

LOW INCOME RENTAL HOUSING IN WESTMORELAND COUNTY. The purpose of subsidized rent programs is to provide rental assistance to eligible low-income families.

HOW TO APPLY. Apply online at www.wchaonline.com or in person at our Greensburg Section 8 office. Request an application by mail simply by calling (724) 832-7258 ext. 3054. Request an application by email at janetg@wchaonline.com.

Return the application to the Greensburg office. Answer all questions to the best of your ability. We will return incomplete applications. Applications received are date and time stamped and reviewed for eligibility and entered into the computer. Allow 4 to 6 weeks for processing and acknowledgment.

Periodically, Section 8 updates the waiting list. Applicants must return the update to remain on the active waiting list. **Correspondence returned by the Post Office as undeliverable will be removed from the waiting list.** Please call and ask for an UPDATE if your address changes. No changes accepted by telephone. All changes must be in writing. Changes may affect the length of time you are on the waiting list. We will contact you by first class mail. **Keep your address current.**

TENANT-BASED RENTAL ASSISTANCE PROGRAMS

Section 8 Housing Choice Vouchers and HOME Tenant-Based Rental Assistance Coupons. The U. S. Department of Housing and Urban Development (HUD) determines the rules and regulations for these programs. There is a waiting list because the need for rental assistance is great. When a family is determined to be eligible for the program and funding is available, Section 8 issues the family a Voucher at a tenant briefing. The family decides where to live. The family must locate a housing unit that meets the program rules. That can be where they live right now or a totally different unit. The PHA can help in some ways, but the primary responsibility for finding a suitable unit to rent is the responsibility of the family. At the time a family initially receives tenant-based assistance for occupancy of a dwelling unit, the family share is a percentage of their adjusted monthly income. Contract rents are based on HUD formulations.

PROJECT-BASED RENTAL ASSISTANCE PROGRAMS

Section 8 Project-Based Voucher and Moderate Rehabilitation Units. The U. S. Department of Housing and Urban Development (HUD) determines the rules and regulations for these programs. There is a waiting list because the need for rental assistance is great. As vacancies occur at specific sites, a family is pulled from that waiting list and determined eligible. The family must move into a specific unit in order to receive rental assistance. The owner must approve the family as a suitable tenant. At the time a family initially receives project-based assistance for occupancy of a dwelling unit, the family share is a percentage of their adjusted monthly income. See the enclosed list of project-based sites. Interested families may contact that site and set up an appointment to complete an application packet and go through the screening process.

LOW INCOME HOUSING TAX CREDIT PROGRAM. The Housing Authority also manages low-income housing tax credit units. Applicants must be income eligible and able to pay the full monthly rent. Tax credit units also accept Section 8 Vouchers and HOME Coupons.

ELIGIBILITY QUALIFICATIONS

Adults (age 18 or older) must pass a criminal history background screening. Applicants may be a single person or a group of persons who intend to share residency whose income and resources are available to meet the family's needs. Two or more elderly persons or persons with disabilities living together, or one or more elderly persons or persons with disabilities living with one or more live-in aides is a family.

LOCAL PREFERENCES FOR RESIDENTS OF WESTMORELAND COUNTY. Local preferences allow priority status to applicants who qualify and must submit documentation from social service agencies verifying their preference. Applicants may claim a local preference one time:

