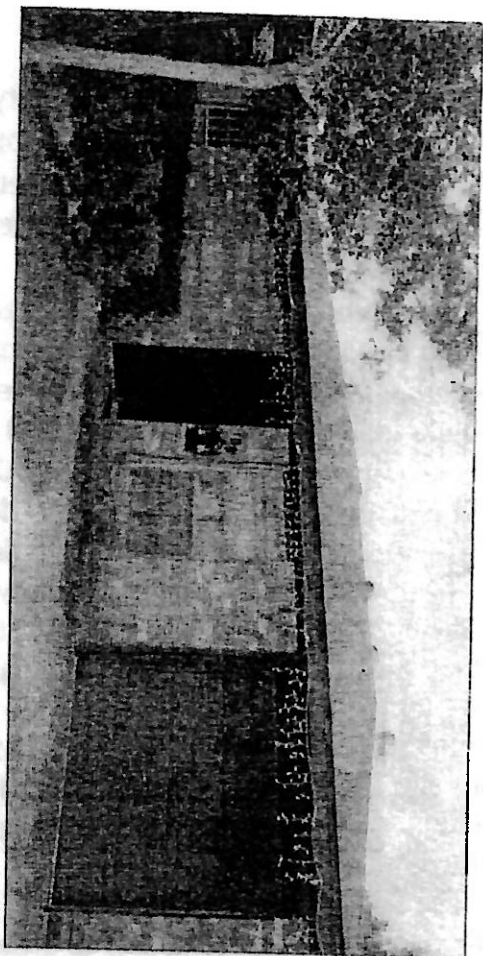


## OVERVIEW

The Section 8 Voucher Program was authorized by the Housing and Community Development Act of 1974. This act signaled a shift from locally-owned public housing to the use of privately-owned rental housing as the primary federal housing program.

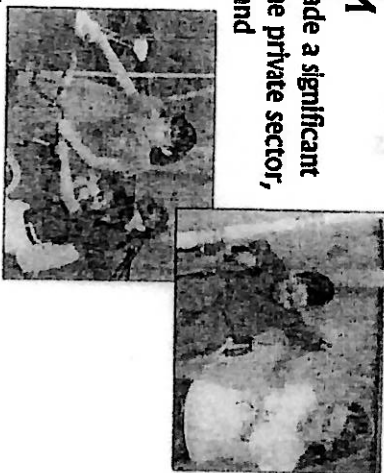


## BENEFITS OF THE PROGRAM

The Section 8 Voucher Program has made a significant impact on the community. Working with the private sector, the Robstown Housing Authority identifies and secures the rental property housing units.

Together, the Robstown Housing Authority, rental property owners, and pre-screened tenants work to ensure:

- Property values remain intact
- Homes are kept in proper repair
- Rights and responsibilities are protected



A significant benefit of this program is it plays an important role in the restoration of a sense of community. Instead of being set apart, tenants and rental property owners participate in the preservation of dignity and community responsibility. Important benefits of the program include:

- The property tax base is stabilized
- Upgrading opportunities exist for qualified families
- Unoccupied or under-utilized property produces income on a consistent basis.

## HOW IT WORKS

The Robstown Housing Authority serves as a catalyst in bringing together rental property owners and qualified families in the community. Each entity has specified responsibilities to ensure the effectiveness of the program.

The Robstown Housing Authority is responsible for processing applications, calculating tenant payment schedules, briefing rental property owners, inspecting the housing units, assuring compliance of tenant/owner regulations, and for disbursing rent-subsidy payments to the owners.

Property owners are required to select tenants, handle management and leasing functions, comply with lease agreements and Fair Housing requirements, collect rents -- if any -- and perform required maintenance.

The families must supply the necessary information and documentation for eligibility requirements, allow the Robstown Housing Authority to inspect the premises with proper notice, agree to use the home as a principal residence only, and comply with the lease agreement.

The Section 8 Voucher Program includes the cities of Robstown, Agua Dulce, Banquete, Bishop and Driscoll.



For more information on how you can participate in the Section 8 Voucher Program, come by the Robstown Housing Authority Administrative Office, 625 West Avenue F, or call 387-4525.

# Section 8 Voucher Program

# **Avoiding Section 8 Assistance Termination:**

## **Section 8 Housing Tenant Disqualifications**

A termination of your Section 8 voucher benefits may happen due to several reasons. The Department of Housing and Urban Development (HUD) enforces rules within the Section 8 program that tenants must adhere to. From reporting changes in income to abstaining from any criminal activity, Section 8 tenants must follow strict rules to remain eligible for housing assistance. While the HUD does have standard nationwide regulations, some regulations vary from one local PHA to the next.

