Housing Authority of the County of Butte

Housing Assistance Programs



HOUSING AUTHORITY of the County of Butte 2039 Forest Avenue, Chico, CA 95928 (530) 895-4474 ● Fax: 530-894-8738 ● TDD Relay: 800-735-2929 www.butte-housing.com



H:\CB

Reasonable Accommodation

If you or anyone in your family is a person with disabilities and you require an accommodation in order to fully utilize our programs and services, please inform the Housing Authority staff.

H'ACB

Housing Choice Voucher Section 8

- Allows very low-income families to choose and lease decent and affordable privately owned rental housing.
- You are free to choose any housing that meets the requirements of the program.
- **The subsidy** is paid directly to the landlord by the Housing Authority on your behalf.

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Housing Choice Voucher Eligibility

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Income **must** not exceed the limits set by HUD.

	1	2	3	4	5	6	7	8	
Butte	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450	
Glenn	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$54,450	

Payment standards Butte & Glenn County

BEDROOMS	0	1	2	3	4	5	6
BUTTE COUNTY	\$982	\$1,035	\$1,362	\$1,937	\$2,321	\$2,668	\$3,017
GLENN COUNTY	\$734	\$834	\$1,098	\$1,399	\$1,662	\$1,910	\$2,160

HUD REQUIREMENT: At least 75% of all new admissions must be Extremely Low Income

HACB

Mandatory Termination

The HACB must terminate assistance to participants if:

- Any member of the family fails to sign and submit HUD or Housing Authority required consent forms for obtaining information.
- No member of the family is a U.S. Citizen or eligible immigrant.

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Mandatory Termination

The Housing Authority <u>must</u> terminate assistance to participants if:

- Any member of the family has been convicted of manufacturing or producing methamphetamine.
- Any member of the family are required to register as a sex offender.
- Any member of the family is a fugitive felon.

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Grounds for Termination

The Housing Authority <u>may</u> terminate assistance for participants for any of the following:

- The family violates any family obligation.
- Any member of the family commits drug-related criminal activity or violent criminal activity.
- Any member of the family commits fraud, bribery, or any act of corruption in connection with any HUD program.

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HACB

Grounds for Termination

The Housing Authority <u>may</u> terminate assistance for participants for any of the following:

- The family currently owes money to the Housing Authority or to another Housing Authority.
- The family violates an agreement with the Housing Authority to pay amounts owed to the Housing Authority, or amounts paid to an owner by the Housing Authority.
- Any member of the family has ever been evicted from Public Housing or terminated from the Voucher Program for serious violations of their lease.

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Grounds for Termination

The Housing Authority <u>may</u> terminate assistance for participants for any of the following:

- A family has engaged in or threatened abusive or violent behavior toward Housing Authority personnel.
- Any family member whose drug or alcohol abuse interferes with the health, safety or peaceful enjoyment of other residents.

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Family Obligations

A Family:

1.) Must supply any information, certifications & releases that HUD or the Housing Authority determines is necessary in the administration of the program.

For example: submitting required evidence of citizenship or eligible immigration status & information for use in a regularly scheduled or interim re-examination of family income & composition.

Family Obligations

You Must report any change in the family size & income in writing to the HACB, within 14 days of the change. Information supplied by the family must be true & complete.

- **2.)** Must disclose & verify Social Security numbers, sign & submit consent forms to obtain information.
- **3.)** Must supply any information requested by the HACB to verify that the family is living in the unit or information related to family absence from the unit.
- **4.)** Must notify the HACB, in writing, if they are going to be away from the unit for more than 14 days.

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HACB

Family Obligations

- **5.)** Must allow the HACB to inspect the dwelling unit at reasonable times & after reasonable notices.
- **6.)** Must notify the HACB & the owner, in writing, before moving out of the unit or termination of the lease.
- **7.)** Must use the assisted unit for residence by the family. The unit must be the family's only residence.

