

## Assisting with rent

MaineHousing's Section 8 Housing Choice Voucher Program provides rental help to eligible tenants by paying a portion of their monthly rent directly to their landlords.

A tenant with a voucher generally pays 30% to 40% of their household income toward rent. The voucher pays the rest.

A housing choice voucher can be used for private rental housing that meets federal housing quality standards. Rent must be within limits allowed by the program (see [www.mainehousing.org/docs/property-mgmt/propertymgmt-paymentstandards.pdf](http://www.mainehousing.org/docs/property-mgmt/propertymgmt-paymentstandards.pdf)).

MaineHousing offers this program in parts of the State not served by local housing authority voucher programs. MaineHousing's program helps more than 3,800 low income Maine households each month.

## Do I qualify?

You may be eligible if your household has a very low income. Income limits vary by location and family size (see [www.mainehousing.org/docs/rental/section8incomelimits.pdf](http://www.mainehousing.org/docs/rental/section8incomelimits.pdf)).

When issuing vouchers, MaineHousing gives priority to Maine people who are homeless.

You may be denied a voucher if you have committed a crime or have a history of alcohol abuse. Vouchers may also be denied if you were previously terminated from the program, or if you owe money to MaineHousing or another housing authority unless you are repaying the money.

## Roles and responsibilities

**Tenant Obligations:** You must find an eligible rental unit that the landlord is willing to rent to you. After MaineHousing approves the unit and lease, it signs a contract for rental assistance with the landlord. Then you sign a lease with the landlord for at least one year. You may need to pay a security deposit to the landlord.

You must comply with the lease and the program requirements. You must pay your share of the rent on time and maintain the unit in good condition. You must tell MaineHousing about any changes in your income or family size.

**Landlord Obligations:** The rental unit must meet federal housing quality standards and be kept at those standards as long as the landlord receives housing assistance payments.

The landlord also must provide the services agreed to in your lease and in the contract. After the first year the landlord may propose a new lease or allow you to remain on a month-to-month basis.

**MaineHousing Obligations:** MaineHousing issues the housing choice voucher and inspects the rental unit to be sure it meets federal housing quality standards. It then signs a contract with the landlord to provide housing assistance payments for you. MaineHousing must review your income and inspect the rental unit for housing quality standards at least once each year.

**HUD Role:** HUD funds the program. If MaineHousing does not meet federal rules HUD can stop payments. For more information on HUD requirements, including housing quality standards, see [www.hud.gov](http://www.hud.gov) or call 1-800-955-2232.

## How to apply

To apply or for more information, contact MaineHousing at 1-866-357-4853.

You may apply to both MaineHousing's voucher program and local housing authority voucher programs. It may help to apply to both because waiting lists are long.

For more information on MaineHousing's program, or for contact information for local housing authorities, see [www.mainehousing.org](http://www.mainehousing.org).



## While you are waiting

Here are some resources that you may find helpful:

- ▶ Your municipal **General Assistance Administrator** at your town or city office.
- ▶ [www.MaineHousingSearch.org](http://www.MaineHousingSearch.org) or **1-877-428-8844-7-1-1**: Provides a listing of available apartments in all counties in Maine.
- ▶ [www.211Maine.org](http://www.211Maine.org) or **2-1-1**: Provides information regarding available community resources.
- ▶ **Aging & Disability Resource Center (ADRC)**, [www.maine.gov/dhhs/oes/resource/adrc.html](http://www.maine.gov/dhhs/oes/resource/adrc.html) or **1-877-353-3771**: Provides services or referrals for support available in your community.
- ▶ **Subsidized Housing Listings**, [www.mainehousing.org/data-reports/subsidized-housing-listings](http://www.mainehousing.org/data-reports/subsidized-housing-listings) or **1-800-452-4668**: Housing Referral Specialist will provide a list of subsidized apartments in any county or you can go on-line for a listing.
- ▶ **MaineHousing's Rental Housing Guide**, [www.mainehousing.org/docs/rental/rental-housing-guide.pdf](http://www.mainehousing.org/docs/rental/rental-housing-guide.pdf) or **1-800-452-4668**: Housing Referral Specialist will provide a guide with information about available housing options or you can go on-line for a copy.

## MaineHousing Programs and Services

-  **Home Buying Assistance**
-  **Home Improvement Assistance**
-  **Rental Assistance**
-  **Energy Assistance**
-  **Homeless Assistance**
-  **Housing Development Assistance**

### Maine State Housing Authority

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability, or familial status in the admission or access to, or treatment or employment in, its programs, and activities. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Louise Patenaude, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330-4633, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice), 1-800-452-4603 (TTY in state only), or (207) 623-2985 (TTY).



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# Housing Choice

## Voucher Program

*Section 8 rental assistance  
for income-eligible tenants*



**MaineHousing**  
Maine State Housing Authority

[www.mainehousing.org](http://www.mainehousing.org)