One of the biggest reasons for assistance termination is failing to adhere to Section 8's income reporting requirements. As Section 8 eligibility is strongly determined by income, agencies ask that tenants report their income and employment records. Failure to report changes in income can lead to a termination of your voucher benefits. However, this is not the only reason why you may face disqualification. For more information on the reasons for Section 8 voucher terminations, review the sections below.

### **Criminal Activity**

Participating in criminal activity is one of many Section 8 tenant violations that will result in termination of assistance. Criminal activity includes using or distributing illegal drugs or committing acts of violence. When tenants move into an approved Section 8 housing unit, all residents agree to stay away from any activity that is illegal. This includes guests and any person who is under the tenant's control. If a resident is charged and found guilty of a criminal act, this goes against HUD's Section 8 tenant rules. As such, the local PHA will evaluate the details of the situation and consider some of the following:

- The gravity of the offense
- Its effect on the community
- The extent of the tenant's involvement in the offense

The Section 8 termination process varies from one agency to the next. Local PHAs consider several factors before making a decision. For example, if residents in a Section 8 housing unit used illegal drugs, the PHA might decide against termination if the Section 8 tenants take steps toward remedying the situation, such as attending a rehabilitation program. With this in mind, it is important to understand that every case is different and may result in different results.

### **Non-Reporting**

The HUD has strict Section 8 income reporting requirements for those who want to remain in the program. The program determines Section 8 eligibility based on several factors, but the primary factor is income. Every year, all tenants who reside in the housing unit must report details on their employment and income. The local public housing agency (PHA) then uses this information to recertify tenant eligibility. If tenants fail to disclose proper supporting documentation for their Social Security Numbers (SSNs) and other verification evidence, they may be terminated due to noncompliance. In some cases, the local PHA may grant the residents an additional 90 days to complete the Section 8 recertification process if the delay was due to unforeseen circumstances.

Along with not reporting income to Section 8 agencies, not reporting changes in employment is also cause for termination of benefits. The PHAs uses a combination of factors to assess if a tenant remains in the income level to receive assistance. They consider Social Security compensation, employment and unemployment benefits, among other variables. If a tenant experiences a change in one of these areas, they must follow proper

## **ROBSTOWN HOUSING AUTHORITY**

### **SECTION 8 VOUCHER TERM POLICY**

The Voucher must be signed by the Head of Household. Any extensions will be initialed by both the Voucher holder and by PHA staff.

The Section 8 Voucher is good for 60 days from the day the Voucher is issued by the Housing Authority. The Voucher is only eligible for an additional 30-day extension period. No other extensions will be granted unless the situation is one that is beyond the control of the Voucher holder. *This will be determined on a case-by-case basis by the PHA staff.*

***HUD Handbook Language states in the Code of Federal Regulations (CFR) the following:***

#### **§ 982.303 Term of voucher.**

(a) ***Initial term.*** The initial term of a voucher must be at least 60 calendar days. The initial term must be stated on the voucher.

(b) ***Extensions of term.***

(1) At its discretion, the PHA may grant a family one or more extensions of the initial voucher term in accordance with PHA policy as described in the PHA administrative plan. Any extension of the term is granted by PHA notice to the family.

(2) If the family needs and requests an extension of the initial voucher term as a reasonable accommodation, in accordance with part 8 of this title, to make the program accessible to a family member who is a person with disabilities, the PHA must extend the voucher term up to the term reasonably required for that purpose.

(c) ***Suspension of term.*** The PHA must provide for suspension of the initial or any extended term of the voucher from the date that the family submits a request for PHA approval of the tenancy until the date the PHA notifies the family in writing whether the request has been approved or denied.

(d) ***Progress report by family to the PHA.*** During the initial or any extended term of a voucher, the PHA may require the family to report progress in leasing a unit. Such reports may be required at such intervals or times as determined by the PHA.

If the Voucher holder is unable to find a suitable unit within the allotted timeframe, the Voucher will expire and the family will not be eligible for assistance. If the family wishes to remain on the wait-list they will go back on the active wait list and start the process anew as of date of request.

## **Minimum rent**

(1) The PHA must charge a family no less than a minimum monthly rent established by the responsible entity, except as described in paragraph (b) of this section.

