



Emery County Housing Authority

PO Box 551 / 75 East Main St. Rm 210 A & B

Castle Dale, UT 84513

435-381-2902

GENERAL INFORMATION

Emery County Housing Authority offers rental assistance programs **for low income families with children under 18 (and in school), and those individuals who have a government recognized disability, or are elderly.** The programs are for rental assistance only. Please be aware that **there is no immediate or emergency assistance available – regardless of circumstances.** All applicants will be placed on a waiting list according to the date and time of the application.

WHAT TYPE OF HELP IS AVAILABLE?

The housing authority has two different programs.

Public Housing

Section 8 or Housing Choice Voucher

Each of these programs has its own separate waiting list and a separate application form. You may apply for either program – or for both programs by filling out either or both applications.

WHAT IS THE DIFFERENCE BETWEEN THE TWO PROGRAMS?

The Public Housing program consists of 24 apartments which are owned and managed by the housing authority. The housing authority is the landlord. There are 12 public housing units in Castle Dale and 12 units in Ferron. We do not have any public housing in any other towns in Emery County. Qualified individuals pay rent to the housing authority based on their income and family size. The waiting list for public housing averages about 6 months – but it can vary depending on how quickly apartments become vacant. Public housing applicants are screened before admittance and will be denied admittance if they owe any housing authority money or if they do not receive satisfactory references from previous landlords and law enforcement officials. Participants in public housing sign a continuous (non-expiring) lease but may terminate the lease with a 15-day prior notice. There is a residency requirement of 90 days prior to admission for this program.

The Section 8 Housing Choice Voucher Program

allows qualified families to “shop” for a rental anywhere in the county. When the applicant reaches the top of the waiting list, and passes a background/credit check, they will be offered a voucher which will enable them to only have to pay a part of the full rent. Once a rental is selected, it must be inspected by the housing authority, and it must fall within affordable limits. If the rental qualifies, a contract will be signed between the authority and the landlord of the rental. The housing authority will pay a portion of the full rent directly to the landlord. This amount is determined by the income of the tenants and the family size. The balance of the rent not paid by the housing authority is paid by the family directly to the landlord. Security deposits are **not** covered by the housing authority. The waiting list for this program averages 18-24 months – but can vary depending on how fast families leave the program and funding becomes available to the next family on the waiting list. There are about 68 slots (vouchers) available in Emery County. Participants must sign a one year lease agreement.

WHAT MAKES A FAMILY OR PERSON ELIGIBLE FOR HOUSING ASSISTANCE?

Those affected by the following circumstances are eligible for consideration for admission to either program:

1. Families, disabled persons, or elderly persons who are displaced by government action or natural disaster.
2. Families, disabled persons, or elderly persons who spend more than 50% of their income for rent and utilities (excluding the telephone).
3. Families, disabled persons, or elderly persons who currently live in substandard housing and have inadequate income to move, or
4. Families, disabled persons, or elderly persons who do not have a place of their own (homeless).

Those who have more than one of these conditions do not receive any additional priority over those with only one. Since almost all applicants qualify for at least one of these circumstances, those who have none are unlikely to move to the top of the waiting list.

WHAT HAPPENS AFTER I APPLY?

The Emery County Housing Authority accepts all applications that meet eligibility requirements without discrimination against race, color, religion, sex, handicap, familial status, source of income or national origin. Applications are placed on the waiting lists *in the order in which they are received in the housing authority office.*

When the applicant's name nears the top of the waiting list, the housing authority contacts them by mail and/or telephone. **It is important that contact information, such as phone numbers and address changes be updated as it changes to make sure the housing authority has a way to reach the applicant.** If there is no response to the contact, or the applicant does not accept a unit or a voucher within 30 days after it is offered, the applicant's name will be removed from the waiting list and that person will need to re-apply if assistance is desired at a later time. A background check for criminal/drug history and credit history will be completed before approving any housing assistance.

