

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM - RENT ASSISTANCE

WHAT IS THE SECTION 8 PROGRAM?

The Section 8 Housing Choice Voucher program will help you pay your rent if you qualify as a low-income family. Eligible families select their own rental units and pay a reduced amount of rent based on their income. The Housing and Redevelopment Authority (HRA) pays the balance of the rent directly to the landlord.

WHAT HOUSING IS INCLUDED?

Privately owned apartment buildings, duplexes, townhouses and single family homes are included if they are the appropriate size for the family.

WHO CAN APPLY?

The program is open to families without regard to race, color, religion, sex, age, national origin, sexual orientation, marital status, familial status, disability, or reliance on public assistance. At least one family member must be an U.S. citizen or legal immigrant. A qualified family consists of:

- ♦ Two or more persons sharing residency whom are related or have evidence of a stable family relationship.
- ♦ One person including elderly and/or persons with disabilities.

WHAT ARE THE INCOME LIMITS?

| Family Size..... | Income Limit |
|------------------|--------------|
| 1..... | \$29,350 |
| 2..... | \$33,550 |
| 3..... | \$37,750 |
| 4..... | \$41,950 |
| 5..... | \$45,300 |

Income Limits are subject to change.

WHAT ARE THE RENT STANDARDS?

The HRA uses a “payment standard” to determine if the rent is affordable to you. If you rent a unit at or below the payment standard, you will pay 30% of your monthly income towards rent. You can rent a unit above the payment standard but you will pay extra and the HRA will limit you to a unit where you pay no more than 40% of your monthly income.

| Unit Size..... | Payment Standard |
|----------------|------------------|
| 1..... | \$ 790 |
| 2..... | \$ 960 |
| 3..... | \$1,257 |

The above standards are for gross rents, meaning the cost of any utilities the tenant must pay (excluding phone) plus the rent charged by the landlord. The utility allowances are specified in the Utility Allowance Schedule adopted by the HRA.

HOW LONG IS THE WAIT?

There is no accurate way to predict the length of time an applicant will have to wait. The preferences claimed and number of Vouchers available each month all effect how long it will take.

For other housing options, you may contact **HousingLink** at (612) 522-2500 or visit their website at www.housinglink.org to see what other housing authorities may be accepting applications for their rental assistance programs or First Call For Help at 2-1-1.

DO I HAVE TO LIVE IN PLYMOUTH?

Once you receive your Voucher, you will need to reside in the City of Plymouth for at least 12 months before you could take your Voucher to another city. You do not have to live in the City of Plymouth at the time you apply for Section 8.

CAN I STAY IN MY CURRENT PLACE?

If you are currently renting in the City of Plymouth, you may be able to use a Section 8 Voucher without moving. You would need to talk to your landlord to see if they will accept Section 8 Vouchers. If they do, the HRA would need to inspect the unit and approve the current lease.

HOW DOES THE PROGRAM WORK?

1. You complete a pre-application when the HRA is open for applications.
2. If the pre-application is approved, you are placed on the waiting list.
3. When you reach the top of the waiting list, and you are deemed eligible, you are issued a Voucher.
4. When you locate a suitable unit that meets the rent standards, the HRA inspects the unit.
5. If the unit passes inspection and the lease is appropriate, the HRA approves the lease.
6. You move into the unit.
7. You pay your portion of the rent to the owner as well as the security deposit.
8. The HRA pays their portion of the rent to the owner.

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Plymouth Housing and



Redevelopment Authority

Section 8 Rental Assistance in Plymouth

