



SECTION 8 101

Understanding the Basics

What is the Housing Choice Voucher Program

- The program provides federal rent subsidy to low income households.
- The Housing Choice Voucher (HCV) program is formerly known as Section 8.

What is the Voucher

- A voucher is a document issued by the Housing Agency that **authorizes** the family to search for a unit. It does not guarantee participation.
- It lists the **obligations** of the family under the program.
- It provides the **bedroom size** allocated by the Housing Agency
- It provides the **time frame** required to find a unit. (60 days)

What is the difference between the Housing Choice Voucher and Public Housing

- In the HCV program the rental subsidy is tied to the **Housing Choice Voucher** and you must find a unit in the private housing market.
- In Public Housing and Project Based, the subsidy is tied to the **unit** you applied for and is not portable.

Where Can I Take the Voucher

- The voucher may be used at any agency that operates the Housing Choice program (HCV) in the United States. This is known as **Portability**.
- The Tampa Housing Authority covers all of Hillsborough County **except for Plant City** as they have their own Housing Authority.



What is the Payment Standard

- This is an amount established by the Housing Agency for a particular unit size and is between **90% to 110%** of the Fair market rents in the area of jurisdiction. THA's payment standard is set at **100%**

Effective October 1, 2015

Efficiency	\$668	3 bedroom	\$1319
1 bedroom	\$795	4 bedroom	\$1572
2 bedroom	\$992	5 bedroom	\$1811

What is the Total Tenant Payment (TTP)

The total tenant payment is **the higher of** the following:

- **10%** of monthly **gross** income
- **30%** of monthly **adjusted** income (gross income minus any deductions mandated by HUD regulations for which the family qualifies)
- **Minimum rent** (Tampa Housing Authority's minimum rent is **\$50**)

Adjusted Income:

Adjusted income is the annual income minus any eligible deductions.

Eligible Deductions are:

- \$480 for each dependant
- \$400 for any elderly or disabled family
- Child care expenses
- Disability assistance/medical expenses for elderly/ disabled.

What is the Utility Allowance

- ***Utility allowance*** is a set amount approved by a PHA based on the average use of tenant paid utilities, not actual costs.

When is the Utility Allowance Used

- A utility allowance is calculated for an assisted family if the **family is responsible for paying the cost of any utilities.**
- The **approved utility allowance** schedule is given to families along with their Voucher at briefing, but is also available on our website.
- The utility allowance is **based on the lower of actual unit size selected or the family's voucher size.**

How Much Rent Will I Pay

- Most eligible families are required to pay at least **30 percent** (but no more than 40 percent initially) of their **monthly-adjusted income** toward rent directly to the landlord.
- The Tampa Housing Authority pays the landlord the **difference** between the rent to owner and the tenant's portion.



What is the maximum amount the HCV will pay

- The maximum amount that the Housing Agency will pay is an amount equal to the lesser of **Gross Rent** or **Payment Standard** minus the family's **total tenant payment**.

Note:

Gross Rent = Contract rent + Utility allowance

Contract rent = Total amount of rent

Utility allowance = set amount based on average use of tenant paid utilities.

Utility Allowance OCTOBER 2015

		SINGLE FAMILY DETACHED				DATE: 10/1/2015			
Utility or Service		OBR	1BR	2BR	3BR	4BR	5BR		
Heating	a. Natural Gas	\$4	\$6	\$7	\$9	\$12	\$13		
	b. Electric Resistance	\$4	\$6	\$8	\$10	\$15	\$17		
	c. Heat Pump	\$1	\$2	\$2	\$3	\$5	\$5		
	d. Propane/LPG/Bottle gas	\$14	\$19	\$25	\$30	\$39	\$44		
Cooking	a. Natural Gas	\$5	\$7	\$8	\$10	\$11	\$13		
	b. Electric	\$5	\$7	\$9	\$10	\$12	\$14		
	c. Propane/LPG/Bottle gas	\$17	\$22	\$27	\$33	\$38	\$43		
Other Electric		\$41	\$51	\$62	\$72	\$83	\$93		
Air Conditioning		\$9	\$20	\$34	\$51	\$68	\$83		
Water Heating	a. Natural Gas	\$8	\$16	\$23	\$31	\$39	\$47		
	b. Electric	\$7	\$14	\$22	\$29	\$37	\$45		
	c. Propane/LPG/Bottle gas	\$26	\$53	\$79	\$105	\$131	\$157		
Water & Sewer 1/	a. Tampa	\$22	\$34	\$57	\$93	\$137	\$181		
	b. Temple Terrace	\$37	\$51	\$78	\$122	\$168	\$214		
	c. Hillsboro County	\$49	\$59	\$79	\$113	\$146	\$181		
subtract water only [septic tank]	a. Tampa	(\$15)	(\$23)	(\$38)	(\$60)	(\$83)	(\$106)		
	b. Temple Terrace	(\$26)	(\$37)	(\$59)	(\$92)	(\$125)	(\$159)		
	c. Hillsboro	(\$28)	(\$33)	(\$44)	(\$60)	(\$75)	(\$91)		
Trash Collection		\$35	\$35	\$35	\$35	\$35	\$35		
Gas Fixed Charge		For any use of gas	\$12	\$12	\$12	\$12	\$12	\$12	
Range/Microwave			\$7	\$7	\$7	\$7	\$7	\$7	
Refrigerator			\$7	\$7	\$7	\$7	\$7	\$7	
TOTAL :		0 BR	1 BR	2BR	3BR	4BR	5BR	6 BR	7 BR
Electric only		\$66	\$98	\$135	\$172	\$215	\$252	\$282	\$312
Electric, water, sewer, trash (Tampa)		\$123	\$167	\$227	\$300	\$387	\$468	\$524	\$580
Electric, water, sewer (County)		\$115	\$157	\$214	\$285	\$361	\$433	\$484	\$536
Electric, water, sewer, trash (Temple Terrace)		\$138	\$184	\$248	\$329	\$418	\$501	\$561	\$621

