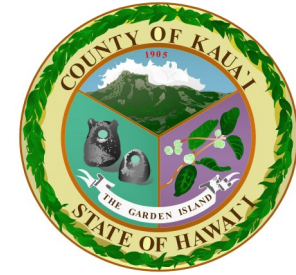


Family Self Sufficiency Program (Section 8 Participants only)

The purpose of the Family Self-Sufficiency program is to enable eligible families to achieve economic independence and self-sufficiency. KCHA's FSS Program is the conduit between the client and the appropriate supportive services necessary to achieve independence. FSS case managers are assigned to FSS participants to make a proper assessment of strengths, needs and aspirations. The case manager will guide each client through a service plan which outlines short and long-term goals.

Some of the services provided to families include: child care, transportation necessary to receive services, remedial education, job training and preparation, substance abuse treatment and counseling, training in home-making and parenting skills, training in money management, training in household management; and any other resources appropriate to assist eligible families to achieve economic independence and self-sufficiency. Some or all of the services may be provided by our partners in the community.

The FSS Program is five (5) years in length and is available to all Section 8 participants who have been on the Section 8 Program for at least one year.



County of Kaua'i SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Rental Assistance Division

Contact information:

Kaua'i County Housing Agency
Piikoi Building
4444 Rice Street, Suite 330
Līhu'e, HI 96766

Tel: 808-241-4440

Fax: 808-241-5119

www.kauai.gov/housing

Business hours:

Monday- Friday, 7:45AM - 4:30PM

Window hours:

Monday - Friday, 8:00AM - 4:00PM

Office Closed most County, State, and Federal
Holidays.

Revised 4/2018

To provide greater opportunities for
affordable housing and to support
community development for the residents
of the County of Kaua'i.

Kaua'i County Housing Agency
Piikoi Building
4444 Rice Street, Suite 330
Līhu'e, HI 96766



The Kaua'i County Housing Agency Housing Choice Voucher Program (Section 8)

The HUD Housing Choice Voucher Program (formerly the Section 8 Program) is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

The assistance the family receives is based on the family's income, the number of bedrooms on the voucher and in the unit, and the rent and utilities paid by the family. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home. There is an annual property recertification in which the third-party inspections help to maintain quality of the housing.

The family pays a minimum of 30 percent of its monthly-adjusted income for rent and utilities. However, the family may not pay more than 40 percent of its monthly-adjusted income for rent and utilities at the time the unit is initially approved.

Potential landlords are strongly encouraged to screen families based on rental suitability factors such as timely payment of rent and utility bills, caring for a unit and premises, and respecting rights of other tenants to peaceful enjoyment of their housing. You should evaluate a prospective Section 8 tenant as you would any other renter.

To continue to receive assistance, the family must follow the rules of the program. If the family fails to comply with program requirements, such as failing to pay rent for any reason, the family's participation in the program may be terminated and/or the family may be required to repay assistance provided on behalf of the family.

**PAYMENT STANDARDS
EFFECTIVE 1/1/2018**

Bedroom Size	Fair Market Rent (FMR)	Payment Standard (PS)
0	\$964	\$1,060
1	\$1,220	\$1,342
2	\$1,511	\$1,662
3	\$2,013	\$2,214
4	\$2,413	\$2,654
5	\$2,775	\$3,052
6	\$3,137	\$3,451
7	\$3,499	\$3,849
8	\$3,861	\$4,247

The Payment Standard is the maximum amount of subsidy that HUD will pay for a unit based on bedroom size. This does not mean we will necessarily subsidize a rental unit for these amounts. The unit must first be assessed for rent reasonableness compared to similar units.

**INCOME LIMITS
EFFECTIVE 4/1/2018**

Family Size	Extremely Low Income	*Very Low Income
1	\$18,550	\$30,850
2	\$21,200	\$35,250
3	\$23,900	\$39,650
4	\$28,870	\$44,050
5	\$33,840	\$47,600
6	\$38,810	\$51,100
7	\$43,780	\$54,650
8	\$48,750	\$58,150

*Maximum Annual GROSS Income allowable to participate in the Section 8 Housing Choice Voucher Program.

Please note that the US Department of Housing & Urban Development (HUD) requires that 75% of our new admissions to the program each year come from the Extremely Low Income level.

**ADVANTAGES OF LEASING TO A
HOUSING CHOICE VOUCHER ASSISTED
TENANT**

Timely Monthly Rent Payments

Having a contracted monthly assistance payment that is on time and guaranteed. Payments are usually sent by the first of the month. (The initial rent payment will take approximately two (2) weeks to process) If the tenant's monthly income drops, their portion of the rent can be lowered and Kaua'i County Housing Agency's (KCHA) portion can be increased so the rent doesn't change.

Abundance of Participants

Participants to the Housing Choice Voucher Program are always actively looking for good landlords and quality units. You should never have low vacancy rates since there are plenty of participants to choose from. You can use your own selection criteria while remembering to stay within the fair housing guidelines.

Minimal Paperwork

KCHA will prepare a standard HUD lease agreement with Tenancy Addendum and HAP Contract for you. You and the tenant must simply sign the forms to initiate payments.

Free Yearly Inspections

KCHA inspects the dwelling unit prior to executing a HAP Contract. KCHA will also inspect the unit annually thereafter. We perform emergency or complaint inspections if requested.

Free advertising

KCHA maintains a list of all landlords with properties available to rent.