment?

No. If you are unable to upload your documents and signed release packet to the online portal, please call 256.381.0915- Option 2 on the menu to schedule an appointment. During the appointment, we will collect your documents and make copies as needed. *Applications will not be considered until all materials are received.*