Note 1/ If using septic sewer system, subtract sewer charge found below

HOW TO CALCULATE UTILITY ALLOWANCES GREATER THAN 5BR

- Add 12% for each bedroom above 5 BR. (Result must be rounded DOWN)

What is a Utility Reimbursement

- When a family's income is low enough such that the total subsidy is an amount **greater** than the rent to owner, the PHA makes a payment to cover the **utility costs**. This payment is known as the **utility reimbursement**.
- THA **pays** the utility reimbursement directly to the provider.

Note: The situation **occurs only** when the family is responsible for paying **part** or **all** of the **utilities**.

How is the Voucher Size Determined

- The housing agency establishes standards to determine the appropriate number of bedrooms and amount of subsidy for families of different **sizes** and **compositions**.
- One bedroom generally will be assigned for each **two** family members of the **same sex**.
- Children **five and under** will be required to share a bedroom regardless of sex of the children.

Who Can I Add To My Household

- Members will **only** be added to the household composition through court awarded **custody, birth, or adoption**.
- THA may also allow the addition of household members based on **civil union, marriage, or domestic partnership**. The addition of the member(s) will not allow for an increase in voucher size or allow for overcrowding of the unit.
- **Consideration** will also be provided to allow for the addition of **elderly or disabled** that are considered **immediate** family member(s) who are only being added due to the **necessity of care**. The addition of the member **will not allow** for an increase in voucher size or allow for overcrowding of the unit.

Does the property have to be Inspected

- All units will need to **pass** a **Housing Quality Standard** Inspection **prior** to moving in.
- Annual inspections will be conducted every year within **twelve months** from last annual inspection.



What is the Responsibility of Tampa Housing Authority

- **Review** all applicants to determine whether an applicant is eligible for the program.
- **Explain** all the rules of the program to all of the families who qualify.
- **Issue** a Voucher and, if necessary, assist the family in finding a place to live.
- **Approve** the unit, the owner and tenancy.
- **Make** housing assistant payments to the owner in a timely manner.
- **Ensure** that owners and families comply with the program rules.
- **Provide** families and owners with prompt, professional service.

What is the Responsibility of the Family

- **Provide** the agency with complete and accurate information.
- **Find** a place to live that is suitable for your family and qualifies for the program.
- **Cooperate** in attending all appointments scheduled by the Housing Agency.
- **Take** responsibility for the care of your housing unit.
- **Comply** with the terms of your lease and with the owner.
- **Comply** with the Family Obligations of your Voucher.
- **Report** all income and household composition changes within 10 days

What is the responsibility of the Owner

- **Screen** families who apply to determine if they will be good renters.
- **Comply** with Fair Housing Laws, and not discriminate against any family.
- **Maintain** the housing unit by making necessary repairs in a timely manner.
- **Comply** with the terms of the Housing Assistance Payments Contract with the Housing Agency.
- **Collect** the rent due by the family and otherwise enforce the lease.

What Factors Should I Consider When Searching for a Unit

- **Schools** – consider the distance from the housing unit to the school
- **Safety** – consider the neighborhood and its surroundings. Visit property at night. Try to avoid high crime areas.
- **Work** – consider the distance from the workplace to the housing unit.
- **Childcare** – consider the availability in area of the housing unit.
- **Public Transportation** – consider the access to public transportation in the area of the housing unit.
- **Costs** – consider the utility responsibilities and maintenance costs associated to units.

How to Prepare for the HCV program

- Stay in **compliance** with your current housing unit.
- **Gather** all important documents like social security cards, birth certificates, income, assets, etc.
- Provide **complete** and **accurate** information.
- Start **searching** for areas that will meet your family needs.
- **Pay** off or make arrangements for payments on your utility bills.
- **Be prepared** to furnish information about your rental history to prospective landlords.

Any Questions???

