



# MENARD COUNTY HOUSING AUTHORITY


WELCOME TO THE HOUSING CHOICE VOUCHER PROGRAM

ALSO KNOWN AS “SECTION 8”



# INTRODUCTION

MENARD COUNTY HOUSING AUTHORITY IS LOCATED 30 MINUTES NORTH OF SPRINGFIELD IN PETERSBURG, ILLINOIS AND ADMINISTERS 593 SECTION 8 VOUCHERS IN 24 COUNTIES. WE ALSO MANAGE SEVERAL OTHER PROGRAMS, INLCUDING LOW INCOME PUBLIC HOUSING, LOW INCOME HOUSING TAX CREDITS, PROJECT BASED RENTAL ASSISTANCE AND MORE!



# WHAT IS A VOUCHER?

THE HOUSING CHOICE VOUCHER PROGRAM PROVIDES RENTAL ASSISTANCE TO FAMILIES SO THAT THEY CAN LIVE IN A DECENT, SAFE AND SANITARY HOME ON THE PRIVATE RENTAL MARKET ANYWHERE IN THE UNITED STATES WHERE THERE IS A SECTION 8 PROGRAM.

THIS CAN BE A HOUSE, APARTMENT, DUPLEX OR MOBILE HOME!

THE VOUCHER ALLOWS YOU TO LIVE IN AN ELIGIBLE UNIT WHERE THE RENT IS BASED ON YOUR INCOME.



# PROCESS

- APPLICATION
- APPROVAL / VOUCHER ISSUANCE
- FIND A UNIT – TURN IN REQUEST FOR TENANCY APPROVAL FORM
- MCHA APPROVE UNIT
- SIGN A LEASE

DON'T FORGET TO TALK TO THE RELOCATION TEAM ABOUT YOUR BENEFITS!



**HUD**

**PHA/LOCAL ENTITY**



**Voucher**

**HAP Contract**

**Family**

May 2003

**Assisted Lease**

Chapter 4: Basic Program Overview

**Owner**

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# MENARD COUNTY HOUSING AUTHORITY JURISDICTION

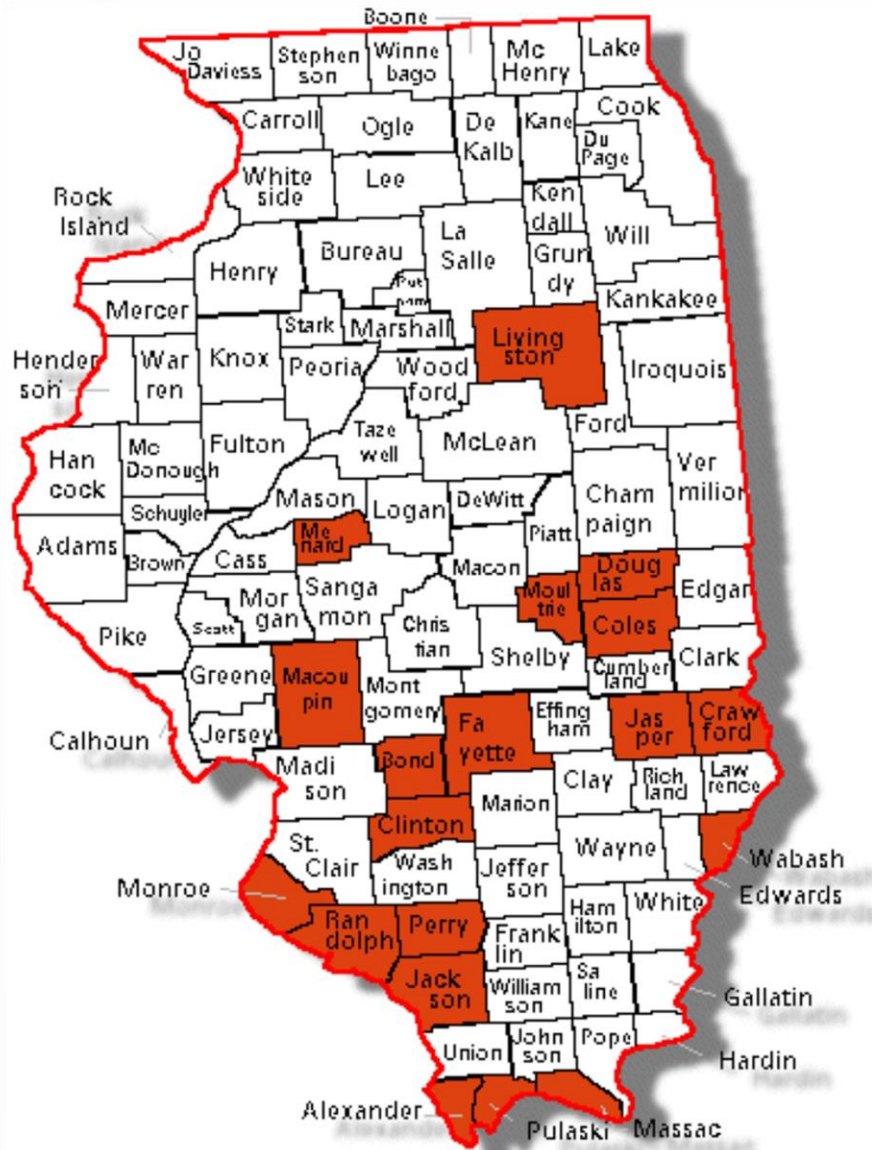
‘JURISDICTION’ IS THE GEOGRAPHICAL AREA WHERE MENARD COUNTY HOUSING AUTHORITY (MCHA) CAN LEASE VOUCHERS.