Family Obligations

- **8.)** Must notify the HACB, in writing, within 14 days of the birth, adoption or court awarded custody of a child. Promptly notify the HACB in writing if any family member no longer lives in the unit. HACB must receive written approval to add any other family member as an occupant of the unit **before** the new member moves in.
- **9.)** Must give the HACB a copy of any eviction notice.
- **10.)** May engage in legal profit making activities in the unit, if such activities are incidental to the primary use of the unit for residence by members of the family.
- 11.) Must pay your rent monthly.

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Family Obligations

A family Must:

- **1.)** Not OWN OR HAVE ANY INTEREST IN THE UNIT. (Exception: You may own manufactured home & receive assistance with space rent, not rent from a parent, child, grandchild, grandparent, sister, or brother of any member of the family).
- **2.)** Not commit any serious or repeat violation of the lease. Commit fraud, bribery, or any other corrupt or criminal act in connection with the program.
- **3.)** Not participate in illegal drug or violent criminal activity.

Family Obligations

- **4.)** Not sublease or let the unit or assign the lease or transfer the unit.
- **5.)** Not receive Section 8 tenant-based program housing assistance while receiving another housing subsidy for the same unit or a different unit under any other Federal, State, or local housing assistance program.
- **6.)** Not damage the unit or premises (other than damage from ordinary wear & tear), disconnect the smoke detector, or permit any guest to damage the unit or premises.

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HACB

Family Obligations

Housing Quality Standards breaches as it pertains to tenantsupplied utilities or appliances furnished by the tenant.

- **7.)** Not allow non-household members to use the unit address for any purpose, including a mailing address.
- **8.)** Not allow non-household member to be in the unit more than 14 consecutive days or a total of 30 days in a 12 month period.

Voucher

Initial term: 60 days

Extensions: 30 days with

good cause.

Must be requested in writing.

We will request a search log.

Housing Choice Voucher Program

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-016 (exp. 9/30/2010)

o sets tooth the tamby's obligations under	the Housing Choice V	bucher Program.			
Please read entire document before completing form Fill in all branks below. Type or print clearly.					
 Insert until size in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.) 					
Date Voucher leased (min/dd/yyyy) Insert actual date the Voucher is issued to the Family.					
Date Voucher Expires (mm/ddfyyyy) Insert date striy says after date Voucher is issued. (See Section 6 of this form.)					
Date Extension Expires (II applicable)(mm/dd/yyy) (See Section 6. of this form)					
Name of Family Representative S. Signature of Family Represent		Date Signed (mm/dd/yyyy			
		<u> </u>			
5. Signature of PHA Official		Date Signed (

1 Housing Chairs Vancher Program

- Housing Chaice Voncher Program

 A. The poblic housing agency (PHA) has determined that the above amend family (item 5) is eligible to participate in the housing choice voucher program. Under this program, he family chooses a decent, safe and santray unit to live in. If the owner agrees to lease the unit to the family tonder the housing choice voncher program, and if the PHA approves the unit, the PHA will enter into a housing a satistance payments (HAP) contract with the owner to make monthly payments to the owner to bely the family pay the rent.

 B. The PHA determines the amount of the monthly housing
- the family pay the reni.

 The PHA determines the amount of the monthly housing assistance payment to be paid to the owner. Generally, the monthly housing assistance payment by the PHA is the difference between the applicable payment standard and 30 percent of monthly adjusted family income. In determining the maximum minish housing assistance payment for the family, the PHA will use the payment standard in effect on the data the reamany is approved by the PHA. The family may choose to reat a unit for more than the payment standard, but this choice does not change the amount of the PHA's assistance payment. The armal amount of the PHA's assistance payment will be determined to the PHA's assistance payment will be also the PHA's assistance payment will be payment.

A When issuing this voucher the PHA expects that if the family finds an approvable unit, the PHA will have the money available to enter into a HAP contract with the owner. However, the PHA is under no obligation to the family, to any owner, or to any other person, to approve a tenancy. The PHA does not have any liability to any party by the issuance of this voucher.

