



# HOUSING AUTHORITY OF ST. MARY'S COUNTY, MARYLAND

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## INFORMATION SHEET REGARDING ST. MARY'S COUNTY HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program is a federally funded program to assist eligible families in the payment of rent.

### WHO CAN RECEIVE ASSISTANCE

Any individual or family whose gross income\* does not exceed the following income limits.

<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7 Persons</u>
\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600

\* Income refers to wages, tips, interest, dividends, retirement or disability payment, net family assets, and other forms.

### HOW DOES THE PROGRAM WORK

A landlord leases affordable, decent, safe, and sanitary housing to eligible families. The family pays at least 30% of their adjusted income towards rent and utilities. Any new admission or any family who moves may not pay more than 40% of adjusted monthly income toward the initial rent for the unit.

### WHAT IS DECENT, SAFE AND SANITARY HOUSING

“Decent, Safe and Sanitary” means housing that upon inspection meets certain minimum standards. It may include single family homes, rental apartments, mobile homes, and mobile home lots for families with their own mobile homes.

### LANDLORD RIGHTS

The landlord is responsible for tenant selection. A landlord's rights are those prescribed by Maryland State law (Real Property, Annotated Code) which includes terminating a tenant's lease for good cause.

## **BENEFITS TO LANDLORD**

The ability to assist in-place families having difficulty paying their rent.

St. Mary's County's rental portion is guaranteed.

The ability for St. Mary's County to promptly increase its rental portion if there is a decrease in a tenant's income which would limit the tenant's ability to pay his/her rental portion.

## **RENTAL ASSISTANCE FOR MOBILE HOME PAD/LOT RENT FEES**

If you need assistance in paying for your mobile home pad/lot rent fee, you must meet at least these requirements.

Your gross income for all family members must be at or below the income limits listed on the front of this information sheet.

You must provide this office with copies of your trailer's title, landlord's lease, verification of your mortgage payment, and recent pad/lot rent receipts.

Your trailer needs to be in good condition and have, at least, two (2) mobile home tie downs and one (1) working smoke detector.