(2) For the public housing program and the Section 8 moderate rehabilitation, and certificate or Voucher programs, the PHA may establish a minimum rent of up to \$50.

(3) For Section 8 programs, the minimum rent is \$50.

(b) Financial hardship exemption from minimum rent - \$50.

(1) When is family exempt from minimum rent? The responsible entity must grant an exemption from payment of minimum rent if the family is unable to pay the minimum rent because of financial hardship, as described in the responsible entity's written policies. Financial hardship includes these situations:

(i) When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996;

(ii) When the family would be evicted because it is unable to pay the minimum rent;

(iii) When the income of the family has decreased because of changed circumstances, including loss of employment;

(iv) When a death has occurred in the family; and

(v) Other circumstances determined by the responsible entity or HUD.



## **How to find a rental unit**

***Looking for a place to live? Call or check the following.***

Check with the local PHA

Check with other PHA's

Check the local newspaper

Check local agency bulletin boards

Check Church bulletin board

Check with City Hall

Check with Robstown Area Development Commission

Check the internet

Check with friends and family

Google Search

Word of mouth

Search the neighborhoods and identify any potential units available for rent. Take down the name and number of the landlord.



# *Robstown*

**TX**

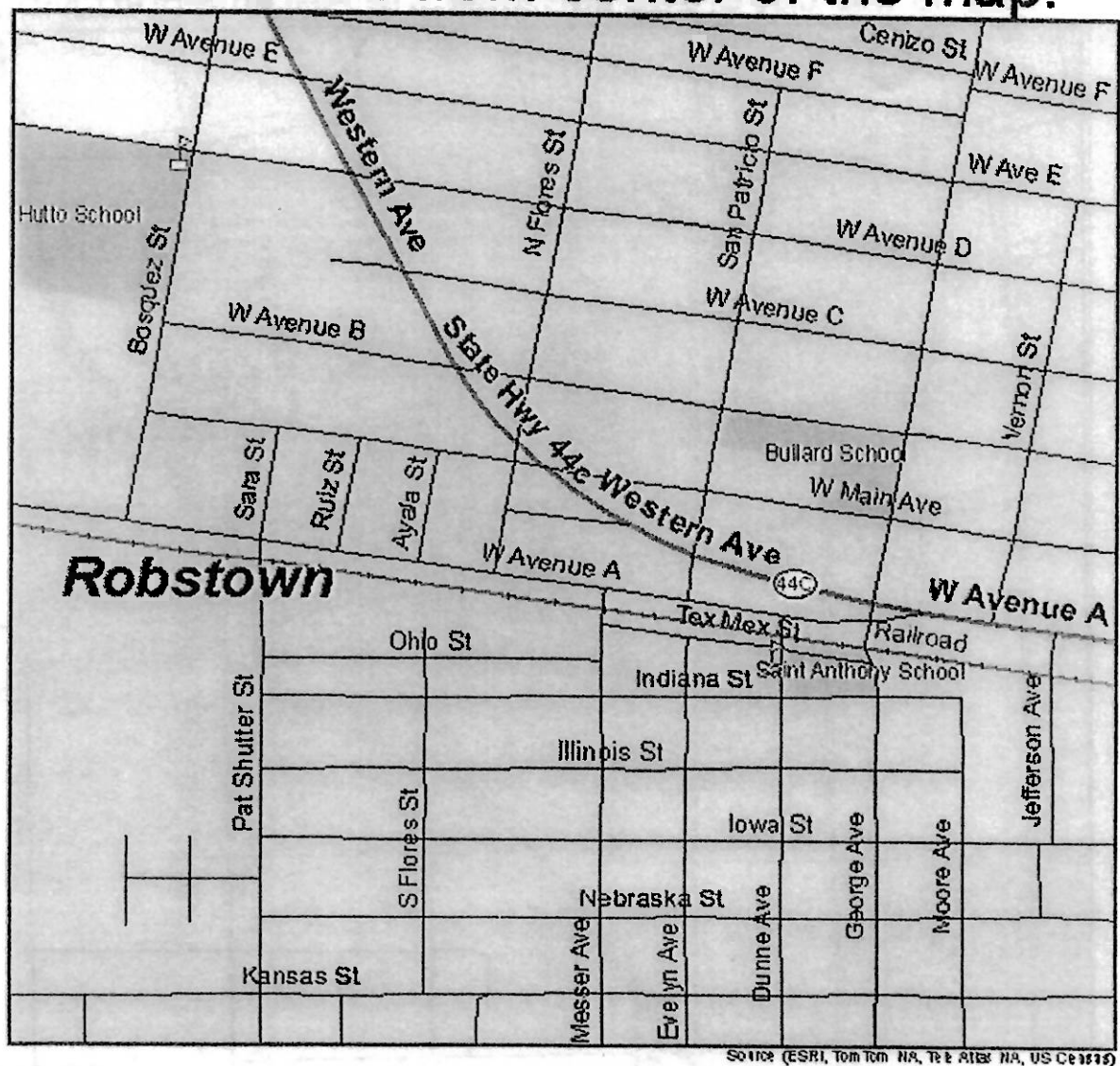


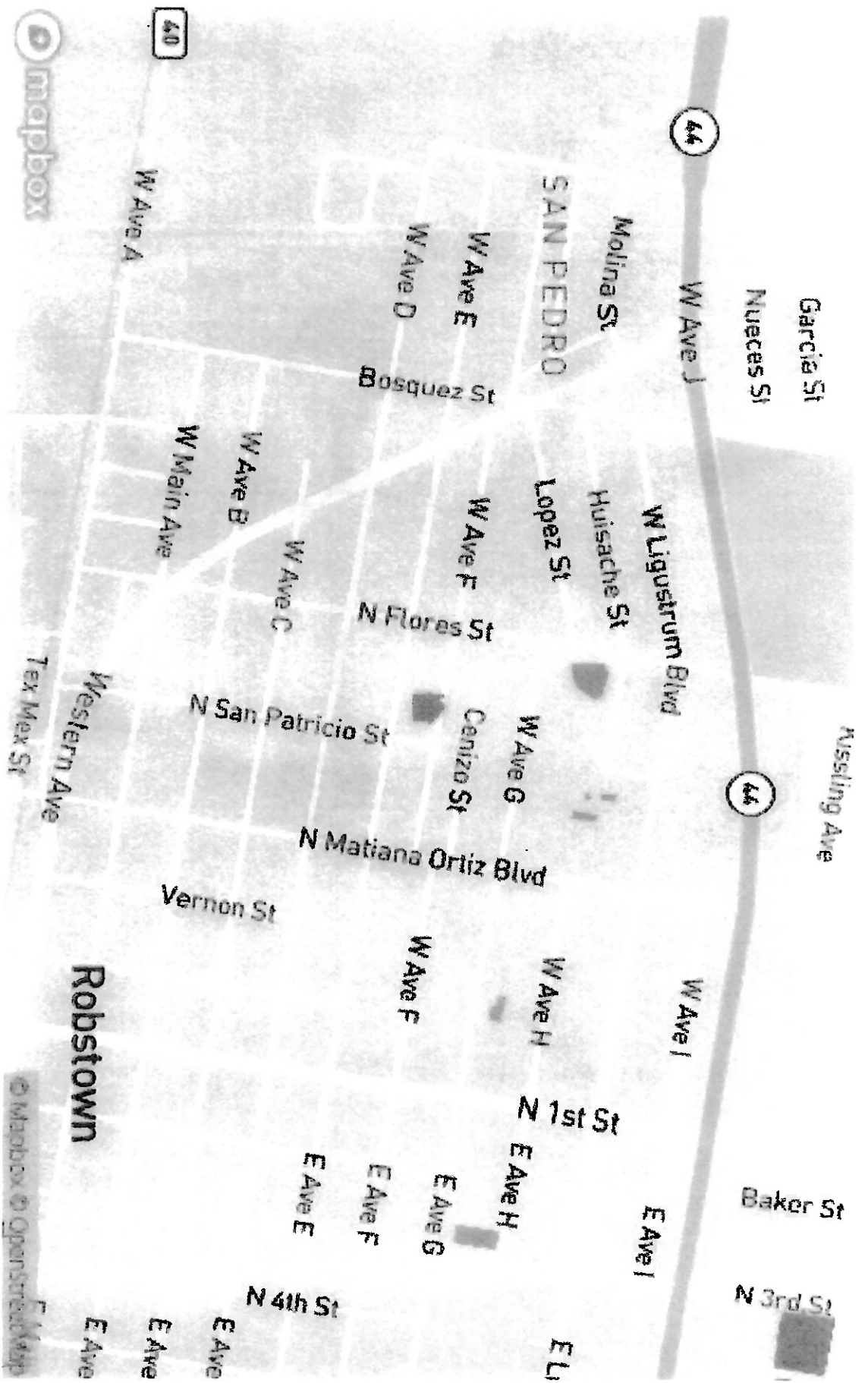
★ Designed by TownMapsUSA.com

*Maps and areas of City  
Quadrants*



Detail at 1:1 from center of the map.





