Mid-Columbia Housing Authority
Housing Choice Voucher Briefing
The WA HOME program is temporary, not guaranteed assistance. It is for a period of 24 months. This gives help for two years to get a family stable and on their feet.

At the beginning, you will be asked to fill out a HUD Sec 8 application for your further assistance, if needed.

WA HOME does not hand anyone keys to a unit. You will be expected to contact landlords and Property Management Companies and find a unit yourself.

When you have found a unit, an inspection occurs usually.

WA HOME has funds to pay Rental Deposits and, if needed, utility deposits, also. WA HOME is not allowed by Program Rules to pay any rental, utility, or deposits in arrears.
Amount of Assistance

*The amount of assistance is determined by family income.

*Income limits are adjusted for family size.
Selecting a Unit

*In looking for a unit, check the bulletin board at our office, look in the newspaper, check with local Real Estate and Housing Referral offices. Ask if they charge for providing listings.

*After you have found a suitable place, call the owner or manager, ask about rental amount, how many bedrooms, what kind of heat, are utilities included in rent, is there a security deposit. Is the deposit refundable?

*Tell them about housing assistance from Mid-Columbia Housing Authority or give them the phone number that they can call to get information.
Jurisdiction

*Mid-Columbia Housing Authority administers HUD Housing Choice Vouchers which include 5 counties.

*These counties include, Hood River, Wasco, Sherman, in Oregon. In Washington, they are Klickitat and Skamania counties. You may rent or lease in any county of your choosing. (this is contingent on funding)
Unit Size

Appropriate Unit Size is determined by the number of persons in the family.

You can rent a smaller unit but the dwelling unit must contain at least one living/sleeping room for each 2 family members. In the Voucher Program, you may select a larger unit as long as the rent plus the utility allowance is reasonable and falls within the rent guidelines for the unit size listed on your Voucher.

Number of Persons: 1-2     Bedrooms: 0-1
1-4                     1
2-6                     2
5-8                     3
7-10                    4
These are the payment standards for the 5 counties that we cover, and they are issued by voucher size.

When you receive your voucher it will show your issued bedroom size.

<table>
<thead>
<tr>
<th>ISSUED VOUCHER SIZE</th>
<th>HOOD RIVER COUNTY</th>
<th>WASCO COUNTY</th>
<th>SHERMAN COUNTY</th>
<th>KLICKITAT COUNTY</th>
<th>SKAMANIA COUNTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>842</td>
<td>775</td>
<td>560</td>
<td>706</td>
<td>1073</td>
</tr>
<tr>
<td>1</td>
<td>999</td>
<td>869</td>
<td>675</td>
<td>711</td>
<td>1161</td>
</tr>
<tr>
<td>2</td>
<td>1292</td>
<td>1145</td>
<td>859</td>
<td>936</td>
<td>1346</td>
</tr>
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<td>3</td>
<td>1864</td>
<td>1590</td>
<td>1159</td>
<td>1350</td>
<td>1942</td>
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<tr>
<td>4</td>
<td>1984</td>
<td>1973</td>
<td>1164</td>
<td>1391</td>
<td>2363</td>
</tr>
</tbody>
</table>
The payment standard issued to you is rent plus utilities that you are responsible for.

THE MAXIMUM AMOUNT THAT MID-COLUMBIA HOUSING AUTHORITY WILL PAY IS THE DIFFERENCE BETWEEN THE PAYMENT STANDARD AND 30% (UP TO 40%) OF A FAMILY’S ADJUSTED INCOME.

THE ACTUAL AMOUNT OF SUBSIDY A FAMILY RECEIVES CANNOT BE DETERMINED UNTIL THE GROSS RENT FOR THE UNIT IS KNOWN.

Once MCHA receives request for tenancy portions will be established.

MINIMUM OF $50 PAYMENT REQUIRED BY TENANT.
PARTICIPANTS WILL RECEIVE A FULL 120 DAYS WITH THEIR VOUCHER NO EXTENSIONS WILL BE GRANTED.

