

## ELIGIBILITY INCOME LIMITS

FAMILY SIZE	YEARLY GROSS INCOME
1	\$ 26,850
2	\$ 30,650
3	\$ 34,500
4	\$ 38,300
5	\$ 41,400
6	\$ 44,450
7	\$ 47,500
8	\$ 50,600

Income Limits as of 2025



## FAIR MARKET RENT (FMRS)

1 BEDROOM	\$ 851
2 BEDROOM	\$ 1,066
3 BEDROOM	\$1,395
4 BEDROOM	\$ 1,801
5 BEDROOM	\$ 2,071

FMRs are established by HUD as of 2022

## PAYMENT STANDARDS

1 BEDROOM	\$ 894
2 BEDROOM	\$ 1,119
3 BEDROOM	\$1,495
4 BEDROOM	\$ 1,801
5 BEDROOM	\$ 2,071

Payment Standards are established by HASA as of 2024

## ROLES: TENANT. LANDLORD. HASA. & HUD

Once the HASA approves the eligible family's lease and housing unit, the family will sign a 12 month lease with the landlord. The landlord and HASA will sign a Housing Assistance Payments (HAP) Contract which runs for the same term as the lease. The tenant, landlord, and HASA all have obligations and responsibilities within the voucher program.

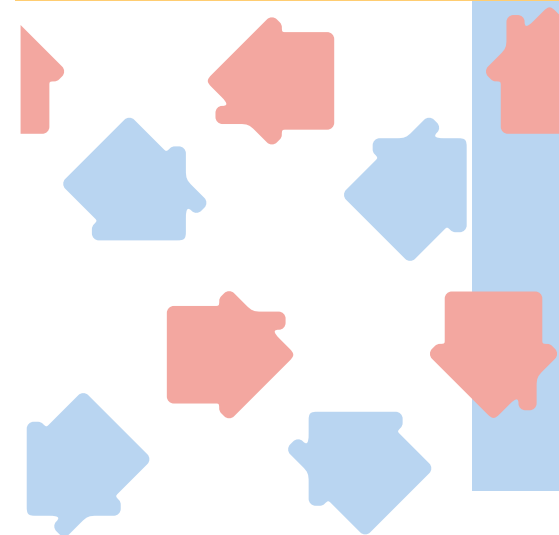
**TENANT'S ROLE:** The tenant is responsible to pay the security deposit to the landlord. The family is expected to comply with the lease and the program requirements, pay their share of the rent on time to the landlord, maintain the unit in good condition and notify HASA of any changes in income or family composition.

**LANDLORD'S ROLE:** The landlord must provide decent, safe, and sanitary housing at a reasonable rent. The dwelling unit must pass the programs HQS inspection and be maintained up to those standards as long as the owner receive HAP. In addition, the landlord is expected to provide the service agreed to as part of the lease signed with the tenant and the contract signed with the HASA.

**HASA'S ROLE:** HASA administers the voucher program locally and must provide families with rental assistance that enables them to seek out suitable housing. HASA is to enter into a HAP contract with the landlord to provide rental assistance payments on the behalf of the family. If the landlord fails to meet his/her obligations under the lease, the HASA has the right to terminate HAP

**HUD'S ROLE:** HUD covers the cost of the program and provides funds to allow HASA to make HAP on behalf of the families. HUD also pays HASA a fee for the costs of administering the program. When additional funds become available to assist new families, HUD invites Housing Authorities to submit applications for funds for additional rental vouchers. Applications are then reviewed and funds are awarded to select Housing Authorities on a competitive basis.

## HOUSING CHOICE VOUCHER PROGRAM



## APPLICANT AND RESIDENT INFORMATION



Housing choice voucher program  
420 East 28th street  
san angelo, tx 76903

Office Hours:

Monday - thursday 8:00 am to 5:00 pm  
friday 8:00 am to 12:00 Pm  
(325) 481-2500

**APPLY ONLINE:**

**[WWW.SANANGELOPHA.COM](http://WWW.SANANGELOPHA.COM)**

## WHAT IS THE VOUCHER PROGRAM?

The Housing Choice Voucher (HCV) program (formerly Section 8) allows low-income families, elderly, and the disabled to afford decent, safe and sanitary housing in the private market. Participants are able to find their own housing, including single-family homes, townhouses, and apartments. A housing subsidy is paid to the landlord directly by HASA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the HCV Program.

HASA maintains a waiting list and offers vouchers as they become available. Eligibility for a rental voucher is determined by HASA based on the total annual gross income and family size and is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. Median income levels are published by HUD and vary by location. During the application process, HASA will collect information to determine program eligibility and the amount of the rental assistance payment. If applicants are selected, they are interviewed to determine if they meet eligibility requirements.



## WHERE CAN I LIVE?

Once your family has been issued a HCV by the HASA, you can search the private rental market in your community for a housing unit that is decent, safe and sanitary according to Housing Quality Standards (HQS) established by HUD and the HASA. The HASA will provide you with a copy of the HUD booklet "A Good Place to Live!" to guide you in finding a unit that meets these standards. When you have found a suitable unit and the owner agrees to lease the unit to your family under the HCV program, the HASA will inspect the unit. Once the unit passes HQS Inspection and the rent has been approved, the landlord and tenant enter into a lease for an initial term of one year. The HASA and the landlord sign a Housing Assistance Payments (HAP) 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 HAP.



## WHAT IS THE TERM OF THE LEASE AND CONTRACT?

After one year, the lease is renewed for a specified time period (i.e. month to month, six month, etc. ). You may vacate with a notice of 30 days after the term of the initial lease expires in most cases. If you remain in the unit, you are recertified for eligibility and the unit is inspected for HQS annually, at which time the landlord may request an annual adjustment rent increase which must be approved by HASA. This request must be submitted by your landlord in writing to both HASA and to you sixty days prior to renewal.

## CAN I MOVE AND CONTINUE TO RECEIVE THIS ASSISTANCE?

A family's housing needs change over time with changes in family size, job locations, and for other reasons. The HCV Program is designed to allow families to move without the loss of rental assistance. Moves are permissible as long as the family follows the moving procedures set in place by HASA. Under the voucher program, new voucher holders may choose a unit anywhere in the United States if the family lived within the jurisdiction of HASA at the time that the family applies for rental assistance. Those new voucher holders not living within the jurisdiction of HASA at the time the family applies for rental assistance must initially lease a unit within that jurisdiction for the first twelve months of assistance. A family that wishes to move to another HA's jurisdiction must consult with HASA to verify the procedures for moving. (Refer to HASA Portability Brochure)



## HOW DO I APPLY?

If you think that you are eligible for the program, you may apply on our website at [www.sanangelopha.com](http://www.sanangelopha.com). Complete the online application for the HCV (Section 8) program. Once your online application has been submitted your name will go on the waiting list of eligible families. You will be notified when your name comes up from the waiting list. If you have any questions please contact our office at (325) 481-2500.