

Applying for Section 8 Rental Assistance

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First, determine your eligibility. The eligibility requirements are:

1. Your household income is under the HUD income limits set each year
2. You reside in the US legally



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Find your nearest HUD office, and fill out an application to get on the waitlist. When you get to the top of the waitlist, you will be contacted to fill out a formal application to determine your eligibility.

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If you are approved, you will be given a Section 8 "Housing Voucher" which gives you 60 days to find housing. A housing unit could be an apartment, house, duplex, etc.



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You can choose nearly any type of home to live in, but cannot use assistance for:
Public or Indian housing; a unit under section 8 HUP contract; a nursing home or care home or facility with continual psychiatric and medical care; college dormitories; or dorms in other public or private institutions.

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The unit you choose must meet some basic requirements:

1. The unit must be in acceptable condition, including passing a health and safety check
2. The rent price must be reasonable, meaning comparable to similar units in the area



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Depending on the cost of rent and your income, the amount of assistance you will receive will be calculated. Usually, you will not have to pay more than 40% of your adjusted income (income after taxes, deductions, etc.) out of pocket for rent.

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You will sign a lease with your landlord and the landlord will sign a contract with your local HUD office. HUD pays the assistance directly to the landlord.



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You must stay in the unit for a minimum of 12 months. Then, you can transfer your assistance to a new unit or you can move outside the city or to another state. If you decide to move, you have to give HUD 30 days notice, and give the landlord the amount of notice in the lease. If you move outside the city, you will likely have to be re-approved for assistance.



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Helpful links:

HUD income limits: <https://www.huduser.gov/portal/datasets/il.html>

Housing search: <http://www.sdhousingsearch.com/>