- B. The voucher does not give the family any right to participate in the PHA's housing choice voucher program. The family becomes a participant in the PHA's housing Choice woncher program when the HAP contract between the PHA and the owner takes effect.
- C. During the initial or any extended term of this voucher, the PHA may require the family to report progress in lessing a unit at such intervals and times as determined by the PHA.

3. PHA Approval or Disapproval of Unit or Lease

- PRA Approval or Disapproval of Unit or Lesse

 A When the family finds a suitable unit where the owner is
 willing to participate in the program, the family must
 give the PRA the request for senancy approval (on the
 form supplied by the PHA), signed by the owner and the
 family, and a copy of the lesse, including the HUDprescribed teamory addendum. Note: Both documents
 must be given to the PHA no later than the expiration
 date traited in item 3 or 4 on top of page one of this
 voucher.
- You wer.
 The family must submit these documents in the manner that is required by the PHA. PHA policy may prohibit the family from submitting more than one request for tenancy approval at a time.
- provide a to time.

 C. The lease must include, word-for-word, all provisions of the tennacy addendum required by HUD and supplied by the PHA. This is done by adding the HUD tennacy addendum to the lease used by the owner. If there is a difference between any provisions of the HUD tennacy addendum and any provisions of the owner? I stease, the provisions of the themselve addendum and any provisions of the owner? I stease, the

form HUD-52646 (7/2000) ref. Hangbook 7420.6



Housing Choice Voucher Size

Guidelines for Determining Voucher Size

	Bedroom Size							
Family Composition	1	2	3	4	5	6		
Н	Х							
-1/P	Х							
H/P+1		Х						
H/P+2 same gender		Х						
H/P+2 different gender aged both aged under 8 yrs		Х				<u> </u>		
H/P+2 same gender aged 8 yrs apart			Х					
1/P+2 different gender aged over 8 yrs			Х					
1/P+3			Х					
H/P+4 aged under 8 or same gender aged less than 8 yrs apart			х					
H/P+4 2F 2M			х					
H/P+4 2F 2M aged 8 yrs apart				X				
H/P+4 3 same gender 1 opposite gender aged over 8 yrs				Х				
1/P+5				Х				
H/P+6				Х				
H/P+6 dependent on age and gender					Х			

P=Spouse, Partner, Boyfriend, Girlfriend, Significant Other

C=Child, Children

Household members of different generations (aged 8 yrs apart) may have separate bedrooms

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Housing Choice Voucher Payment Standard

Bedroom Size	0	1	2	3	4	5
Butte County	\$982	\$1,035	\$1,362	\$1,937	\$2,321	\$2,668
Glenn County	\$734	\$834	\$1,098	\$1,399	\$1,662	\$1,910

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Suspension of the term of the Voucher

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During the initial or extended term of the voucher, the family is required to submit a Request for Tenancy Approval (FormHUD-52517).

The term of the voucher is suspended starting when the Request for Tenancy Approval (RTA) is submitted to the PHA until the PHA notifies the family in writing whether the assisted tenancy has been approved or denied.

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Suspension of the term of the Voucher

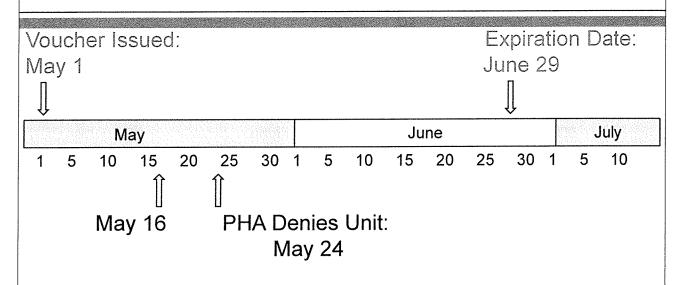
This provision applied to all families who are leasing a unit. Suspension applies even if a family that submits a Request for Tenancy Approval decides to cancel such a request.

In such cases, the suspension ends when the PHA learns of the cancellation.

