

Public Housing

Public Housing Applicant Screening Process

SECTION 8 VOUCHERS

The Section 8
Voucher Program
provides assistance
for low income



The Public
Housing
Program
provides
rental

assistance for low income families. There are one hundred (100) units of public housing located in four (4) areas of the city; Thompson Heights, Century Square, Gobel Grove and Plaza Court. We have 1, 2, 3, 4 and 5 bedroom apartments. Rent is based on 30% of the applicant's adjusted monthly income (adjusted income is the monthly amount less HUD deductions). A deduction of \$480.00 is given for each dependant child as well as childcare expenses paid out of pocket. Elderly residents income is also adjusted by a percentage of out-of-pocket medical expenses.

The purpose of the Public Housing Program is to provide decent, safe and sanitary housing to residents of the Program. The Public Housing Authority (PHA) has established admission policies as guidelines set forth by the Department of Housing and Urban Development (HUD) to administer this program. Eligibility for Public Housing is determined by the Local Housing Authority, based on the total annual gross income, family size and is limited to U.S. citizens and specified categories of noncitizen who have eligible immigration statuses. At least two references unrelated to the applicant are required. All applicants over the age of 18 must have a criminal background check



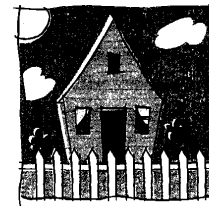
completed. There is no cost to the applicant for this procedure. Once the PHA has determined you are eligible, your name will be placed on a waiting list, unless we are able to assist you immediately. Once your name is reached on the waiting list, the PHA will contact you and offer you an apartment in the size to accommodate your family composition.

families in the private rental market through the Housing Assistance Program.

Rental voucher holders select a unit from the private rental market and rental assistance makes the market rate housing affordable. Program participants normally pay no more than 30% of monthly adjusted income toward rent. The Housing Assistance Payment subsidizes the balance, to a limit, of the rent to the property owner.

The Housing Authority (HA) can provide you with the income limits for your area and family size. During the application process, the HA will collect information on family income, assets and family composition. The HA also conducts a criminal background check on all members of the family aged 18 and over.

Also see the 'Section 8 Voucher Procedure' for more information.



Section 8 Voucher Procedure

Once your family has been issued a Housing Choice Voucher by the Housing Authority (HA), you can search the private rental market in your community for a housing unit that is decent, safe and sanitary according to the Housing Quality Standards (HQS) established by HUD and the local Housing Authority (HA). When you have found a suitable unit and the owner agrees to lease the unit to your family, the HA will inspect the unit to ensure it is suitable. After the unit passes HQS inspection and the rent has been approved, the landlord and tenant enter a lease for an initial term of one year. The HA and landlord sign a Housing Assistance Payments Contract through which the rent is assisted on your behalf. You will be responsible for the monthly payment of the difference between the total rent and the Housing Assistance Payment. The Program is also designed to allow families to move without the loss of rental assistance. Moves are permissible as long as the family notifies the HA ahead of time, terminates its existing lease within the appropriate provisions, and finds acceptable alternate housing. Under the voucher program, new voucher holders may choose a unit anywhere in the United States. If the family lived within the jurisdiction of the HA at the time the family applies for rental assistance, it must initially lease a unit within that jurisdiction for the first twelve months of assistance. A family who wishes to move to another HA jurisdiction must consult with the HA currently administering its rental assistance to verify the procedures for moving.

Resident Council

Residents of the Housing Authority (HA) have formed a Resident Council or Tenant Organization. The Resident Council and HA work together to improve the lifestyle of residents.

Rock Springs Recycling Center

The Rock Springs Resident Council also manages the Recycling Center. This is a partnership with the City of Rock Springs, the City of Green River and the Sweetwater County Solid Waste District. Residents of Public Housing are trained through the Recycling Center to operate equipment and obtain a CDL.

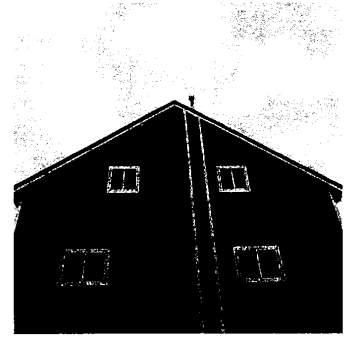


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ROCK SPRINGS HOUSING AUTHORITY



*Providing Public Housing,
Section 8 Vouchers, Resident
Council & the Rock Springs
Recycling Center.*

EQUAL HOUSING OPPORTUNITY