IF YOUR DESIRED LOCATION IS NOT IN MCHA JURISDICTION, YOU CAN EXERCISE “PORTABILITY”, BUT FIRST, LET’S SEE WHERE MCHA JURISDICTION COVERS...





## MENARD COUNTY HOUSING AUTHORITY JURISDICTION:



- ALEXANDER COUNTY
- BOND COUNTY
- CLINTON COUNTY
- COLES COUNTY
- CRAWFORD COUNTY
- DOUGLAS COUNTY
- FAYETTE COUNTY
- JACKSON COUNTY
- JASPER COUNTY
- LIVINGSTON COUNTY
- MACOUPIN COUNTY
- MASSAC COUNTY
- MENARD COUNTY
- MONROE COUNTY
- MOULTRIE COUNTY
- PERRY COUNTY
- PULASKI COUNTY
- RANDOLPH COUNTY
- WABASH COUNTY




# PORTABILITY

IF YOU CHOOSE TO “PORT” YOUR VOUCHER, SIMPLY COMPLETE AND RETURN THE PORTABILITY REQUEST FORM TO MCHA.

WE WILL SEND YOUR PAPERWORK TO THE HOUSING AGENCY WHO COVERS THE AREA YOU WISH TO GO TO. YOU WILL THEN BE ABLE TO FIND AN ELIGIBLE UNIT IN THAT AREA TO USE YOUR VOUCHER.

FROM THAT POINT ON, YOU WILL BE WITH THE OTHER HOUSING AGENCY, YOU WILL NO LONGER BE WITH MCHA.





# HOW DO I KEEP MY VOUCHER?

JUST LIKE IN LOW INCOME PUBLIC HOUSING, SECTION 8 HAS RULES TOO.

IF YOU FAIL TO COMPLY WITH THE FOLLOWING REQUIREMENTS, YOUR VOUCHER CAN BE SUBJECT TO TERMINATION.

REMEMBER, THE MOST IMPORTANT THING YOU CAN DO IS COMMUNICATE. KEEP US INFORMED ABOUT ANY CHALLENGES OR CHANGES.

THE FOLLOWING REGULATIONS CAN BE FOUND IN CHAPTER 24 OF THE CODE OF FEDERAL REGULATIONS (24 CFR 982.551) OR ON YOUR VOUCHER.

# SUPPLYING REQUIRED INFORMATION

YOU MUST SUPPLY ANY INFORMATION REQUESTED BY THE PUBLIC HOUSING AGENCY (PHA) OR DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS INCLUDES SOCIAL SECURITY NUMBERS, IDENTITY DOCUMENTATION, INCOME, ASSETS, EXPENSES, CITIZENSHIP DECLARATION AND YOU MUST SIGN REQUIRED DOCUMENTS INCLUDING RELEASES OF INFORMATION.

ALL INFORMATION MUST BE TRUE AND COMPLETE. FALSIFYING INFORMATION IS CONSIDERED FRAUD.

