

Section 8 Housing Choice Voucher Program

Section 8 is a rental assistance program funded by the U.S. Department of Housing and Urban Development (HUD). It is designed to assist low-income families rent apartments, or homes in the private-market.

The Redfield Housing and Redevelopment Commission issues a Housing Choice Voucher (HCV) to families that meet income guidelines established by HUD. By using a voucher, the family pays approximately 30% to 40% of their income toward rent and utilities and the RHRC pays the difference. Rent is established based comparable, unassisted, private-market units in the neighborhood where the unit is located. Rents may not exceed the Fair Market Rent (FMR) established by HUD.

The program is designed to provide affordable, safe, decent and sanitary rental housing for very low-income families. As vouchers become available, eligible families are called from the waiting list. Generally, vouchers are used within the RHRC jurisdiction. The program also allows families to move, in accordance with HUD regulations, and take the assistance to other jurisdictions within the United States.

Section 8 participants must comply with the terms of the lease, including prompt payment of rent and proper care of the unit.

FAIR HOUSING

The Redfield Housing and Redevelopment Commission does not discriminate based on

Race

Color

National Origin

Religion

Sex

Familial Status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)

Handicap (Disability)

If you think your rights have been violated or if you have further Fair Housing Questions, please call

1-800-877-7353

Reasonable accommodations will be made upon request



Redfield Housing & Redevelopment Commission

Serving Spink and Faulk County

*Working with you
towards a better future*

Section 8 Housing Choice Voucher Program

Admission and Eligibility



**1005 W 1st Ave Ste 4
Redfield, SD 57469**

Ph: (605-4472-1175) Fax: (605-472-2025)

The Admission Process Application

An application is used to collect basic information on family composition, annual income, and preferences.

Initial Eligibility

- Total annual gross income may not exceed 50% of median income for the county you are residing in.
- Applicant families must consist of at least one U.S. Citizen or eligible immigrant (non-citizen). Immigration status will be verified. Rental assistance will be prorated for family members who are not Citizens or eligible immigrants.
- Social Security numbers must be submitted for all household members.
- All adult family members must sign and submit release forms and a Declaration of Citizenship form.

Section 8 Wait List

- Applicants are entered on to the Section 8 Wait List.
- The Wait List is ranked based on date & time of application and awarded preferences.

Responsibilities

- The RHRC will communicate with you in writing. You must keep us informed of address changes to avoid being cancelled from the Section 8 Wait List.
- **Changes in address, family composition, and income must be reported, in writing, within 10-business days.**
- You must supply any information that the RHRC or HUD determines is necessary in the administration of the program. (24 CFR 960.259 and 982.551)

Available Vouchers

When vouchers become available, the RHRC will contact applicants at the top of the Wait List. If your name is pulled, you will be notified in writing and asked to:

- Complete a "Full-Application."
- Sign HUD and RHRC Release Forms.
- Provide required documentation of Social Security numbers for all household members.
- Complete a Declaration of Citizenship Form.
- Provide U.S. Department of Immigration and Naturalization Services (INS) documents for eligible immigration status, if applicable.
- Provide a copy of a valid, unexpired State issued photo I.D. for each adult (18 years or older).
- Provide a copy of certified birth certificates for all minor children (under the age of 18).
- Provide a copy of the current year's Social Security Award Letter, if receiving benefits.
- Provide name and address of all income sources.
- Provide verification of all preferences claimed.

Screening

- All application information is verified.
- Required documents must be submitted.
- Applicants must not owe any money to the RHRC or to any federally assisted housing provider.
- All Adults, 18 years or older, must pass a criminal background check.
- The RHRC may deny admission for certain criminal behaviors with or without a conviction.
- The RHRC will notify you in writing, if you are found to be ineligible for housing assistance.
- The RHRC must deny admission to the program if any family household member:
 - has been evicted from federally assisted housing in the last 3 years for drug-related criminal activity.
 - is currently engaged in the illegal use of a drug.
 - is currently using, or has a pattern of use of, illegal drugs that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
 - is currently abusing, or has a pattern of abuse of, alcohol that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
 - has been convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing.
 - is subject to a lifetime registration requirement under a state sex offender registration program