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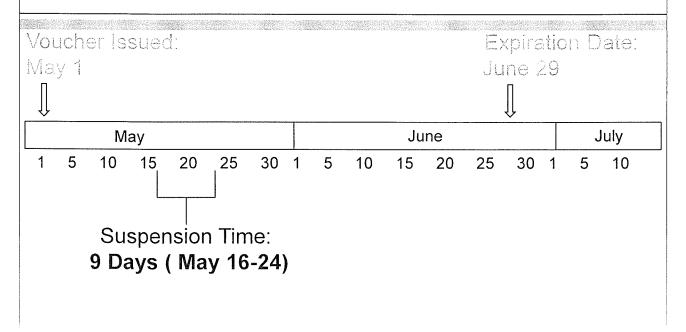
H*CB

Suspension Example



H*:CB

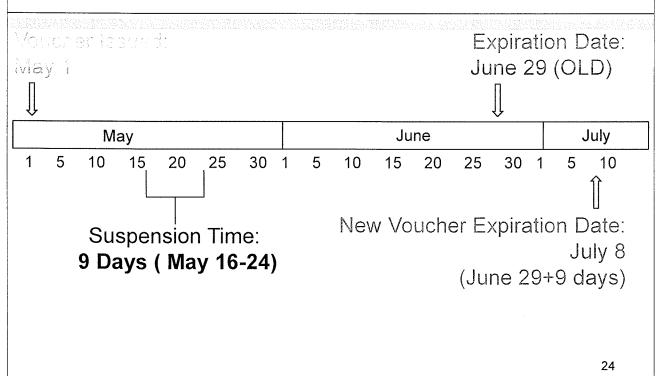
Suspension Example



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HACB

Suspension Example



The Search Begins

- You are responsible in finding your unit. You can refer to the hand out in the voucher briefing packet: A Good Place to Live.
- HACB or S8 does not pay security deposits.
- You negotiate with the landlord.
- Check classified ads.
 - Craig's List.
 - · HACB lobby.
 - Signs in neighborhoods.

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Housing Choice Voucher Payment Standard

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Bedroom Size	0	1	2	3	4	5
Butte County	\$982	\$1,035	\$1,362	\$1,937	\$2,321	\$2,668
Glenn County	\$734	\$834	\$1,098	\$1,399	\$1,662	\$1,910

- You may choose to rent a unit for more or less than the Payment Standard.
- The amount of the Housing Authority's Assistance Payment will vary based on the total contract rent and the utility allowance of a specific unit.
- If you find a unit that the Gross Rent is at or below the Payment Standard, you will pay the greater of:
 - 30% of your monthly adjusted income,
 - 10% of your monthly income
 - · Or the minimum Housing Authority rent.

HACB

Gross Rent

Contract Rent	\$ (650
Utility allowance	\$	53

If you find a unit that the gross rent is at or above the payment standard, you will pay at least 30% of your monthly adjusted income.

\$ 703

However, your tenant portion cannot exceed 40% of your adjusted monthly income.

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Rent Calculation

Gross income

Gross Rent

TANF $$533/mo \times 12 \text{ months} = $6,396$

Allowances/Deductions

Child under 18 \$ 480 Adjusted annual income \$ 5,916 Adjusted monthly income \$ 493

Your family will pay the greatest of:

10% of total monthly income: \$ 49 30% of adjusted monthly income: \$ 148 HACB minimum rent \$ 50