# RE-EXAMINATIONS

YOU MUST COMPLY WITH ANNUAL RE-EXAMINATIONS. THIS MEANS MCHA WILL REQUEST DOCUMENTATION ON A YEARLY BASIS TO RE-EVALUATE YOUR INCOME.

INTERIM RE-EXAMINATIONS: YOU MUST REPORT ALL CHANGES IMMEDIATELY INCLUDING MEMBERS MOVING OUT, PERSONS MOVING IN, CHANGES IN INCOME, ETC. MCHA WILL CONDUCT RENT CHANGES THROUGHOUT THE YEAR BASED ON ONE OF THESE CHANGES OR IF YOU REQUEST A CHANGE.

# HQS (HOUSING QUALITY STANDARDS) BREACH BY THE FAMILY

IN SECTION 8, HQS IS HOW MCHA GRADES THE UNIT AS BEING SAFE, DECENT AND SANITARY. THE SUBSIDIZED UNIT IS SUBJECT TO INITIAL AND BIENNIAL (EVERY OTHER YEAR) OR MORE INSPECTIONS TO INSURE THAT THE UNIT MEETS HOUSING QUALITY STANDARDS.

AN HQS BREACH CAUSED BY THE FAMILY IS THE RESPONSIBILITY OF THE FAMILY TO CORRECT.

EXAMPLES MAY INCLUDE A BROKEN WINDOW, DISCONNECTION OF UTILITIES AND ANY OTHER DAMAGES TO THE UNIT BEYOND NORMAL WEAR AND TEAR.



# VIOLATION OF LEASE

ULTIMATELY, IT IS THE RESPONSIBILITY OF THE LANDLORD TO ENFORCE THE LEASE. HOWEVER, SERIOUS AND/OR REPEATED VIOLATIONS OF YOUR LEASE COULD RESULT IN TERMINATION OF YOUR VOUCHER.

DEPENDING ON THE REASON, YOUR VOUCHER COULD BE SUBJECT TO TERMINATION IF YOU ARE EVICTED BY THE LANDLORD.



# NOTICE OF INTENT TO VACATE OR EVICTION

YOU MUST INFORM MCHA IF YOU ARE PLANNING TO VACATE A UNIT OR IF YOU ARE SERVED WITH AN EVICTION NOTICE.

YOU MUST ALSO INFORM MCHA WHEN YOU RETURN POSSESSION OF THE UNIT (WHEN YOU TURN IN KEYS) SO THAT RENT ISN'T PAID BEYOND THE TIME YOU VACATE.

IF YOU CHOOSE TO MOVE TO A DIFFERENT UNIT WITH YOUR VOUCHER, THE NEW UNIT MUST BE APPROVED BY MCHA FIRST!



# USE AND OCCUPANCY OF UNIT

YOU MUST USE THE ASSISTED UNIT AS YOUR ONLY RESIDENCE. ONLY PERSONS APPROVED BY MCHA ARE PERMITTED TO RESIDE IN THE UNIT.

YOU MUST NOTIFY MCHA AND/OR REQUEST APPROVAL BEFORE ADDING ANYONE AS AN OCCUPANT OF THE UNIT. YOU MUST ALSO NOTIFY MCHA IF A MEMBER VACATES THE UNIT.

YOU MAY NOT SUBLEASE OR LET THE UNIT. IN OTHER WORDS, YOU CANNOT RENT OUT YOUR UNIT TO SOMEONE ELSE.

YOU MAY NOT ASSIGN THE LEASE OR TRANSFER THE UNIT.





# LEGAL PROFITMAKING IN THE UNIT

YOU MAY ENGAGE IN LEGAL PROFITMAKING IN YOUR UNIT-AS LONG AS THE UNIT IS STILL PRIMARILY USED AS YOUR PLACE OF RESIDENCE.

LEGAL PROFITMAKING EXAMPLES INCLUDE BABYSITTING, SELLING JEWELRY/MAKE-UP/CANDLES/COOKWARE, DOING HAIR, ETC.

HOWEVER, YOU MUST ALSO FOLLOW STATE AND LOCAL CODE. FOR EXAMPLE, BABYSITTING A LARGE QUANTITY OF CHILDREN MAY REQUIRE A LICENSE. ANY INCOME MUST BE REPORTED TO MCHA.