NO EXTENSIONS
Request for Tenancy Approval

When a unit has been found and is suitable, the family and the owner must submit the following document to Mid-Columbia Housing Authority.

Request for Tenancy Approval (RTA) Form HUD-52517.

This document must be submitted within the term of the voucher.
The 14 most common Housing Quality Standard violations

- Hazardous electrical outlets switches. Broken or missing cover plates or receptacles, shorts in light switches. Missing outlets in bedrooms (must have 2 outlets or 1 outlet and a permanently installed light fixture for a sleeping area)
  - Broken Windows or doors
  - Daylight showing around doors & windows (install weather-stripping or adjust so no gaps are present)
    - Insufficient locks on doors & windows
  - Loose door knobs & striker plates, split door-jambs around striker plates
    - Leaky plumbing
- Missing handrails on steps and porches (required on steps with 4 or more risers inside or out, or 30" in height)
- Missing temperature/pressure relief valve and discharge pipe on water heater (discharge pip must be same diameter as valve opening, constructed of copper, galvanized, or CPVC pip, and must extend down to within 6" of the floor or outside the living area)
  - Non-working smoke alarms (1 per floor including basement required)
- Interior & exterior peeling paint (abatement of all peeling paint required if there are children under present in household)
- Bathrooms without proper ventilation systems (1 of the following are required, an operable window to the outside, an electric vent fan vented to the outside or attic/crawl space, gravity vent to attic or outside)
  - Excessive interior/exterior debris
  - Improperly installed wood stoves
  - Loose or defective floor coverings causing a tripping hazard
Security Deposits

Mid Columbia Housing does not provide assistance with security deposits.
Your Responsibilities

as a Tenant and Participant in the Housing Voucher Choice Program

You must comply with your lease.

You must pay your security deposit and make utility payments.

Promptly report changes in income or family size.
Your Responsibilities Continued...

Allow inspections and re-certification.

You must use the dwelling only for residence by the family members listed on your lease.

Notify us if the landlord is not living up to his or her obligations.

Notify your landlord and us if you decide to move or terminate from the program.
You Must Not:

Own or have any interest in the dwelling you choose

Commit any fraud, bribery or other corrupt or criminal act in connection with the Housing Program

Receive duplicate assistance under the Section 8 Housing Program while receiving assistance under any other federal subsidy program

Sublease or assign the lease or transfer the unit

Commit any serious or repeated lease violations

Participate in violent criminal action

Damage the unit/premise or permit any guest to damage the unit
You Must Not:

The Housing Choice Voucher Program is a Federally Funded program which means that marijuana is not allowed in a unit that is being provided assistance. Even if you have a medical marijuana card it is still a violation of the Housing Choice Voucher Program. If it is found that you, any family member or a guest have marijuana in your residence you will be terminated from the program.
COMMONLY ASKED QUESTIONS

1.) can i rent from a family member ?
2.) can i receive a two bedroom voucher over a one bedroom voucher ?
   * the answer to this question is no. unless a REASONABLE ACCOMMODATION is submitted by a doctor on behalf of the participant, and the accommodation has to be pertaining to the participants disability. more information can be found on the MCHA website regarding RA
3.) What happens if the landlord wants to raise the rent?
   * If the owner wishes to raise the rent it must be in writing to the tenant at least 90 days before the changes are effective, and must immediately send a copy to MCHA. Rent changes are subject to rent reasonableness requirements and can only occur after the initial lease term.
4.) what happens if my family size changes ?
   * you should report any changes in family size to the HA. A change in your family size may change the amount of subsidy you receive. The Agency will also want to be sure that your unit is large enough for your family.
5.) What if there is maintenance issues with the unit after i move in and the Landlord won’t fix them ?
   * Call the Housing Authority and ask for a new inspection, the HA will notify the Landlord if he or she is not maintaining the unit properly.

SHOULD YOU HAVE ADDITIONAL QUESTIONS PLEASE CONTACT YOUR PERSPECTIVE CASE WORKER ASSIGNED TO YOU.
THIS CONCLUDES THE WA HOME TENANT BASED RENTAL ASSISTANCE BRIEFING PRESENTATION.

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