1. Education / Training Preference for families where the head of household or spouse are current graduates or current participants in educational (full-time student) or training programs designed to retrain and prepare the individual for the job market. Detailed information required from the agency or institution providing the education or training.
2. Transitional Housing Preference for families who are participating in a transitional housing program preparing the family to live independently. Letter of referral from the agency or institution providing the transitional housing required.
3. Victims of Domestic Violence Preference: (a) applicant must have a current Westmoreland County Protection From Abuse (PFA) Order; or (b) The applicant must have a current Westmoreland County Protection From Abuse (PFA) Order and the domestic abuse shelter must provide a referral letter that indicates the family has resided at the shelter for at least 30 days. The family must certify that the abuser will not return to the household.
4. Involuntarily Displaced Preference permanently displaced from their home or the unit is uninhabitable: (a) Government Action including, but not limited to: (1) condemnation, (2) property acquisition, (3) code enforcement, (4) grant activity, or a (5) Federally declared disaster. (b) Disasters including, but not limited to: (1) fire, (2) flood. Verification must be provided in the form of a notice of displacement or letter of referral from the agency which displaced the applicant (i.e., Red Cross, Salvation Army, etc.)
5. Veteran's Preference: (a) Current members of the U. S. Armed Forces; (b) Veterans with an honorable discharge; (c) Spouses or surviving spouses of veterans; (d) Dependent parent (age 62 or older) or a child (person with disabilities) of a veteran; (e) A divorced spouse of a veteran who is the legal guardian of a child of a veteran. Requires U. S. government documents which indicate that the applicant qualifies under the above definition: (1) Discharge papers (DD214 showing honorable), and (2) Proof of veteran benefits such as pensions, disability, or medical benefits; or (3) Any documents verifying current service status.

INCOME LIMITS.

1. Each year 75% of new Section 8 admissions must fall below the 30% income guideline.
2. Each year 100% of tax credit admissions must fall below either 50% or 60% of the income guidelines depending on the sites.

PERSONS PER HOUSEHOLD (effective 04/01/2018)

Median Income	One	Two	Three	Four	Five	Six	Seven	Eight
30%	16000	18250	20780	25100	29420	33740	38060	42380
50%	26600	30400	34200	38000	41050	44100	47150	50200
60%	29940	34200	38460	42720	46140	49560	52980	56400
80%	42600	48650	54750	60800	65700	70550	75400	80300

Westmoreland County Housing Authority, Section 8 Department
 167 South Greengate Road, Greensburg, PA 15601-6392 (724) 832-7258, 337-7444, 684-7704
 Fax (724) 832-7488 appintro rev 10/02, 02/03, 02/04, 03/05, 03/06, 02/08, 7/08, 4/09, 5/10, 6/11, 12/11, 2/13, 12/13, 3/15, 3/16, 8/17, 4/18

TYPES OF INCOME & ASSETS

Every member that will be living in your household during the next 12 months must report every source of income received, including but not limited to:

INCOME

Employment	Unemployment	Social Security	SSI	Disability
Pensions	Workman's comp	Welfare (TANF)		
General Assistance		Child Support		
Net income from a business (self-employed)				

Income earned by temporarily absent adults who will be on the lease

Income of spouse or head of household if that person is temporarily absent, such as away at college or in the armed forces, even if that person is not on the lease.

Military pay (all regular pay, special pay and allowances)

Regular contributions and gifts from persons outside the household that help pay rent and utilities)

Other non-cash contributions provided on a regular basis.

ASSETS

Current savings account balance and amount of interest earned

Average checking account balance for six months and any interest earned

Value of stocks, bonds, savings certificates, money market funds, and other investment accounts.

Equity in real property or other capital investments.

Cash value of trusts available to the household. (Do not include irrevocable trusts, but include as income funds received from the trust). IRA, Keogh and similar retirement savings accounts, deducting penalties for withdrawal.

Contributions to company retirement/pension funds that the family can withdraw without retiring or terminating employment.

Assets, which although owned by more than one person, allow unrestricted access by the applicant.

Lump sum receipts as inheritances, capital gains, lottery winnings, and cash from sale of assets, insurance settlements, Social Security and SSI lump sum payments and other claims.

Personal property held as an investment such as gems, jewelry, coin collections, antique cars, etc.

Cash value of life insurance policies if available to the household.

Assets valued at more than \$1,000, that are disposed of for less than the fair market value during the past two years.

The actual income earned on net family assets below \$5,000.

Net family assets that exceed \$5,000, Section 8 will count the greater of the: (a) actual income earned from the assets, or (b) impute income by multiplying 2% (HUD's figure) times the total cash value of the assets.

ASSETS DO NOT INCLUDE

Personal property, vehicles, interest in Indian Trust Lands, assets not accessible by the family, and assets that are part of an active business or farming operation.