# ABSENCE FROM THE UNIT

A FAMILY/FAMILY MEMBER MAY BE TEMPORARILY ABSENT FROM THE UNIT. MCHA POLICY DEFINES TEMPORARY AS NO MORE THAN 180 DAYS. IT IS ALWAYS BEST TO NOTIFY MCHA EVEN IF YOU EXPECT AN ABSENCE TO BE BRIEF.


YOU MAY HAVE GUESTS IN YOUR UNIT FOR A TEMPORARY TIME. MCHA POLICY DEFINES TEMPORARY AS 30 CONSECUTIVE DAYS OR A TOTAL OF 90 CUMULATIVE CALENDAR DAYS DURING ANY 12 MONTH PERIOD.



# OWNERSHIP OF THE UNIT

THE ASSISTED FAMILY CANNOT HAVE ANY OWNERSHIP OR INTEREST IN THE UNIT.

ALSO, YOU MAY NOT RENT FROM A PARENT, GRANDPARENT, CHILD, GRANDCHILD, BROTHER OR SISTER. THE ONLY EXCEPTION WOULD BE IF A DISABLED FAMILY REQUIRED A REASONABLE ACCOMMODATION WHERE THE ONLY UNIT FITTING THAT ACCOMMODATION WAS OWNED BY A FAMILY MEMBER.



# FRAUD

THIS PROGRAM IS FUNDED BY FEDERAL DOLLARS. IF YOU WILLFULLY OR INTENTIONALLY MAKE FALSE STATEMENTS OR PROVIDE FALSE INFORMATION TO THE HOUSING AGENCY TO OBTAIN ASSISTED HOUSING, YOU COULD FACE TERMINATION OF YOUR VOUCHER, BE REQUIRED TO PAY BACK ALL RENTAL ASSISTANCE PAID, BE FINED UP TO \$10,000, FACE IMPRISONMENT UP TO 5 YEARS AND/OR BE PROHIBITED FROM RECEIVING FUTURE ASSISTANCE.



# CRIME/ALCOHOL ABUSE BY HOUSEHOLD MEMBERS

MEMBERS OF THE HOUSEHOLD MAY NOT ENGAGE IN DRUG RELATED CRIMINAL ACTIVITY, VIOLENT CRIMINAL ACTIVITY, OR ANY OTHER CRIMINAL ACTIVITY OR ALCOHOL ABUSE IN A WAY THAT THREATENS THE HEALTH, SAFETY OR RIGHT TO PEACEFUL ENJOYMENT OF OTHER RESIDENTS NEAR YOUR UNIT.

WHILE MCHA CAN ONLY DENY YOUR APPLICATION BASED ON CONVICTIONS, MCHA MAY DECIDE TO TERMINATE YOUR VOUCHER FOR THESE REASONS BASED ON COMPLAINTS, POLICE REPORTS AND OTHER INVESTIGATION METHODS.





# OTHER HOUSING ASSISTANCE

NO FAMILY MEMBERS MAY RECEIVE “DOUBLE SUBSIDY” WHILE RESIDING IN AN ASSISTED UNIT. THIS MEANS THAT A FAMILY MEMBER CANNOT BE ON THE VOUCHER, BUT ALSO BE ON A VOUCHER/LEASE AT ANOTHER SUBSIDIZED PROPERTY.

YOU CANNOT USE YOUR VOUCHER IN A UNIT THAT IS ALREADY SUBSIDIZED.



# LEAD BASED PAINT

WHETHER OR NOT CHILDREN WILL RESIDE IN THE HOUSEHOLD, THE LANDLORD IS REQUIRED TO DISCLOSE THE PRESENCE OF KNOWN LEAD BASED PAINT HAZARDS FOR ANY UNIT BUILT BEFORE 1978.

THE HQS INSPECTION WILL ALSO SEEK OUT THESE HAZARDS, AND INSTRUCT THE LANDLORD TO CORRECT THE HAZARD BEFORE THE UNIT IS APPROVED.

