

WHAT IS THE SECTION 8 EXISTING HOUSING PROGRAM

The Section 8 Existing Housing Program is a federally funded program, which provides money to help eligible individuals, and families pay their rent. If you qualify and are accepted as a participant in the Section 8 Existing Housing Program, the amount you pay for rent may not exceed forty percent (40%) of your income. The PMHA will pay your Landlord the difference between the amount you are required to pay and the actual cost of your rent and utilities. Families and individuals are eligible for consideration in the program if their adjusted incomes do not exceed federally established income for the area in which they live.

THE HOUSING

Whether you remain where you live now or move to a new place, your housing must meet two program requirements.

1. The rent for the unit must be reasonable when compared with similar units in the neighborhood.
2. The dwelling unit you select must be in good condition (decent, safe, and sanitary).
Basically, there must be:

- Adequate living area;
- Adequate light and ventilation;
- Adequate heating, electrical, water, sewage, and structural systems;
- Freedom from any condition which endangers the health and safety of the occupants. This includes peeling paint, which could be a hazard because of lead-based paint poisoning.

The assigned Housing Specialist will inspect the unit to see if it meets these HUD Housing Quality Standards.

For you to receive assistance, the rent must be within the rent limits established by HUD. Rent limits will be made available to you upon request.

A security deposit may be collected. The deposit cannot exceed one month's rent or the amount your landlord generally requests from unassisted tenants, whichever is less.

RECERTIFICATION

On a yearly basis, PMHA will re-inspect your dwelling unit to determine if it meets HUD's Housing Quality Standards and will request that you provide updated verifications, including income verifications. These requirements are necessary to assure that you remain an eligible program participant and that your housing unit is decent, safe, and sanitary. If you plan to move, contact your assigned Housing Specialist ahead of time. **DO NOT MOVE WITHOUT PMHA APPROVAL!!!**



The HA may deny program assistance for an applicant, or terminate program assistance for a participant, for any of the reasons listed below:

1. If the family violates any obligations listed in your lease;
2. If any member of the family has ever been evicted from public housing;
3. If an HA has ever terminated assistance under the certificate or voucher program for any member of the family;
4. If any member of the family participates in illegal drug or violent criminal activity;
5. If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;
6. If the family currently owes any money to the HA or another HA in connection with Section 8 or public housing assistance;
7. If the family has not reimbursed any HA for amounts paid to an owner under a contract for rent, damages to the unit or other amounts owed by the family under the lease;
8. If the family breaches an agreement with the HA to pay amounts owed to a HA, or amounts paid to an owner by a HA; or
9. If the family engaged in or threatened abusive or violent behavior toward HA personnel.
10. If there is court action taken against a tenant by the Landlord.

AS A TENANT IN THIS PROGRAM, YOU MUST:

1. Supply any information that the HA or HUD determines to be necessary, including evidence of citizenship or eligible immigration status, and information for use in a regularly scheduled re-examination or interim re-examination of family income and composition.
2. Disclose and verify social security numbers, and sign and submit consent forms for obtaining information.
3. Supply any information requested by the HA to verify that the family is living in the unit or information related to family absence from the unit.
4. Promptly notify the HA, in writing, when the family is away from the unit for an extended period of time in accordance with HA policies.
5. Allow the HA to inspect the unit at reasonable times and after reasonable notice.
6. Notify the HA and the owner, in writing, before moving out of the unit or terminating the lease.
7. Use the assisted unit for residence by the family. The unit must be the family's only residence.
8. Promptly notify the HA, in writing, of the birth, adoption, or Court-awarded custody of a child.

9. Request HA written approval to add any other family member as an occupant of the unit.
10. Promptly notify the HA, in writing, if any family member no longer lives in the unit.
11. Give the HA a copy of any owner eviction notices.
12. Pay utility bills and supply appliances that the owner is not required to supply under the lease.



**PICKAWAY METROPOLITAN
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**THE SECTION 8
EXISTING HOUSING PROGRAM**
