



SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

201A West High Street
Mount Vernon, OH 43050
Phone: 740-397-8787
Fax: 740-397-8226

E-mail: kmha@knoxmha.org
Website: www.knoxmha.org

*An Equal Housing Opportunity
Agency*



What is the Knox Metropolitan Housing Authority?

The Knox Metropolitan Housing Authority (METRO) helps eligible low income families with their monthly rent payments (subsidizing their rent). The funding for the Section 8 Housing Choice Voucher Program comes from the United States Department of Housing and Urban Development (HUD) through federal tax dollars.

How do I know if I qualify?

You must fill out an application (in our office, via the internet or by mail). If your income is low enough you will be placed on the Knox Metropolitan Housing Authority waiting list. The average time on the waiting list is 12 months or longer. If you are an honorably discharged veteran, widow of an honorably discharged veteran, or have children with an honorably discharged veteran you will be given priority preference. When a family receiving voucher assistance "goes off of the program", giving up their voucher -- a new family is taken from the top of the waiting list and receives a housing voucher.

***Knox Metropolitan Housing
Authority does not provide
emergency housing assistance.***

How much will Knox Metropolitan Housing Authority pay towards my rent?

The amount of the subsidy paid by Knox Metropolitan Housing Authority is different for each family. It is based on the total household income. The voucher holder will pay between 30% - 40% of their monthly income for rent and utilities. For some families Knox Metropolitan Housing Authority will pay all of the rent, but most families pay some portion of their rent.

How much is the average rent in Knox County?

In 2008 Knox Metropolitan Housing Authority's payment standards (the average cost of rent AND utilities) are:

- 1BR \$513
- 2BR \$617
- 3BR \$789
- 4BR \$905

Does Knox Metropolitan Housing Authority pay the Landlord directly?

Yes, the landlord is paid via direct deposit on the first banking day of every month for the Section 8 Housing Choice Voucher Program portion of the rent. The voucher holder is responsible for paying their share of the rent to the landlord as well.

Does Knox Metropolitan Housing Authority tell me where I can reside?

No, you must find your own rental unit. Some landlords provide Knox Metropolitan Housing Authority with a list of vacancies. Stop by our office or visit our website www.knoxmha.org for these listings.

Does the Section 8 Housing Choice Voucher Program have specific requirements?

Yes, you will be required to attend a briefing when your name is chosen from the waiting list. At this briefing, all of the rules and requirements of the program will be explained in detail.

What happens if I violate the program requirements?

- Your rental assistance may be terminated.
- You could be required to pay back money to the program.
- You could be denied the possibility of being placed on the waiting list for a specified period.

The mission of Knox Metropolitan Housing Authority is to provide an equal opportunity for decent, safe and affordable housing for all eligible persons.

What if I have a criminal record? Will Knox Metropolitan Housing Authority still assist me?

It depends what type of criminal activity you have on your record. A criminal screening will be conducted on all family members over the age of 18 prior to the issuance of a voucher.

Do I have to sign a lease?

Yes, you will sign a one year lease with the landlord. **A lease is a legal contract** which lists the terms and conditions of the tenancy. If Knox Metropolitan Housing Authority is assisting you, you still have all of the rights of any tenant under Ohio law; and the landlord has all of the rights of a landlord under Ohio law.

What if I move in and then cannot afford rent or utilities?

- Immediately contact the landlord, do not put off communicating with your landlord. Late fees will start adding up fast!
- Immediately contact Knox Metropolitan Housing Authority.
- Contact Salvation Army, KnoHoCo, Interchurch Social Services, PRC or HEAP to see if short term help is available.
- You can be evicted for failure to pay rent or utilities.

Helpful Reminders

- Complete a move-in inspection with the landlord; keep a copy of the form
- Security Deposit is usually one months rent
- Pet deposit, typically required if you have animals
- Utility deposits
- Appliances may need to be purchased

Helpful Resources

- Fair Housing
 - 1-800-850-0467
- Legal Aid
 - 1-888-831-9412
- Pathways
 - 211
- Salvation Army
 - 740-392-8716
- Interchurch Social Services
 - 740-397-4825
- Veteran Services
 - 740-393-6742
- Job & Family Services PRC
 - 740-397-7177
- Moundbuilders Guidance Center
 - 740-397-0442
- Knox County Headstart
 - 740-397-1344
- Freedom Center
 - 740-397-2660
- Knox County Health Department
 - 740-392-2200
- HEAP
 - 740-397-0378
- Kno-Ho-Co
 - 740-393-3545