



HOUSING AUTHORITY OF CENTRE COUNTY

BOARD CHAIRMAN
David 8. Lee

BEAVER FARM APARTMENTS
121 Beaver Farm Lane
Bellefonte, Pennsylvania 16823
Telephone (814) 355-6750
VOICE/TDD (814) 355-6966
FAX (814) 355-6907

DIRECTOR
Randall Holderman

EQUAL HOUSING
OPPORTUNITY,

PROGRAM SUMMARIES

The office of Housing and Community Development operates a Section 8 Rental Assistance Program to help low income families/individuals with their rent, along with providing descent, safe and sanitary housing through Housing Quality Standards Inspections. The various programs available are Housing Choice Voucher Program, Family Self-Sufficiency, Family Unification, Homeless, Public Housing (Beaver Farm Apartments), and Elderly-Disabled Housing (Brockerhoff House, Crestside Terrace). The programs are based on income, and mostly managed through a waiting list. Emergency Housing is not available through the Authority. The Housing Authority has a Preference Waiting List on a referral basis from Housing Transitions Inc. and Women's' Resource Center.

The following paragraphs outline the different programs that are available from the Housing Authority. All the programs are tenant based (subsidy stays with the tenant) with the exception of the four units at Beaver Heights, Public Housing and Elderly-Disabled housing which is project based (subsidy stays with the project, if the tenant moves, they move without assistance).

INCOME GUIDELINES (Applies to all programs)

(# of People)

	1	2	3	4	5	6	7	8
30% of Medium	\$15,500	\$17,700	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
Very Low Income	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Low Income	\$41,250	\$47,150	\$53,050	\$58,900	\$63,650	\$68,350	\$73,050	\$77,750

Revised 03-29-2016

Payment Standards

(# of Bedrooms)

	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
100 %	\$707.00	\$721.00	\$886.00	\$1,193.00	\$1,214.00	\$1,396.00	\$1,578.00
110 %	\$778.00	\$793.00	\$975.00	\$1,312.00	\$1,335.00	\$1,536.00	\$1,736.00

Revised 12-10-2015

HOUSING CHOICE VOUCHER PROGRAM

When a person's name has come to the top of the waiting list, the Section 8 Coordinator will call them in to verify their eligibility. If determined eligible, the client will be issued a Housing Choice Voucher based on the number of bedrooms needed for the family/individual. The person has 60 days to find a unit within the Payment Standard for the number of bedrooms they need (see chart above). The amount of rent allowable on a unit would be based on multiple factors, the payment standard minus utilities, rent reasonableness, and that the family cannot initially pay more than 40% of their gross adjusted income in rent if it exceeds the payment standard. The landlord must be willing to enter into a contract with the Housing Authority, and to maintain the unit to Housing Quality Standards. Housing Quality Inspections are done initially, and annually. The landlord or the tenant can request special inspections. If the unit the client has selected is not within rent reasonableness and their share of the rent exceeds 40% of their gross adjusted income, they will have to select another unit. The Housing Authority will try to negotiate a lower rent with the landlord if rent reasonableness is the only issue.

The subsidy amount is usually the difference between 30% of the family's/individual's adjusted gross income and the applicable payment standard (see chart above). The minimum total tenant payment is 10% of gross adjusted monthly income. There is a minimum rent of \$50.00. Gross rent is not capped by the Fair Market Rent but is subject to rent reasonableness. The rent may exceed the applicable payment standard if the family is willing to pay the difference and the rent and utilities do not exceed 40% of their gross adjusted income for rent initially. Rent increases are in accordance with the lease. There is not regulatory cap. The tenant must pay any rent increased over the applicable payment standard or move to a different unit.

New regulations state that a new participant, families moving, or entering into a new lease cannot pay any more than 40% of their gross adjusted income for rent initially. If the rent and utilities exceed the payment standard for the unit they selected the family will have to select another unit if the landlord is not willing to reduce the rent for them to meet the 40% requirement.

FSS (Family Self-Sufficiency Program)

The Family Self-Sufficiency Program is a 5 year program designed to help families become free of Public Assistance through case management. The major incentive of this program is an escrow account. As the families share of rent increases due to increased earned income, the Housing Authority puts this money into an interest bearing escrow account. Upon the successful completion of the program, the money is given to the participant to do with whatever they please, buy a car, down payment on a house, go to school, etc. It is important to note that if a family cannot complete the program or wishes to drop out, they will be able to keep their rental subsidy unless they have violated program regulations. This program is available only to CURRENT Section 8 Rental Assistance participants. When initially entering the program, each family/individual is given information on the program, and given the option to participate. If a client indicates they are interested, they are then contacted by the FSS Coordinator to get further information.

FUP (Family Unification Program)

The Family Unification Program is a Housing Choice Voucher form of subsidy available only through referral from Children and Youth Services. The program is designed to help families who are in danger of losing their children, or who have lost their children, and will be able to remain or get back together if they have safe, decent, and sanitary housing. Program participants must complete a service contract with Children and Youth. Once they have completed the service contract they will be switched to a regular Housing Choice Voucher Program.

PREFERENCE VOUCHER

The Centre County Housing Offices has a preference list in which certain criteria must be met to receive a referral from Housing Transitions, Inc. or the Women's Resource Center. Once issued a voucher the client may then choose a unit within the payment standard, using the same criteria as the Housing Choice Voucher form of subsidy.

PUBLIC HOUSING

The Housing Authority owns and operates 20 three bedroom townhouse units known as Beaver Farm Apartments. The apartments are located in Bellefonte close to town and shopping. All the units are 3 bedrooms. Tenants are selected through waiting list management, and must meet income and occupancy guidelines, along with tenant suitability standards. All utilities except telephone and cable are included in the rent. The tenants pay 30% of their gross adjusted income or the minimum rent (\$50.00) whichever is higher. There is on site management, on site laundry, community room, bus stop, and a playground.

ELDERLY/DISABLED HOUSING

The Housing Authority owns and operates two Elderly Disabled Housing projects, Crestside Terrace, 40 one-bedroom units, and Brockerhoff House, 28 one bedroom, and 5 efficiency units. Both complexes are located in Bellefonte. Tenants are selected through waiting list management, and must meet income and occupancy guidelines, along with tenant suitability standards. All utilities are included in the rent except telephone and cable. The tenants pay 30% of their gross adjusted income for rent. Both complexes offer a community room, on site laundry, and management, air conditioning, bus stop, and county van service.

NOTE: The waiting lists are open at this time for Beaver Farm Apartments, Crestside and Brockerhoff House. The Section 8 Rental Assistance waiting list is open for applications. When this closes and reopens for applications, it will be published in the Centre Daily Times Newspaper. This information is subject to change at any time. Please contact the Housing Authority for up to date information on waiting list openings.

LOW INCOME HOUSING TAX CREDIT (LIHTC)

The Housing Authority of Centre County operates a tax credit project (Beaver Heights Townhomes) located at Beaver Farm Lane, Bellefonte, Pennsylvania 16823. The development consists of nine two-bedroom, 24 three-bedroom, and seven four-bedroom units. Rent is based on 20, 50 and 60% of AMI.

Tenants are selected through waiting list management and must meet income and occupancy guidelines. Beaver Heights Townhomes offer a community room, on-site laundry, site management, bus stop, and county van service.

MARKET RENT PROPERTIES

502 Valentine Street, Bellefonte: Single family home rental

Lee Gardens, E. Howard St., Bellefonte: 13 one bedroom and 2 three bedroom units