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

*Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

### Lessor's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) \_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b) Records and reports available to the lessor (check (i) or (ii) below):

(i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) \_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Lessee's Acknowledgment (initial)

c) \_\_\_\_\_ Lessee has received copies of all information listed above.

d) \_\_\_\_\_ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

### Agent's Acknowledgment (initial)

e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor	Date	Lessor	Date
Lessee	Date	Lessee	Date
Agent	Date	Agent	Date



## TTP

TTP, TOTAL TENANT PAYMENT, IS THE MAXIMUM AMOUNT THAT THE FAMILY IS RESPONSIBLE TO PAY (RENT+UTILITIES). TTP IS FIGURED BY USING THE HIGHEST OF: 1) 30% OF THE FAMILY'S MONTHLY ADJUSTED INCOME 2) 10% OF THE FAMILY'S MONTHLY GROSS INCOME OR 3) A MINIMUM RENT OF \$50. IN SOME CASES, THE FAMILY MAY BE ELIGIBLE FOR A MINIMUM RENT HARDSHIP EXEMPTION.



# PAYMENT STANDARDS

A FAMILY IS ISSUED A VOUCHER WITH A BEDROOM SIZE ASSIGNED BASED ON THE RELATIONSHIP, GENDER, AGE AND QUANTITY OF THE RESIDENTS WHO WILL OCCUPY A UNIT. EACH BEDROOM SIZE FOR EACH JURISDICTION HAS A PAYMENT STANDARD (OR A MAXIMUM DOLLAR AMOUNT FOR THE GROSS RENT). THE GROSS RENT IS WHAT THE LANDLORD IS ASKING FOR RENT + THE UTILITY ALLOWANCE.

WE CAN'T KNOW WHAT THE UTILITY ALLOWANCE WILL BE UNTIL WE KNOW WHAT TYPE OF UTILITIES ARE PRESENT IN THE UNIT AND WHO IS RESPONSIBLE FOR PAYING EACH UTILITY.

# PAYMENT STANDARDS

Bedroom Size						
County Name	Efficiency	1	2	3	4	5
Alexander	579	583	773	1,108	1,230	1,414
Bond	541	673	793	994	1,217	1,400
Clinton	669	761	985	1,305	1,526	1,755
Coles	534	636	793	1,112	1,212	1,393
Crawford	496	639	737	924	1,004	1,153
Douglas	520	580	772	1,020	1,100	1,265
Fayette	482	554	737	949	1,024	1,177
Jackson	499	622	783	1,061	1,067	1,226
Jasper	496	614	737	1,057	1,060	1,219
Livingston	490	578	768	1,047	1,102	1,267
Macoupin	502	554	737	1,005	1,060	1,218
Massac	542	628	836	1,048	1,210	1,391
Menard	610	699	908	1,173	1,237	1,422
Monroe	669	761	985	1,305	1,526	1,755
Moultrie	573	641	737	991	1,157	1,329
Perry	496	619	737	949	1,078	1,239
Pulaski	496	641	737	1,040	1,060	1,218
Randolph	521	614	741	959	1,167	1,342
Schuyler	496	590	737	927	1,060	1,218
Scott	496	554	737	924	1,004	1,153
Wabash	500	558	742	1,010	1,010	1,161

# EXCEEDING THE PAYMENT STANDARD

YOU MAY POTENTIALLY FIND A UNIT WHERE THE PROPOSED RENT AND UTILITY ALLOWANCE EXCEED THE PAYMENT STANDARD. THE UNIT MIGHT STILL BE APPROVED IF IT PASSES THE “AFFORDABILITY TEST”. THE UNIT PASSES THE AFFORDABILITY TEST IF THE TOTAL FAMILY SHARE IS NOT MORE THAN 40% OF THE FAMILY’S ADJUSTED MONTHLY INCOME. IF IT FAILS THE AFFORDABILITY TEST, MCHA MAY TRY TO NEGOTIATE RENT WITH THE LANDLORD, BUT IF THE LANDLORD REFUSES TO LOWER THE RENT, THE UNIT WILL BE DENIED.

KEEP IN MIND THAT THIS MEANS THE FAMILY WILL PAY MORE THAN 30% OF THEIR INCOME.

# UTILITY ALLOWANCES (UA)

EVERY FAMILY (EXCEPT IN CASES WHERE THE LANDLORD PAYS 100% OF THE UTILITIES) WILL RECEIVE A UTILITY ALLOWANCE WHEN MCHA CALCULATES RENT.

MCHA WILL DO AN ANNUAL STUDY TO OBTAIN THESE FIGURES.

TTP (TOTAL TENANT PAYMENT) - UTILITY ALLOWANCE =

(+) RENT

(-) UTILITY REIMBURSEMENT (URP)

NOTE: IF THE PAYMENT STANDARD WAS EXCEEDED, AN OVERAGE WOULD BE CALCULATED IN.

