Montgomery County Housing Authority

Sam Houston State University
Food and Housing Access Network
Research Date: July 2019
Housing Assistance Programs

SECTION 8
- Vouchers funded by the U.S. Department of Housing
- Rent amount due = 30% of monthly income (gov. pays the rest)
- To apply, visit the county’s housing authority agency
- Identification Forms Required: Current State ID or Driver’s License, SSN, Birth Certificate
- Must have proof of income
  - Employment, TANF, Child Support, Social Security
- Notification of acceptance/rejection takes approx. 2 weeks

SECTION 42
- Tax credit offered by the Internal Revenue Tax Code to the housing investors
- Rent is capped at a fixed amount
- To apply, visit a section 42-eligible apartment complex
- Identification forms Required: Current State ID or Driver’s License, SSN, Birth Certificate
- Must have proof of income
  - Employment, TANF, Child Support, Social Security
- Notification of acceptance/rejection takes approx. 2 weeks
Application Process

• Complete paperwork in the agency office
• 4 Levels of Review
  • 1st Family Status (varies)
  • 2nd Income Level (review next slide)
  • 3rd Citizen Status
  • 4th Eviction History

For more information, visit → https://www.thebalancesmb.com/section-8-housing-eligibility-requirements-2125017
County’s Income Levels

<table>
<thead>
<tr>
<th>Location</th>
<th>Median Family Income</th>
<th>Income Limit Category</th>
<th>Persons in Family</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Low Income Limit</td>
<td>1</td>
</tr>
<tr>
<td>Montgomery</td>
<td>$76,300</td>
<td></td>
<td>$42,750</td>
</tr>
<tr>
<td>County, TX</td>
<td></td>
<td>Very Low Income Limit</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$48,850</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Extremely Low Income</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Limit</td>
<td>$54,950</td>
</tr>
</tbody>
</table>

Ex: If you are living in Montgomery County with 2 children, then refer to the column with three individuals to determine which income limit category is applicable. If your income is higher than all three categories, you are not eligible.

The median updates annually so to find out your county’s median family income, visit https://www.huduser.gov/portal/datasets/il.html
Montgomery Housing Authority

- Minimum Age for Eligibility - 18 years old
- Opened Monday-Thursday 9AM-12PM & 1PM-5PM
- Waitlist should open up soon (September 2019)
  - 6-12 months process (estimate)
- Connected with 42 properties

1500 N Frazier St
Conroe, TX 77301
(936-441-5816)
Montgomery County Map and URL for Agency, Section 8 and 42 Housing

https://resources.hud.gov/#
Wait List Opens
Begin taking applications; Applicants are given 2 weeks to gather information; Wait list is prioritized by return date of completed application

Family Status
Income Level
Citizen Status
Eviction History

Applications are reviewed
Letter will be sent regarding Information Certification Meeting

Information Certification Meeting

Qualified
Y or N

Yes
Applicant is issued a voucher
Applicant finds housing unit
Applicant signs lease with landlord
Agency signs contract with landlord

No; Applicant does not qualify; Process stops

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