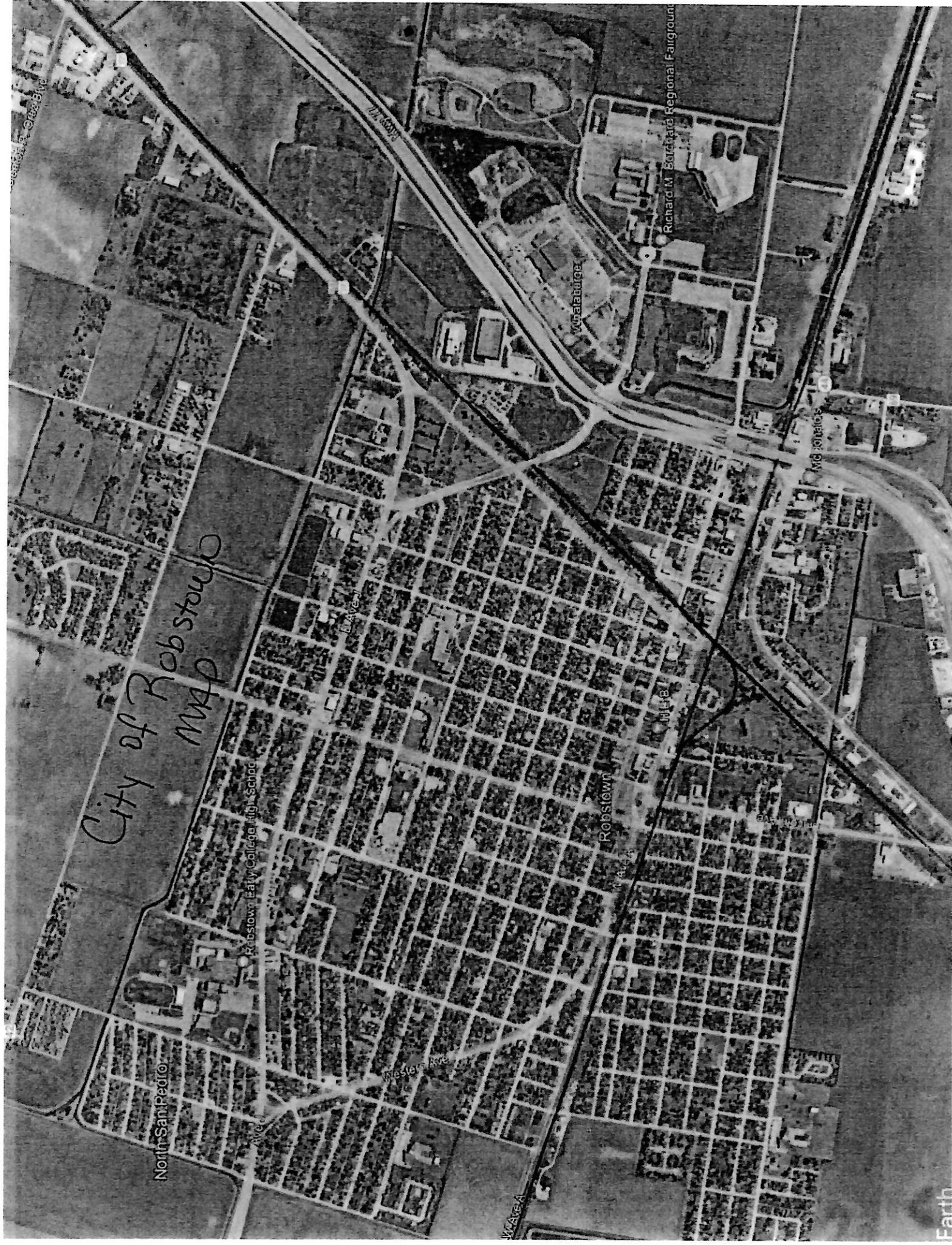




ROBSTOWN, TX



City of Robstown  
MAP



Richard M. Borden Regional Fairground

W. Ave A

W. Ave B

W. Ave C

Robstown

W. Ave D

North San Pedro Ave

W. Ave E

Robstown Early College High School

W. Ave F

W. Ave G

W. Ave H

Earth