# EXAMPLES

TTP      300

-UA      100

RENT    200

TTP      50

-UA      250

-200 URP

TTP      450

-UA      200

RENT    250

# EXAMPLES

PAYMENT STANDARD      808

RENT                      750

UA                        250

$$750 + 250 = 1000$$

NO

PAYMENT STANDARD      640

RENT                      400

UA                        100

$$400 + 100 = 500$$

YES

TIP: SEARCH FOR UNITS WHERE RENT IS \$100-\$200 BELOW YOUR PAYMENT STANDARD



# WHAT DO I DO WHEN I FIND A UNIT?

WHEN YOU FIND A UNIT THAT YOU LIKE, YOUR NEXT STEP IS TO TURN IN A REQUEST FOR TENANCY APPROVAL FORM (GREEN FORM). YOU WILL NEED TO HAVE THE LANDLORD FILL IT OUT AND SIGN IT. THEN THE HEAD OF HOUSEHOLD NEEDS TO SIGN IT AND TURN IT INTO MCHA.

THE NEXT STEP IS TO WAIT UNTIL MCHA PERFORMS AN INSPECTION. MCHA WILL EITHER PASS OR FAIL THE UNIT. IF IT PASSES, YOU WILL BE INSTRUCTED TO COMPLETE THE NEXT STEPS IN THE PROCESS. IF IT FAILS, THE LANDLORD WILL BE ASKED TO MAKE THE NECESSARY REPAIRS.


**DO NOT SIGN A LEASE OR PAY ANY DEPOSITS UNTIL MCHA APPROVES THE UNIT!!!**



# REQUIRED LEASE BETWEEN TENANT AND LANDLORD

AFTER A UNIT HAS BEEN APPROVED BY MCHA, YOU WILL BE INSTRUCTED TO GO AHEAD AND SIGN A LEASE. THE INITIAL LEASE MUST BE A 1 YEAR LEASE. AFTER THAT, MCHA HAS NO REQUIREMENTS ON THE LENGTH OF THE LEASE. IF NO NEW LEASE IS PROVIDED, MCHA ASSUMES THE LEASE WILL RENEW MONTH TO MONTH.

READ THE LEASE BEFORE YOU SIGN IT!!! YOU NEED TO KNOW IF YOU ARE GETTING LOCKED INTO A 12 MONTH COMMITMENT, OR IF YOU HAVE THE OPTION TO VACATE WITH NOTICE AND YOU NEED TO KNOW ALL OTHER RULES AND EXPECTATIONS OF THE LANDLORD.



## ...CONTINUED...


A HUD DOCUMENT KNOWN AS A TENANCY ADDENDUM MUST BE ATTACHED TO THE LEASE. IF THERE IS AN ISSUE IN THE LEASE THAT CONTRADICTS THE TENANCY ADDENDUM, THE TENANCY ADDENDUM WILL OVERRIDE THE LEASE. ALSO IF SOMETHING IS NOT COVERED IN THE LEASE, IT WILL FALL TO THE TENANCY ADDENDUM AS DEFAULT.

THIS IS SET UP AS PROTECTION FOR YOU AND THE HOUSING AGENCY. A COPY IS PROVIDED IN YOUR PACKET FOR YOUR REVIEW.



# WORKING WITH A LANDLORD

YOU MAY FIND A UNIT WHERE THE OWNER HAS WORKED WITH THE PROGRAM BEFORE, OR YOU MAY FIND A UNIT WHERE THE OWNER IS NOT FAMILIAR WITH THE PROGRAM. THE PAMPHLET, “A GOOD PLACE TO LIVE” IS A GUIDE OF WHAT IS REQUIRED TO PASS THE HQS INSPECTION. PLEASE SHOW THIS GUIDE TO THE LANDLORD OR HAVE THEM CONTACT OUR OFFICE IF THEY WISH TO LEARN MORE!



# FINDING A PLACE TO LIVE

THIS PROGRAM IS DESIGNED TO ALLOW A FAMILY TO RESIDE IN A UNIT OF THEIR CHOICE ON THE PRIVATE RENTAL MARKET. YOU MAY FIND RENTALS IN LOCAL NEWSPAPERS, BY WORD OF MOUTH, INTERNET (FACEBOOK/CRAIGSLIST), ETC.

