

Income Guidelines

Extremely Low

1 Person	\$18,150
2 Persons	\$20,750
3 Persons	\$23,350
4 Persons	\$27,750
5 Persons	\$32,470
6 Persons	\$37,190
7 Persons	\$41,910
8 Persons	\$46,630

Very Low Income

\$30,250
\$34,550
\$38,850
\$43,150
\$46,650
\$50,100
\$53,550
\$57,000

75% of all admissions to the Housing Choice Voucher Program must have income below the extremely low amount.

Maximum Initial Rent Burden

New admissions or moving families may not pay more than 40% of their adjusted monthly income toward the gross rent (contract rent + utilities).

Maximum Housing Assistance Payment

Payment standards are established and published annually by HUD. Rental subsidy is determined by calculating 30% of a family's monthly adjusted income and subtracting that amount from the payment standard.

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Section 8 Housing Choice Voucher Tenant Guide



CITY of ROANOKE REDEVELOPMENT
and HOUSING AUTHORITY

PARTNERS IN PROGRESS



www.rkehousing.org

Purpose

The City of Roanoke Redevelopment and Housing Authority administers the Section 8 Housing Choice Voucher Program in Roanoke City, Roanoke County, Vinton, Salem, and Botetourt County.

This program is designed to fill the gap between what a family can afford to pay in rent and the actual contract rent. Our goal is to enable eligible, extremely low and low income families to locate quality, affordable housing.

Families are selected from the waiting list based on available funds.

Family Responsibilities

- Provide the RRHA with complete and accurate information/documents required to determine eligibility;
- Attend all appointments scheduled by the RRHA;
- Allow the RRHA to inspect the unit at reasonable times;
- Maintain care of the housing unit, including any HQS violations caused by the family;
- Comply with the terms of the lease with the owner;
- Comply with the family obligations of the voucher;
- Not to commit serious or repeated violations of the lease, including non-payment of the rent;
- Not to engage in drug-related or violent criminal activity;
- Notify the RRHA and owner before moving or termination of the lease;

Family Responsibilities Cont'd.

- Use the assisted unit as the sole

residence of the family;

- Not to sublet the unit, assign the lease, or have any ownership interest in the unit;
- Promptly notify the RRHA of any changes in the family composition; and
- Not commit fraud, bribery, or any other corrupt or criminal act in connection with any housing program.

Rent & Security Deposits

The contract rent for any unit selected for program participation must be reasonable for the type, size and location of unit. It must also be affordable for the family based on HUD's affordability requirement.

We encourage our families to lease units out of the high poverty neighborhoods and welcome new owners to participate.

The owner may collect a security deposit not to exceed two months contract rent.

Rental Inspections

Housing Quality Standards (HQS) are minimum nationwide standards, established by HUD, that are applied to all units in the Section 8 Housing Programs.

HQS inspections must be conducted and the unit approved prior to execution of the lease agreement with the owner.

After initial occupancy, inspections are conducted on an biennial basis to ensure owner and family compliance with HQS.

Lease

The tenant and owner must enter into a lease agreement for the unit. The lease must be provided by the owner, and must contain:

- The name of the owner and tenant;
- The address of the unit rented;
- The term of the lease (initial and provisions for renewal);
- What utilities and appliances are owner-supplied and what are to be supplied by the family;
- All provisions of the HUD-required Tenancy Addendum as part of the lease agreement; the terms of the Tenancy Addendum prevail over any other provisions of the lease;
- The beginning lease date must be the same as the date of the HAP Contract;

Pets

Some owners allow pets. If you have a pet, you must negotiate an agreement and pet deposit (if any) with the owner prior to lease-up.

Reasonable Accommodations



If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please call 540-983-9281.