



City of Santa Monica Housing Authority  
1901 Main Street, 1<sup>st</sup> Floor, Suite A  
Santa Monica, CA 90405  
Phone: (310) 458-8743  
Fax: (310) 264-7757

## Owner and Tenant Information

### **What is Section 8?**

The Section 8 Existing Housing program was established by the 1974 Housing and Community Development Act. It is the principal U.S. Department of Housing and Urban Development (HUD) program for assisting lower income persons to secure decent, safe, and sanitary housing. Assistance is provided to eligible households to be used towards renting privately owned housing within the City of Santa Monica. Program participants pay approximately 30% of their income towards rent and the Housing Authority pays the remainder.

### **Who can qualify for the program?**

The program is designed to assist low income families consisting of two or more people and single individuals who are disabled, handicapped, or over 62 years of age. Non-elderly or disabled single individuals may apply but will not receive assistance until all disabled senior individuals on the waiting list have been assisted. The Housing Authority will perform a criminal background check for every adult household member and a sex offender check for every household member 13 years of age and older through local law enforcement. HUD requires and permits the Housing Authority to deny assistance in the following cases: 1. Any member of the household has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity; and 2. Any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing; and 3. Any household member is currently engaged in, or has engaged in drug-related criminal activity or violent criminal activity within the past five years; and 4. Any household member is subject to a lifetime registration requirement under a state sex offender registration program.

### **How much can a household earn and still be eligible?**

Any household with an income less than 50% of the HUD determined median family income for the Los Angeles County area is potentially eligible for the program. The income limits vary according to family size and are as follows:

<u>Family Size</u>	<u>Annual Income</u>
1 Persons	\$28,550
2 Persons	\$32,600
3 Persons	\$36,700
4 Persons	\$40,750
5 Persons	\$44,050
6 Persons	\$47,300
7 Persons	\$50,550
8 Persons	\$53,800

(These limits are adjusted annually)

### **Are preferences given based on urgent need?**

The Section 8 Program is not an emergency housing program, but your position on the waiting list will be based partly on preferences. If you have been displaced under the Ellis Act and are otherwise eligible for assistance you will be placed at the top of the waiting list.

Waiting List preferences are given to:

- Residents of Santa Monica or non-resident permanently employed applicants in the City of Santa Monica working a minimum of 36 hours weekly;
- Families of current members of the U.S. military, families of U.S. veterans, or surviving spouses of U.S. veterans;



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- c. Involuntarily displaced applicants who have or will be required to vacate housing in the City of Santa Monica as a result of: disaster occurring through no fault of the applicant; Federal, State or local government action related to code enforcement; eviction pursuant to the Ellis Act.

**How are the rent contributions determined?**

The household's share of the rent is based on household income. Under the Voucher Program, the Housing Authority provides a standard subsidy based on income and family size, and the household has the ability to pay the difference. The income of participants is verified annually.

**What determines the subsidy amount?**

HUD periodically sets "Fair Market Rents" or maximum rents for the Voucher Program for different unit sizes in each housing market area. The rent must meet a rent reasonableness test for the area and unit size. The Voucher Program provides for annual rent adjustments. The tenant negotiates the rent with the owner annually based on local rent standards. The current payment standards on the Voucher Program are:

<u>Unit Size</u>	<u>Current Maximum Rent</u>
0 Bedroom	\$1,009
1 Bedroom	1,352
2 Bedrooms	1,843
3 Bedrooms	2,411
4 Bedrooms	2,411

**What is the relationship between the City of Santa Monica Housing Authority and a property owner?**

The City of Santa Monica Housing Authority executes a Housing Assistance Payments Contract with the owner after approval of the lease and determining, by inspection, that the unit complies with Housing Quality Standards. Other terms and conditions of the program are specified in the contract. The property owner is responsible for tenant selection and rent collection. The Housing Authority administers the program and determines tenant eligibility, issues Vouchers, approves leases and verifies the unit's suitability.

**What type of housing is eligible?**

Any existing rental housing in the incorporated areas of Santa Monica may be eligible for the program (i.e., single family houses, townhouses or apartments) provided the units conform to housing quality standards. Owner occupied units are not eligible. Section 8 Vouchers are transferable to other localities that have a Section 8 program.

**What if I am physically unable to get into the Section 8 office?**

The office is handicapped accessible. If necessary, an "in-home" interview can be arranged during regular business hours.

**How can a household apply for the program?**

The Santa Monica Housing Authority is anticipating opening up the application process soon. At this time, no specific opening date has been established. The application period will be advertised in the local newspaper and on City TV. Applications will be available at numerous sites throughout Santa Monica.