Pre-lease Eligibility

Make sure the unit is Eligible for your family

Income and composition

HOUSIN	IG AUTI	HORITY of	f the County of Butte				TDD:TTY (800) 735-292' (300) 554-2999 Butte County On) WEBSITE: www.butte-housing.com 2039 Forest Avenue • Chico, CA 9552
			PRE-LEASE	UNIT EL	IGIBLITY WORKSHEET	г	
Date:		, , , , , , , , , , , , , , , , , , , 					
Client N	ame:				Phone #:		
New Un	it Addres					(Zip)	-
	-//	(Street)	(Apt No.)		(City) Number of Bedrooms		
Check o		DHouse	Apartment	Dupli		 ufactured Home	
Landlor	d Name: _						
Landlor	d Phone N	umbers: (Hem+		Wash	Cell	
701			******	an Callamia	g information concerning th		esich zo lagra:
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			Propan4	□Oth+r		-	
B)	Cooking	F	Ge: Electric Propuns	Other	Landlord pays Tenant pays		
O	Water H	exier:	□Gas □Electric □Propane	□Other	CLandlerd pays Tenant pays	□Common □Individu	
D)	Cooling	Syrtem	Central A.C Wall A.C Swamp Cooler	Other	Landlord pays Tensni pays	_	
E)	Water		City Well If Well, electricity hos	ked to wha	Landlord pays Tenset pays tunit?		animatoria.
F)	Sawer B	41	Landlerd pays		Tenant pays		
G)	Trash B	n	Landlord pays		Tenant pays		
H)	Stove		Landlerd provides		☐Tenantprovides		
I)	Rafriger	ator	Landlord provides		Tenent provides		
Return ti reach yo this form	u and let y	seet to the Ho rou know if th	using Authority immediat its is an eligible unit for y	ely. Please our family.	leave a phone number in the We will contact you with a	he upper right h a decision within	nd corner to that we may 72 hours of submission of
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							29
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he Housing Authority is an equal opportunity employer and housing provide



Affordability Calculation

Adjusted monthly income	\$493
30% of adjusted monthly income	\$148
40% of adjusted monthly income	\$197
Issued a one bedroom voucher	\$975 Payment standard
30% Adj. Monthly income \$148	

2 bedroom apartment in Chico

Rent	\$1200 a month
Utility Allowance	\$ 88 a month
Gross rent	\$1288

Total Tenant Payment \$373 for rent and utilities

HACB

Affordability Calculation

Adjusted monthly income	\$493
30% of adjusted monthly income	\$148
40% of adjusted monthly income	\$197
Issued a one bedroom voucher	\$975 payment standard

30% Adj. Monthly income \$148

2 bedroom apartment in Chico

Rent	\$690 a month
Utility Allowance	\$88 a month
Gross rent	\$778

Unit is affordable.

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No Side Payments!

The Landlord **CANNOT** collect more rent than what is stated on the Request for Tenancy Approval, the contract between the Landlord, and HACB or the signed rental lease.

Request for Tenancy Approval

Once the unit is found to be affordable, the "RTA" needs to be completed and received before the expiration date of the voucher.

Inspection of the unit will not be requested until this form is submitted to our office. Initial term of the lease is for 12 months.

The term of the voucher is suspended starting when the RTA is submitted. The PH notifies the family whether the unit has been approved or denied.

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2. Type of House/Apa Single Family		Semi-	Detached /	Row House	Manufactured	Horne Garde	n/Wakı	₽ □ €	Bevator / High-Fi
10. If this unit is subsid			y: D(3)(BMIR)	☐ Section	236 (Insured or	noninsured) [7 Sectio	n 515 Ru	ral Developmer
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Other (Descri	be Other Subs	ldy, Includ	ing Any State	or Local Subsidy)					
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Housing Quality Standards

A unit **must** pass the minimum housing quality standards before any Section 8 assistance can begin.

Below are just **a few** examples of the items the inspectors look for:

- · Utilities must be turned on.
- · There must be a trash can with a lid.
- There must be a stove and refrigerator
- Missing and/or cracked outlet and light switch plate cover.
- Refrigerator door gaskets should be in good condition.
- Any peeling paint in or on a unit built before 1978 if the tenant has a child under 6 years old.
- Exterior doors and windows that do not lock. (Dowels made to fit are acceptable)
- · No visible light around an exterior door.

Portability

What is portability?

Process though which your family can transfer or "port" your rental subsidy when you move to a location outside of our jurisdiction (which includes Butte and Glenn county).

What if I want to port?