Applicants may be denied admission to either or both housing programs if it is determined that they owe money to another housing authority, don't have a good history of rent payments, or that they may have a detrimental effect on any given project. An applicant may be denied admission if he/she is determined to have a history of:

- Disturbing neighbors.
- Destroying property.
- Living habits or household habits which may adversely affect the other tenants' health, safety, welfare, or enjoyment of their accommodations.
- Convictions involving illegal drugs or violent crime.
- Any activity which would impair the physical or social environment of the project. Applicants who are denied admission will be notified by the housing authority in writing. A review with the executive director can be requested at that time.

These are Federal programs and are paid for by everyone's tax dollars. They are only for those who are financially unable to house themselves. **Deliberate falsifications and/or deceptions will result in termination and possible prosecution. Restitution will be required, and fines may be imposed.**

EMERY COUNTY HOUSING AUTHORITY

PO Box 551 / 75 E Main St., Castle Dale, UT 84513 (435) 381-2902

Application for Section 8

(please print legibly and use ink)

I Contact Information

Name of head of Family	Name of Spouse or Co-head		
Mailing Address (PO Box)	email address	Telephone Number	
Street Address	City	State	Zip Code

II Household Members and Income - List all persons who live with you, including yourself.

Name	Social Security #	Sex	Age	Date of Birth	Relationship
					HEAD

List names and addresses of all sources of income for all household members, and the GROSS amounts received. Include all income from employment, child support, TANF, social security, unemployment, pensions, tips, GI Benefits, school grants, and all other sources of income.

Household Member	Source of Income and Address	Income Amount	How Often

Race: White _____ Black _____ American Indian _____ Asian/Pacific Islander _____ Other _____

Ethnicity: (Check One) Hispanic _____ Non-Hispanic _____

Is any member of your family handicapped or disabled? _____

Do you expect any changes in family size? If yes, Please explain _____

Do you receive payment for Child Support? _____ Alimony? _____ Child Care? _____

Does your family have unusually high medical expenses not covered by insurance? _____

Do you pay for child care so that you can go to work or attend school? _____ State Assisted? _____

III Assets:

Do you have any Savings Accounts, Savings Bonds, or Life Insurance with a cash value? _____

Do you own a home, Real Estate, Mobile Home or other asset? _____

Have you sold or disposed of Assets or Real Estate in the past two years? _____ If yes, explain on back.

IV Priorities

Are you a family who is required to move through no fault of your own? _____

Are you paying more than 50% of your income for rent and utilities? _____

Are you living in (or renting) a place of your own? _____

What is the monthly amount your are now paying for Rent? _____ Utilities? (not including phone) _____

V Other Information

Have you previously completed an application for housing assistance? _____ When? _____ Where? _____

Have you ever been on our program before? _____ When? _____

Have you ever been on a housing program with another Housing Authority? _____ Where? _____

Name of current or most recent landlord Address Phone Number

Are you behind on any rent or deposits? _____ If yes, what is the amount? _____

Have you ever vacated an apartment owing rent? _____ If yes, Why? _____

Have you ever received an eviction notice? _____ If yes, Please explain _____

VI Personal References (Name, Address, Phone)

VII. I hereby certify that the above information is correct and complete to the best of my knowledge and may be used for the purpose of verification. I understand that this application is not a contract and does not bind either party. I understand that false information will constitute grounds for cancellation of this application or termination of my Lease if I should be housed, and I hereby authorize the release to Emery County Housing Authority any information requested to determine eligibility for housing programs.

DATE: _____ SIGNED _____

WITNESS: _____

Warning: Section 1001 of Title 10 of the US code makes it a criminal offense to make willful false statements or misrepresentation to any Department or Agency of the United States as to any matters within its jurisdiction.

Explanations and/or comments:

Official Use Only – Do Not Write Below This Line –

<p><u>Office Use Only</u> Witness: _____</p> <p>Date received : _____</p> <p>Mailed: _____ Yes _____ No</p> <p>Time Received: _____ AM / PM</p> <p>Priority? _____</p> <p>Bedroom Size _____</p> <p>Dependents _____</p>
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