

The following are frequently asked questions regarding the Housing Choice Voucher Program:

Who participates in the Section 8 Program?

The Section 8 Program assists low-income households. Salem Housing Authority selects families/individuals who meet income and eligibility guidelines. A participating household may choose to remain in the unit they are currently living in or move to a unit anywhere in the Salem/Keizer area.

How is rental assistance provided?

HAP calculates the amount of assistance each family receives. The level of assistance is based upon family size, income, and current reasonable market rents.

What are the tenant's rent responsibilities?

The renter must pay all rent and utilities that are not covered by the lease. Because the family is receiving assistance, the rent burden should be reduced, enabling the family to pay rent more easily and on time. Renters must pay their rent on time according to the terms of their lease.

What are the terms of the lease?

The term of the lease will be a minimum of 12 months but may not total 365 days. SHA will determine the beginning and end dates of the lease. All leases will end on the last day of the month prior to the start month (i.e. starts 11/03/04 - ends 10/31/05.)

How much may a landlord charge for security deposit?

The landlord is allowed to charge a security deposit similar to what is charged to other fair market tenants.

What if the renter vacates the unit in violation of the lease?

The property owner may retain the security deposit for the amount of unpaid rent and any damages caused to the unit.