

Sec. 8 Annual Income Limits

Revised 12-11-2012

PLUMAS COUNTY Family Size (persons) Annual Income or Less	LASSEN COUNTY Family Size (persons) Annual Income or Less	SIERRA COUNTY Family Size (persons) Annual Income or Less	TEHAMA COUNTY Family Size (persons) Annual Income or Less
1 \$20,200	1 \$22,650	1 \$24,650	1 \$20,100
2 \$23,050	2 \$25,900	2 \$28,150	2 \$22,950
3 \$25,950	3 \$29,150	3 \$31,650	3 \$25,800
4 \$28,800	4 \$32,350	4 \$35,150	4 \$28,650
5 \$31,150	5 \$34,950	5 \$38,000	5 \$30,950
6 \$33,450	6 \$37,550	6 \$40,800	6 \$33,250
7 \$35,750	7 \$40,150	7 \$43,600	7 \$35,550
8 \$38,050	8 \$42,750	8 \$46,400	8 \$37,850

You May Not Lease a Unit from a Relative

Please be aware that the property owner/landlord cannot be the parent, child, grandparent, grandchild, sister or brother of any member of the tenant family. An exception to the rule can be granted by the HA as a reasonable accommodation for a tenant family member who is a person with disabilities.

What are the steps to getting Housing Assistance?

1. A family submits an application and is placed on the waiting list.
2. When the application reaches the top of the waiting list, the family's eligibility is determined.
3. If the family is eligible, a Housing Voucher is issued allowing the family to search for an acceptable rental unit.
4. If an acceptable rental unit is found (i.e. a willing landlord requesting a reasonable rent on a unit that passes inspection), a Housing Assistance Payments Contract is executed between the HA and the Landlord.
At the same time a lease is entered into between the landlord and family.
5. Housing Assistance Payments are made each month by the HA on behalf of the family as long as the landlord and the family comply with the program rules.

TDD (800) 735-2929

Refer all questions and complaints regarding disability discrimination to David Keller at:

(183 W. Main St.)
P.O. Box 319
Quincy, CA 95971
(530) 283-2466.



For More Information Go to HUD's website
www.hud.gov/offices/pih/programs/hcv/about/fact_sheet.cfm

Section 8 Housing Information for Tenants

For Plumas, Lassen, Sierra and Tehama Counties



HOUSING CHOICE VOUCHER PROGRAM

Plumas County Community Development Commission

(183 W. Main St.)
P.O. Box 319
Quincy, CA 95971

(530) 283-2466
(800) 993-5399

www.plumascdc.org

What is Section 8 Housing Assistance?

(also known as the Housing Choice Voucher Program)

Simply stated, the program assists an eligible tenant by paying a portion of the rent to a landlord for a privately leased unit.

The process begins by completing an application and being placed on a waiting list.

When an applicant is selected from the waiting list and is determined to be an **eligible family**, a Housing Voucher is issued.

The eligible family, now a Voucher Holder, is allotted a specific period of time (usually 60 days) to find an **acceptable rental unit** and a **willing landlord**.

If an acceptable rental unit and a willing landlord are found, the Housing Authority (**HA**) then enters into a Housing Assistance Payments Contract (**HAP Contract**) with the landlord that authorizes the HA to pay a portion of the dwelling unit rent to the landlord.

At the same time the Voucher Holder, now a Section 8 program participant/tenant, enters into a **lease** with the landlord that requires the tenant to make a payment to the landlord for the balance of the dwelling unit rent.



Who is an eligible family?

Applicant(s) who meet the following criteria:

1. The person or persons applying must meet the HA's definition of a "family".
2. The family must be income eligible (see inside flap for the income limits)
3. All family members, with very limited exceptions, must disclose their Social Security numbers or obtain one.
4. At least one family member must be a US citizen or eligible immigrant.
5. No family member has violated a rule that would be a cause to deny assistance.



What is an acceptable rental unit?

A dwelling unit that meets the Department of Housing and Urban Development's (HUD) definition of an eligible unit and one that complies with the Section 8 Housing Quality Standards.

Please refer to the brochure "A Good Place to Live".



Who is a willing landlord?

An owner of a rental unit, who meets HUD's definition of an eligible owner, is willing to accept a reasonable rent (i.e. a rent that is comparable to similar unassisted units) for the unit, and comply with all the Section 8 rules and regulations.



What is a HAP contract?

The HAP contract is the legal agreement between the HA and the landlord that authorizes payment of a portion of the rent by the HA, if all the terms and conditions of the contract are met by both parties.



What about the lease?

The legal agreement between the landlord and tenant that states the rights and responsibilities between both parties and requires the tenant to pay a portion of the rent to the landlord. We recommend a lease term of one year.



Can I move & where can I live?

Moves are permissible under the conditions described below as long as the family notifies the HA ahead of time, properly terminates its existing lease, and finds acceptable alternate housing.

Participants (i.e. a Sec. 8 Tenant) may choose a unit anywhere in the United States if the new unit is within the jurisdiction of an HA Administrator of the Section 8 Housing Program, but are only allowed to move after their initial lease term expires and may only move once in any 12 month period, **subject to funding availability**.

Applicants not living within the jurisdiction of the HA at the time the family applies for rental assistance must live within the jurisdiction for the first twelve months of Sec. 8 assistance before they can move outside the jurisdiction of the HA, **subject to funding availability**.



How Do I apply?

If you are interested in applying for a voucher, contact the Housing Authority at the address listed on the front of this brochure.