Contact your section 8 case worker if you have a location that you want to port to. You will be provided with enough information to contact the receiving housing authority. You may also request your section 8 case worker to determine a location to port to.

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HACB

Portability

Initial Housing Authority(I-HA): HACB or the housing authority you are initially porting from

Receiving Housing Authority (R-HA): The housing authority that covers that jurisdiction that you want to port to

Subsidy Standards: The receiving housing authority may have different subsidy standards.

Example: HACB or I-HA issued you a 3-bedroom voucher. The R-HA may issue you a 2-bedroom voucher.

Portability

Payment Standards: Payment standards for I-HA and R-HA may be different.

Example: HACB or I-HA 1-bedroom payment standard is \$975. R-HA 1-bedroom standard may be \$1800.

Re-Screening: The R-HA may re-screen you using their own policies, which may be different than HACB or I-HA.

Time Management: Manage your move so that you have enough time to arrive at the R-HA before your voucher from the I-HA expires.

Census Tracts in Chico:
80% or Below Butte County Median Household Income

CHICO

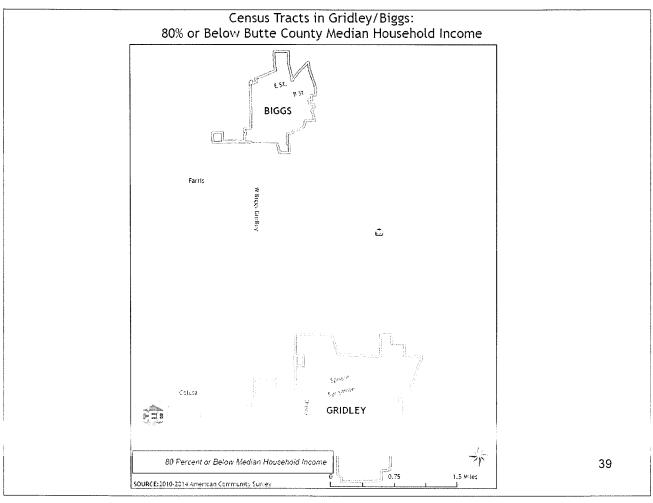
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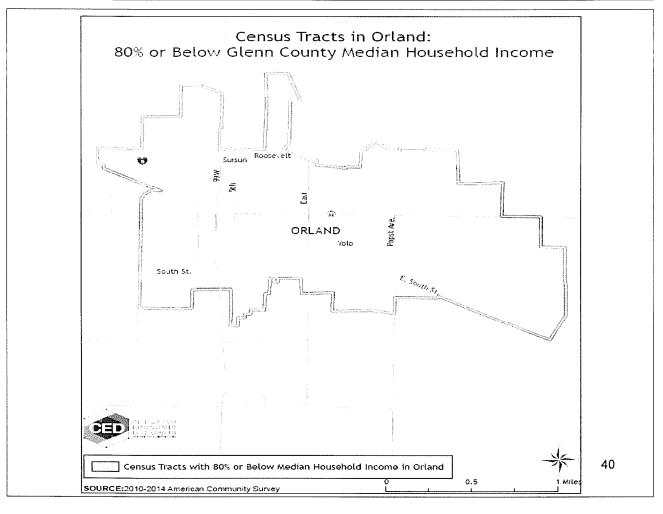
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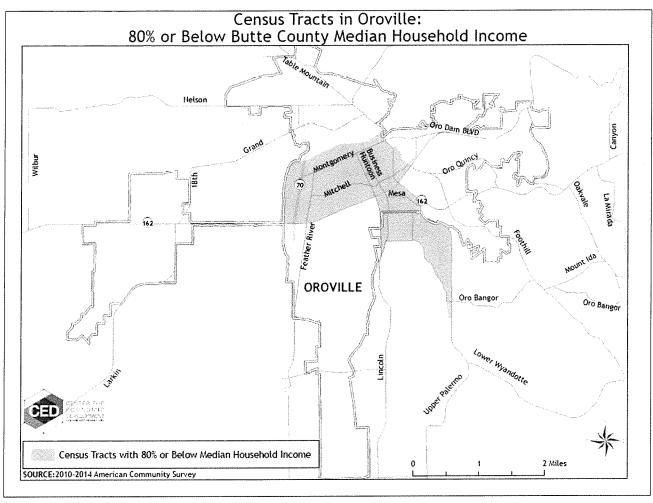
Census Tracts with 80% or Below Median Household Income