TIP: THE RELOCATION TEAM IS DEDICATED TO ASSISTING YOU DURING YOUR SEARCH. SET UP AN APPOINTMENT FOR HELP FINDING AVAILABLE RENTALS!

REMEMBER, THE UNIT MUST BE WITHIN OUR JURISDICTION (UNLESS YOU CHOOSE PORTABILITY), THE GROSS RENT MUST BE WITHIN THE PAYMENT STANDARD, THE LANDLORD MUST BE WILLING TO ACCEPT SECTION 8 AND THE UNIT MUST PASS THE HQS INSPECTION.

# WHAT HAPPENS AFTER I FIND A UNIT?

AFTER MCHA PASSES THE HQS INSPECTION AND YOU HAVE SIGNED A LEASE WITH THE LANDLORD, MCHA WILL SIGN A HAP (HOUSING ASSISTANCE PAYMENTS) CONTRACT WITH THE LANDLORD. NOW YOU CAN MOVE IN AND MCHA CAN START PAYING RENT TO THE LANDLORD ON YOUR BEHALF.



# REQUEST FOR REASONABLE ACCOMMODATION

DISABLED FAMILIES MAY REQUEST A REASONABLE ACCOMMODATION. THE REQUEST FORM IS IN YOUR PACKET.

A FAMILY MAY NEED A REASONABLE ACCOMMODATION TO CHANGE A POLICY, PRACTICE OR PROCEDURE OR MAY NEED AN ACCOMMODATION TO BE ABLE TO USE AND ENJOY THEIR HOUSING ASSISTANCE.

THERE MUST BE A “NEXUS” OR RELATIONSHIP FROM THE DISABILITY TO THE REASONABLE ACCOMMODATION.








# FAIR HOUSING

FAIR HOUSING IS YOUR RIGHT!

IT IS UNLAWFUL TO DISCRIMINATE IN HOUSING BASED ON THESE FACTORS: RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEX, FAMILIAL STATUS (FAMILIES WITH CHILDREN), OR HANDICAP. YOUR PACKET INCLUDES A PAMPHLET WITH A COMPLAINT FORM YOU CAN USE TO FILE A COMPLAINT IF YOU BELIEVE YOU HAVE BEEN A VICTIM OF DISCRIMINATION.



# VIOLENCE AGAINST WOMEN ACT

THE VIOLENCE AGAINST WOMEN ACT (VAWA) PROVIDES PROTECTIONS FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT OR STALKING. THIS PROGRAM IS FOR MEN TOO, DESPITE THE NAME, BUT WAS DESIGNED TO KEEP VICTIMS OF SUCH ABUSE SAFE FROM LOSING THEIR HOUSING ASSISTANCE.

VICTIMS UNDER VAWA ARE ENTITLED TO SPECIAL PRIVILEGES IN ORDER TO KEEP THEM SAFE. CONTACT MCHA OR REFER TO THE PAMPHLET IN YOUR PACKET FOR MORE INFORMATION.

# ADVANTAGES OF MOVING TO AREAS THAT ARE NOT HIGH POVERTY AREAS

MCHA HAS BEEN ASKED TO ENCOURAGE FAMILIES WITH VOUCHERS TO SEEK HOUSING OUTSIDE OF HIGH POVERTY AREAS. ADVANTAGES OF LOCATING HOUSING OUTSIDE OF HIGH POVERTY CENSUS TRACTS INCLUDE BETTER SCHOOLS, MORE JOB OPPORTUNITIES, LOWER CRIME RATE, BETTER PUBLIC SERVICES, MORE SHOPPING AND OTHER AMENITIES.

SEE THE PAMPHLET FOR MORE INFORMATION

# CONTACT INFORMATION

MENARD COUNTY HOUSING AUTHORITY  
HOUSING CHOICE VOUCHER PROGRAM  
101 WEST SHERIDAN ROAD; PO BOX 168  
PETERSBURG, ILLINOIS 62675  
PHONE: (217) 632-7723  
FAX: (217) 632-7511

ANDEE DIXON, ASSISTANT SECTION 8 MANAGER  
CALL OR TEXT (217) 610-8135  
EMAIL: ADIXON@MENARDCHA.ORG

LIKE US ON FACEBOOK OR VISIT OUR WEBSITE AT [WWW.MENARDCHA.ORG](http://WWW.MENARDCHA.ORG)