

## PROGRAM DESCRIPTION

Section 8 Rental Assistance is a program funded by the Department of Housing and Urban Development (HUD) and is administered by the City of Oceanside. This program assists "very low" income families, senior citizens, and disabled persons to pay their rent. The tenant is responsible for an affordable portion of their rent based on their income and the balance is paid directly to the landlord by the Neighborhood Services Department, Housing Division.

Limitations exist regarding bedroom size and allowable rents. You will be responsible for locating a suitable unit and a landlord who is willing to participate with the program. Units may be a house, townhouse, condominium, apartment, or mobile home. Before a unit may be subsidized it **must** meet the HUD and City's requirement of decent, safe, and sanitary housing.

### YOU MAY QUALIFY IF:

- ◆ Your income is under 50% of the County median income

### INCOME LIMITS (EFF 5/14/10)

1 Person	\$27,500
2 Persons	\$31,400
3 Persons	\$35,350
4 Persons	\$39,250
5 Persons	\$42,400
6 Persons	\$45,550
7 Persons	\$48,700
8 Persons	\$51,850

## HOW TO APPLY

Pre-applications for the waiting list are accepted Mon. – Thu. at 321 N. Nevada Street, between 7:30 am and 5:00 p.m., and we are closed on alternating Fridays. If you meet the eligibility requirements, your name will be placed on the waiting list according to the date and time and any local preferences that you may be entitled to. HUD requires that 75% of all new admissions to the Section 8 Program be in the extremely low-income category (under 30% of the median income).

### Local Preferences are:

- ◆ Governmentally displaced due to condemnation of the property
- ◆ Involuntarily displaced due to natural or man-made disaster
- ◆ Veteran or spouse of a deceased veteran
- ◆ Resident of or employed in the City of Oceanside

**The average wait is 5 to 7 years and there is no emergency housing. It is very important that you notify our agency IN WRITING of any changes.**

## THE INTAKE PROCESS

When your name comes up on the waiting list, you will be scheduled for an intake appointment. At this time, all information, preferences, and priorities will be verified to determine if you are still eligible for the Rental Assistance program.

Once eligible, you will be scheduled for a briefing appointment, which explains the program and your responsibilities. Your Voucher will be issued to you at this briefing.

Effective that date, you will have 120 days to find a suitable rental unit.

## THE LEASING PROCESS

Once you have found a unit that passes inspection, with agreement of the landlord, a Contract and Lease are entered into whereby the tenant pays the landlord a portion of the rent and the Neighborhood Services Department, Housing Division pays the balance. **You will also be responsible to pay a Security Deposit.**

## FAIR HOUSING RIGHT

The law says you cannot be denied housing by a landlord on the basis of race, color, sex, religion, family status, or mental or physical disability. **HUD Fair Housing # 1-800-669-9777.**



**CITY OF OCEANSIDE**  
NEIGHBORHOOD SERVICES  
DEPARTMENT

321 N. NEVADA STREET  
OCEANSIDE, CA 92054  
(760) 435-3360

OFFICE HOURS:

7:30 A.M. TO 5:00 P.M.

MONDAY THRU THURSDAY  
EVERY OTHER FRIDAY  
7:30 AM TO 4:00 PM

**SECTION 8**  
◆  
**RENTAL  
ASSISTANCE  
PROGRAM**

FOR

- ◆ LOW INCOME PERSONS
- ◆ SENIOR CITIZENS
- ◆ DISABLED OR HANDICAPPED

EQUAL HOUSING  
OPPORTUNITY

A FEDERALLY FUNDED  
HOUSING ASSISTANCE PAYMENT  
PROGRAM ADMINISTERED BY:

CITY OF OCEANSIDE  
NEIGHBORHOOD SERVICES DEPARTMENT