

Application Information

Application information is available 24/7 via an automated telephone system at **318-747-7823** ext. **40** or via the website at www.LA190.org.

The waiting list is currently closed. We are serving families that applied in 2008. There are approximately 150 families on the waiting list at this time. Applications will be taken when this list is exhausted. Notice of the availability of applications—when the waiting list is open—will be via the automated telephone system, the website, and the Bossier Press Tribune.

HUD funds each Section 8 program with a specific number of vouchers. If the vouchers are being used then we cannot serve any families from the waiting list. Another way to say this is, if no one gets off the program, no one gets on. That is why people stay on the waiting list for so long.

We can only serve 647 voucher families and 35 VASH* participants at any given time.

* Veterans Affairs Supportive Housing—a joint VA/ HUD venture to house homeless veterans. The VA is responsible for screening applicants for the VASH program

Choosing where to live

Unlike Public Housing, where the Housing Authority (HA) owns its own property and selects a family from the waiting list to occupy that property, the Section 8 program does not own any property.

It is the responsibility of the family to locate housing that meets criteria established by HUD.

- A unit must be decent, safe, and sanitary.
- A unit must be rent reasonable—that is the rent must be like that charged for similar property that is rented to unassisted families.
- A unit must, at the time of initial leasing, be affordable for the family. AFFORDABILITY is determined at the time the VOUCHER is issued to the family and is based on family income, family composition, and the SUBSIDY STANDARD established by the HA.
- If a child under the age of 6 will occupy a unit, the unit must not have ANY peeling, chipping, flaking paint, if the unit was constructed prior to 1978. For units constructed after 1978, this rule does not apply.
- We use Tax Assessor database records to determine the age of the property.

How much will I pay?

HUD requires each family to pay a minimum of 30% of their Monthly Adjusted Income (MAI) for rent and utilities, called the GROSS RENT.

Follow along as we walk you through the calculation process:

Monthly income = $\$674.00 \times 12 = \$8,088$ (annual income). $\$8,088 - 400$ (deduction for disabled head) = $\$7,688$ (adjusted annual income) divided by 12 = $\$641$. (MAI) $\times 30\% = \$192$.

Subsidy Standard = $\$522 - \$192 = \$330$ (HOUSING ASSISTANCE PAYMENT (HAP))

Rent charged by owner = $\$435 +$ anticipated utility costs (UA) of $\$127 =$ GROSS RENT of $\$562$.

Rent $\$435 - \330 HAP = Tenant Rent $\$105.00$

Tenant Rent $\$105 +$ UA $\$127 =$ $\$232.00$

In the case of an initial lease-up, to determine if the unit is AFFORDABLE, multiply MAI $\times 40\%$ ($641 \times 40\% = \$256$) and add that amount to the HAP. $\$256 + \$330 = \$586$ Affordable amount. The unit the family selects must not have a GROSS RENT that is more than $\$586.00$.

This is an example ONLY—your figures will differ based on income, family composition and your subsidy standard.

How much will I pay? continued...

And what if you find a unit to rent where all bills are paid and it rents for less than the payment standard, or even if I have to pay the bills it still rents for less than the payment standard? You will still pay 30% **MAI!** Your calculation would look like this...

Gross Rent \$400.00—\$192 = \$208 (HAP)

Rent \$400—HAP \$208 = \$192 Tenant Rent.

Common Deductions from income

- \$400 annually for a household with an elderly or disabled head or spouse—only one deduction allowed per household
- \$480 annually per dependent (minor, full time student, other disabled/elderly person (not the head or spouse)).
- Reasonable child care expenses that enable the family to work, seek work, or attend school
- Medical expenses that exceed 3% of the family's annual income—but only IF the head or spouse is elderly or disabled

What else do I need to know?

- You must be of legal age (18) to receive assistance
- You can be married and be on housing.
- There must be at least one person in the family who is an eligible citizen
- Each person must supply a valid SS Card
- Each person must supply a legible birth certificate
- This is an income based program, examples of income include:

Earned & unearned income of adults, including wages, SS, SSI, Pensions, etc.

Unearned income of minors, including child support, SS, SSI, etc

Regular contributions to the household, including both cash and non-cash assistance

Assets with a value, individually or combined, of \$5,000, including life insurance, savings accounts, etc.

- It is the family's responsibility to report ALL income
- It is the housing authority's responsibility to properly compute that income.
- **IF YOU DO NOT REPORT ALL INCOME, YOU MUST REPAY. IT'S THE LAW!**

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