



Pathway: How do I find low income rental housing?

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Steps

Each Public Housing Authority (PHA) will have a more thorough assessment process and specific eligibility requirements. This provides initial direction.

- **Pre-Assessment.** Ask the following questions.
 - Need...# people in family (# adults, # children)?
 - Income?
 - Employment?
 - Urgency?
 - Age?
 - Residency...lives in KY?
 - Currently using illegal drugs?
 - Mental health issues?
 - Criminal (felony) record?

All applicants must meet income requirements and have not participated in drug-related or violent criminal activity within the past three years.

- **Referral.** Direct client to resources from the table below and provide direction to the client. If Housing Choice Voucher Program, client will need to complete a pre-application.
- **Documentation.** Each PHA will ask for documentation that may include:
 - Birth certificate for all family members
 - Last year's federal tax return
 - Current Kentucky ID
 - Social Security number.
 - Proof of current income (paystubs).
 - Verification of address
 - If applicable, Social Security award letter

Local Resources	Section 8 (Housing Choice)	Housing Authority	Other Resources
>>> See the Subsidized Housing Resource List attachment.			
Kenton County	Covington Housing Development Department -Entire county	Covington Housing Authority	See NKY Housing Info Packet p. 2 This list is maintained by Brighton Center.
Campbell County	Campbell County Department of Housing -All cities located within Campbell County limits, except the city of Newport	Newport Neighborhood Foundations -Only for the city of Newport but includes Section 8 too Housing Authority of Dayton 201 Clay Street Dayton, KY 41074 (859) 491-7749	
Boone County	Boone County Assisted Housing Department		

Other Information

- Public housing options are a combination of federal, state and local resources usually administered at the county or city-level.
- The Section 8 Program (now Housing Choice) is a federal rent subsidy program sponsored by the US Dept. of Housing and Urban Development (HUD). Its purpose is to assist eligible elderly, or disabled or very-low income households (as defined by HUD) secure decent, safe and sanitary housing. Families that meet the criteria can apply for Section 8 at the county PHA office for eligibility to receive rental assistance. Qualified families pay 30 percent of their gross income for rent and utilities. The Section 8 Program pays the remainder of the total contract rent to the landlord under a specific contract with money allocated from the Federal Government.
- Since the demand for housing assistance often exceeds the limited resources available to HUD and the local housing agencies, long waiting periods are common. In fact, a PHA may close its waiting list when it has more families on the list than can be assisted in the near future.

National Info:

- [HUD Public Housing Programs](#).
 - [Housing Choice Vouchers](#).
 - [HUD Housing Choice Vouchers Fact Sheet](#).
- Call 1-800-955-2232 or e-mail pihirc@firstpic.org for HUD customer services.

Kentucky State Info:

- [Kentucky Housing Corporation](#).
 - [Housing Choice Voucher Program \(formerly Section 8\)](#). The waiting list for this program is open each year for the months of July and January. The application is available during these months on Kentucky Housing Corporation's Web site, www.kyhousing.org.
 - [Complete list of assisted rental housing by county](#) (Excel file).
 - [Project-Based Rental Assistance](#). KHC's Project-Based Rental Administration (PBRA) Program provides rental assistance for very low- and low-income residents living in certain apartment complexes throughout Kentucky.
 - [Kentucky Rents](#). The Kentucky Rents website is a FREE service provided by Kentucky Housing Corporation (KHC) to bring those with available rental housing together with prospective tenants.

NKY Info:

- [Local Public Housing Assistance Offices](#).