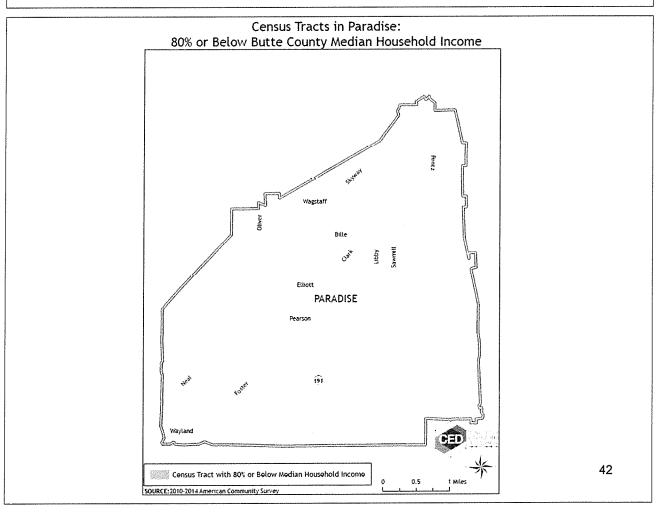
Census Tracts with 80% or Below Median Household Income

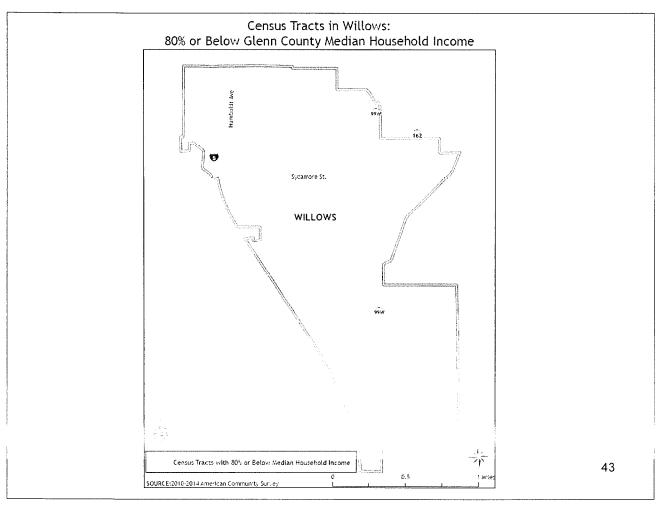
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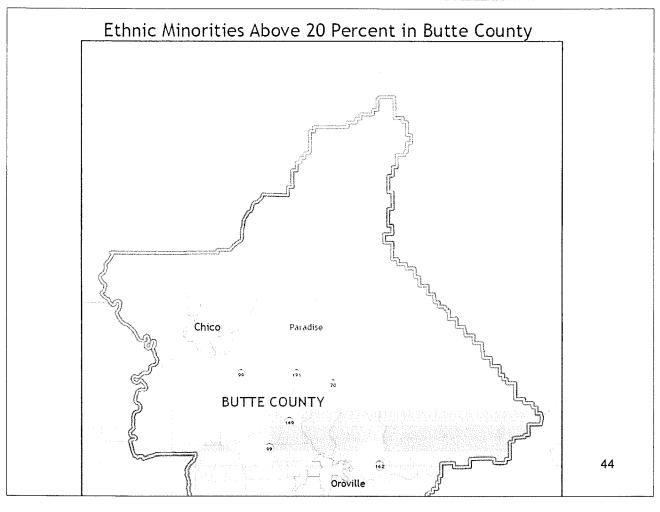


