What is the Section 8 Housing Choice Voucher Program?

The Section 8 Housing Choice Voucher Program is designed to help low to moderate income families rent housing units in good condition. The program provides direct monthly payments to the landlords on behalf of the qualified family to cover part of their rent.

You are eligible if…

- You are a single person 62 years of age or older

- You are a single person less than 62 years of age who is disabled or handicapped

- Your family is made up of two or more related persons

- Your total family income is within the following income guidelines:

Income Guidelines

1 person ………………….…..$27,450

2 people….……………...……$31,350

3 people………..…………..…$35,250

4 people………..…………..…$39,150

5 people………………....…….$42,300

6 people ……………...………$45,450

7 people……………...………..$51,700

FRANKLIN COUNTY HOUSING AUTHORITY

FCHA

Your Home – Our Foundation

436 West Washington Street
Chambersburg, PA 17201

202 Elder Avenue
Waynesboro, PA 17268

Jessica Runshaw– Section 8 Manager
717-263-4200 ext. 114
jrunshaw@fcha.net

Arika Matthews –Management Aide
717-263-4200 ext. 109
amatthews@fcha.net

Franklin County Housing Authority

Section 8 Housing Choice Voucher Program

Section 8 Housing Choice Voucher

What is the process to become a Section 8 Participant?

1. Application

Applications are only accepted when the waitlist is open

-You complete the application on our website at www.fcha.net.

If found eligible you will be placed on the Section 8 waitlist. We cannot give a timeframe on how long you may be on the waitlist.

2. Briefing

Once your name comes up on the waitlist you will receive paperwork about a mandatory briefing

You will learn about how the program works and how to obtain housing that meets the requirements for Section 8.

3. Housing

You start looking for a unit that meets the requirements set forth by Franklin County Housing Authority and meets your needs.

Your current unit may qualify for housing.

4. Inspection

Once you select a unit, Section 8 will inspect the unit to be sure it meets the Housing Quality Standards set forth by the PHFA.

4. Signing of HAP Contract

Once the unit passes the HQS Inspection, someone from our office will contact you for a meeting. This meeting is designed to discuss all the requirements and guidelines of the program.

-You will need to sign a new lease with your landlord to start the contract.

Inspections

During the inspection we are looking for the following:

- Adequate living space
- Adequate facilities and services
- Adequate light and ventilation
- Freedom from any condition which endangers the health and safety of the participant

We do an initial inspection before the contract can start. We do follow-up inspections every other year to make sure the unit still meets these requirements.

Special Inspections

* Your landlord is required to repair any issues within your unit. If your landlord does not complete the repairs in your unit please contact the Housing Authority so we can inspect the unit.

* If you do not have heat, water, or electricity please contact the Housing Authority within 24 hours if the repairs have not been completed.

Frequently Asked Questions...

* How much do I pay?

The amount of subsidy we pay on your behalf is based on 30% of your monthly adjusted gross income. Therefore the amount you pay is the difference between our subsidy and the rent of the unit.

* What is the highest amount of rent I can look for based on my bedroom size?

*rent limit will change depending on who pays for utilities and gross income coming into the household.

Number of Bedrooms	0	1	2	3	4
	615	647	852	1150	1225

* How long do I have to find a unit?

Your initial voucher will be for a 60 day period, you may request an extension provided the extension lasts no longer than 120 days from the initial start date.

* Can you help pay the security deposit?

The Housing Authority does not help with the security deposit, this is a family obligation to pay (local agencies may be able to assist)

* Do you have a list of units available?

We have a list of Landlords who are currently on our program, They may or may not have units available.