

# What is the Section 8 Housing Choice Voucher Rental Assistance Program?

It is a federally funded program under the U.S. Department of Housing and Urban Development (HUD) which enables participants to obtain affordable, decent, safe, and sanitary housing.

## The Process Overview...

1. Fill out an application and your name will be put on the waiting list.
2. When your name comes to the top of the waiting list, you will be notified by mail from WHRA.
3. WHRA will meet with you to update your information and go through all the required paperwork.
4. If eligible and when funds are available, a Voucher will be Issued, which gives you the go-ahead to find a place to live.
5. When you have a place to live and the owner agrees to rent under the program, WHRA will conduct an HQS inspection of the unit. If unit passes, we will place you on the program.

## How your rent is determined:

- ~ Household Income (anyone 18 and over)
  - ∞ Employment
  - ∞ County Assistance (Cash assistance only)
  - ∞ Social Security and/or SSI
  - ∞ Income from assists
  - ∞ Any other income
- ~ Deductions may include:
  - ∞ Medical
  - ∞ Dependent allowance
  - ∞ Elderly allowance
    - ∞ Disability allowance
    - ∞ Care of Dependents
- ~ Tenant's Rent portion of rent will be 30% but not to exceed 40% of Adjusted Annual Income



## Income Guidelines:

| Household Size | 30% of Median | Very Low Income | Low-Income |
|----------------|---------------|-----------------|------------|
| 1 Person       | \$12,750      | \$21,250        | \$34,000   |
| 2 Person       | \$14,600      | \$24,300        | \$38,850   |
| 3 Person       | \$16,400      | \$27,350        | \$43,700   |
| 4 Person       | \$18,200      | \$30,350        | \$48,550   |



## Other Tidbits:

- ~ Tenant is responsible for Security Deposit
- ~ Tenant can either stay where they are currently living or find a more suitable place to live
- ~ HUD requires a 12 month lease with Landlord and HUD's Tenancy Addendum is used in conjunction with lease.
- ~ Participating family can be evicted for the same reasons an unassisted tenant can be.



## Annual Income

### Eligibility:

- ~ Income Based
- ~ Must pass the following screenings:
  - ∞ Citizenship
  - ∞ Criminal Background
  - ∞ Debts Owed to any Public Housing Authority



**Payment Standards:** maximum amount the Housing Authority can pay to help a family with rent.

| Unit Size | Amount |
|-----------|--------|
| 0 Bedroom | \$417  |
| 1 Bedroom | \$526  |
| 2 Bedroom | \$637  |
| 3 Bedroom | \$757  |
| 4 Bedroom | \$1020 |

## Contact Information

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