



Commonly Asked Questions



Q: What should I do before signing a lease?

A: Conduct a personal inspection of the unit; The inspector does not look for cosmetic beauty. Make sure you want to live there because the lease requires occupancy for one year. **Read the lease:** make sure you understand your obligations.

Q: May I move into the unit as soon as I find one?

A: The Housing Authority cannot tell you and the owner what date you may move in. **But we can tell you when we will begin the contract.** If you are already in place, we will begin the contract and payment on the day the unit passes inspection. **If the unit has not passed this agency's inspection and you have moved into the unit, you are responsible for that rent.**

Q: What happens if I cannot pay my rent?

A: Always pay your rent. As much as we would like to end on that note, we realize there are times when situations may prevent you from complying. The decision as to what happens depends on the owner.

Some owners choose to evict immediately. **Contact your landlord and resolve the problem.** Serious or repeated violation of the lease such as eviction or non-payment of rent or utilities that are shut off, or damage to unit beyond normal wear and tear can result in termination of the assistance.

Q: What procedure should I follow if Repairs are needed?

A: Contact the owner. If the owner has not responded in a timely manner, write a letter to

the landlord that explains the problem and send a copy of that same letter to the HA Case Manager.

A word of caution: if you caused the damages, you are responsible for the repairs.

Never withhold your rent based on needed repairs to the unit.

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Q: What should I do if someone wants to move in with me?

A: You must request approval to add any member to your unit. The Housing Authority **and** the owner must give you permission before anyone moves into your unit.

Promptly notify the HA in writing of the birth, adoption or court-awarded custody of a child.

Q: What should I do if someone moves out of the home?

A: Promptly notify the HA in writing if any family member no longer lives in the unit. Documentation of the former members new residence will be required.

Q: What should I do if my income changes?

A: Changes in income should be reported in writing within 10 days of the change. An appointment will be necessary to sign the appropriate paperwork.

Q: What must I do to keep my Section 8 Housing?

A: Follow the rules and regulations of the housing program and adhere to the lease.

Each year, the Housing Authority is required to complete an annual reexamination. This is simply a review of your income and family size to determine that your rent is consistent with

Q: How much does the tenant pay for their rental share?

A: The tenant pays an amount that is roughly equivalent to 30% of their monthly income. The Housing Authority pays the balance of the total rent to the property owner.

In some cases, the tenant may pay more than 30% of their income. If the family rents a unit for which rent and utilities exceed the payment standard, the family's portion of the rent may be higher. However, this formula does not mean the family can pay the difference

your income. **It is essential that you keep scheduled appointments with our office and the inspector.**

Q: What should I do if I want to move?

A: During the first year of the lease you are obligated to the unit for one year. If problems develop, all parties (owner, tenant, and HA) must agree to rescind or break the lease.

Q: What should I do in order to get my security deposit back when I move?

A: Return the unit to the owner in good condition; clean the unit thoroughly and return the keys.

between the requested landlord rent and the PHA's approved amount. If the rent for the unit is more than the payment standard, the family will be required to pay more than 30 percent of their adjusted monthly income but not to exceed 40% of their monthly adjusted income.

Families are prohibited from paying more than 40% of their monthly adjusted income for rent when the gross rent exceeds the payment standard. After the initial lease term, the family can pay more than 40% of their adjusted monthly income for rent.