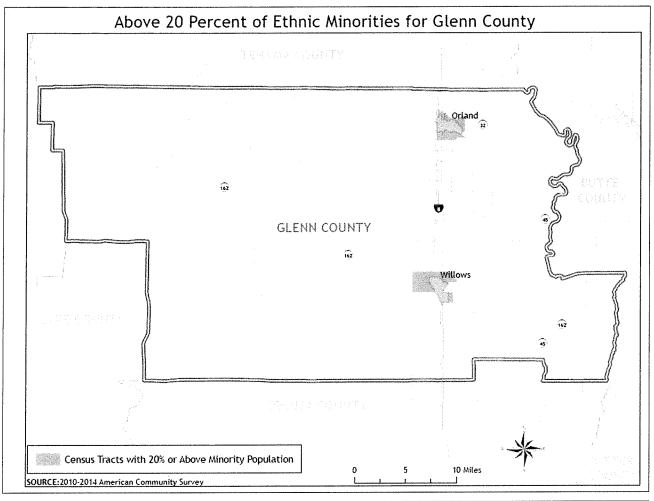


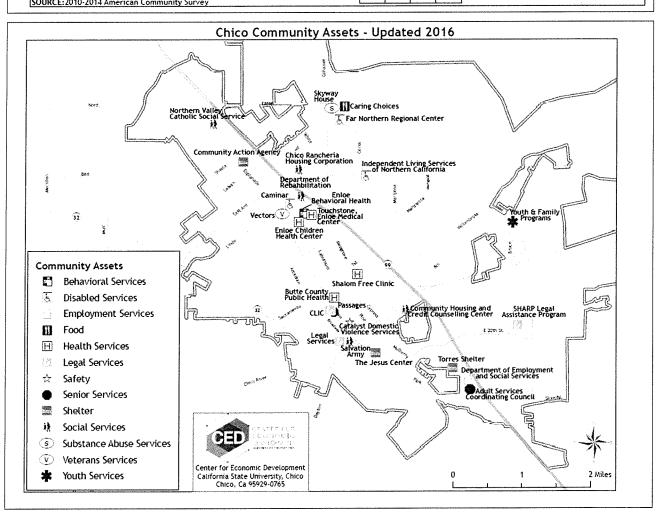












Advantages of De-Concentration

Studies have show that low income families living in concentrated poverty face a variety of challenges to their safety, health, and economic health, including poor schools, high crime and unemployment.

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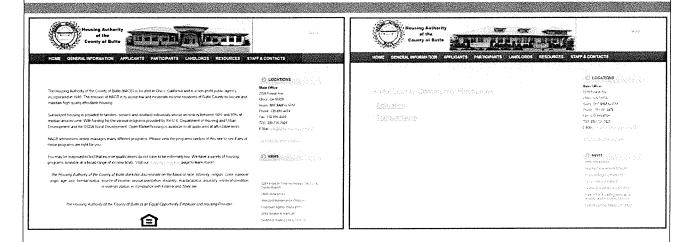
Advantages of De-Concentration

Some advantages of moving out of poor neighborhoods include:

- Provide more opportunities for employment, good schools, and better quality of life.
- Bring greater proximity to job opportunities of contacts with new networks of neighbors who might steer "movers" to jobs.
- Provide improved access to public transportation.
- Improve access to resources such as libraries, health clinics, and other social service resources.

H*CB

www.Butte-Housing.com



Helpful links to information about local schools, transportation, community organizations, and more.

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Summary

- Locate a suitable unit in Butte or Glenn County
- Complete Pre-Lease eligibility
- Return Request for Tenancy Approval
- Unit must pass inspection
- Protect your voucher

H*CB

Next Steps

- Homeless Questionnaire
- Meet one-on-one to sign Voucher
- Office Hours for HACB
 - **Hours**: Mon-Thurs, 9:00 am 4:00 pm, Fri. 9-12pm

Doors **Open 1:00 pm-5:00 pm Mon-Thurs only**