

What if I move?

If you intend to move **outside your PHA jurisdiction**, you must contact your current PHA and schedule an appointment to begin the process (known as “**portability**”).

You may move **within your jurisdiction** before your current lease is up for the following reasons:

- 1) The **unit is uninhabitable** due to a recent fire or flood.
- 2) The **landlord is selling the property**; or, **foreclosing on the property**; or, will **no longer be participating** in the Section 8 program.
- 3) A member of the household is disabled and **needs a reasonable accommodation** for medical reasons.
- 4) **Domestic violence**.

Annual Inspections

The goal of the Housing Choice Voucher program is to provide “decent, safe and sanitary” housing at an affordable cost to low-income families. To accomplish this, program regulations set basic Housing Quality Standards (HQSs), which all units must meet. HQSs establish the **minimum criteria necessary** for the health and safety of program participants.

If you feel that your unit has dropped below HQS regulations, you may request a special inspection through your PHA.

Who to contact

For more specific program eligibility, selection criteria, and application information, contact your local PHA.

Pima County:

The Department of Housing and Community Development
310 N. Commerce Park Loop,
Tucson, AZ 85745
Phone: 520-791-4171; *TTY:* 520-791-2639
E-Mail: CSDSec8@tucsonaz.gov
Website: cms3.tucsonaz.gov/hcd/housing-choice-voucher-program

City of Phoenix:

City of Phoenix Housing Department
Phoenix City Hall
200 W. Washington St.
Phoenix, AZ 85003
Phone: 602-534-1974; *TTY:* 602-534-5500
E-Mail: housing@phoenix.gov
Website: phoenix.gov/housing/section8

For information on **Mainstream Vouchers in Maricopa County**, contact:

HOM, Inc.
3829 N 3rd St, Ste. 101
Phoenix, AZ 85012
Phone: 602-265-4640
Website: hominc.com

For a list of all the PHAs in Arizona, go to:
hud.gov/local/az/renting/hawebsites.cfm



Housing Choice Vouchers:

Getting started with Section 8

Arizona Center for Disability Law

5025 E. Washington
Suite 202
Phoenix, AZ 85034

100 N. Stone Ave.
Suite 305
Tucson, AZ 85701

602-274-6287 (Voice/TTY)
800-927-2260 (Voice/TTY)
602-274-6779 (Fax)

520-327-9547
800-922-1447
877-327-7754 (TTY)
520-884-0992 (Fax)

www.azdisabilitylaw.org
center@azdisability.org

What are Housing Choice Vouchers?

The Housing Choice Voucher Program (also known as **Section 8**) is the federal government's program designed to provide **affordable, safe, and sanitary rental housing** for low-income families.

- Vouchers **pay a portion of a family's rent**.
- Vouchers are **administered locally by public housing agencies** (PHAs).
- Participants are **free to choose any housing** that meets program requirements.

What costs do vouchers cover?

A family must contribute **30-40% of its income** for rent and utilities. The voucher pays the rest of those costs, up to a certain limit (called a "payment standard") set by the PHA. **Vouchers do not pay security deposits, or any utilities not included in the rent.**

This chart provides the **current payment standards** in Pima County and Phoenix:

Number of Bedrooms	Pima County	Phoenix
0	\$506	\$654
1	\$595	\$762
2	\$769	\$919
3	\$1,110	\$1338
4	\$1,246	\$1567
5	\$1,433	\$1802

For utility expenses not included in the rent, additional assistance may be available. Check with your local PHA to determine what utility allowances are available in your area.

Am I eligible?

Eligibility requirements are **based on family income** and established by each PHA. Family income includes but is not limited to salaries, wages, tips, interest from assets, pensions, social security, and assistance from grants.

The following chart provides the **current income limits** by family size to qualify for assistance in Pima County and Phoenix:

Family Size	Pima County	Phoenix
1 person	\$20,900	\$23,050
2 persons	\$23,850	\$26,350
3 persons	\$26,850	\$29,650
4 persons	\$29,800	\$32,950
5 persons	\$32,200	\$35,600
6 persons	\$34,600	\$38,200

Mainstream Vouchers

Mainstream program vouchers are similar to housing choice vouchers, but specifically provide assistance to **income-eligible families with persons with disabilities**. Each PHA provides a definite number of these kinds of vouchers. For example, there are 200 vouchers available in Maricopa County and 50 in Pima County.

Mainstream vouchers may allow a family to receive a higher utility allowance, or be subject to a higher payment standard. If needed, **reasonable accommodations** must be provided in the housing chosen by a family. To obtain a reasonable accommodation, a family must submit a request to the local PHA, not the landlord. Each PHA maintains its own rules for what accommodations are available, so **be sure to ask what assistance is available!**

What are my and my landlord's obligations?

Tenant's Obligations

- Pay any security deposit required by landlord.
- Comply with the lease and program requirements.
- Pay tenant's share of the rent on time.
- Maintain the unit in good condition.
- Notify the PHA of any changes in income or family composition.

Landlord's Obligations

- Provide decent, safe, and sanitary housing.
- Ensure the housing passes the program's housing quality standards and is maintained up to those standards.
- Provide any services agreed to in the lease.

How does the waiting list affect me?

There are 5,400 vouchers available in Phoenix and 4,700 available in Tucson. Because the demand for housing exceeds resources available, PHAs have established waiting lists for families seeking housing vouchers. In Phoenix, for example, the current wait is five (5) years once placed on the list. PHAs maintain a separate waiting list for Mainstream vouchers.

Each PHA may establish local preferences for selecting applicants from the waiting list (such as particular income level, or those who have been involuntarily displaced). Families who qualify for any such local preferences move ahead of other families on the list.

Check your PHA's website for details on if and when the waitlist is open and accepting applications.