



# What Housing Program is Right for Me?

		Number of people in family unit	Housing Choice Voucher (HUD Section 8 HCV)	Freeman House Apartments (Coudersport)	Honeoye Haven Apartments (Shinglehouse)	Redwood Village Apartments (Galeton)	Mountain View Apartments (Galeton)	Ulysses Family Townhouses (Ulysses)
Head of Household age 62 and older		1	✓	✓	✓	✓	✓	x
		2	✓	✓	✓	✓	✓	✓
		3 or more	✓	x	x	x	✓	✓
Head of Household under age 62	Disabled	1	✓	✓	✓	✓	✓	x
		2	✓	✓	✓	✓	✓	✓
		3 or more	✓	x	x	x	✓	✓
	Not disabled	1	✓	x	x	x	✓	x
		2	✓	x	x	x	✓	✓
		3 or more	✓	x	x	x	✓	✓



## **SECTION 8 RENTAL ASSISTANCE**

- The Housing Choice Voucher (HCV) program is HUD's major program for assisting very low-income individuals or families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The program is federal but is administered locally.
- The HCV program is tenant-based, meaning the voucher goes with the tenant not the rental unit.
- An applicant can be placed higher on the waiting list according to preference given to Potter County residents, working families, persons displaced due to natural disaster, and/or elderly/disabled status.
- A Megan's Law registrant cannot be a participant.

### **ULYSSES FAMILY TOWNHOUSES - Academy and East Center Street, Ulysses, PA 16948**

- Ulysses Townhouses offer 18 two (2) and three (3) bedroom townhouses.
- Residents must have income and be able to pay monthly utilities (gas and electric).
- Residents must qualify as a family (no singles).

### **MOUNTAIN VIEW APARTMENTS - 236 West Main Street, Galeton, PA 16922**

- Mountain View Apartments have 15 one (1), two (2), and three (3) bedroom apartments.
- Applicants interested in Mountain View Apartments fill out a Section 8 HCV application. Mountain View is the only PCHA-managed complex where residents may use a Housing Choice Voucher to reduce their portion of the rent.
- A voucher is not required for residence. The Mountain View waiting list is separate from the Section 8 waiting list. Residents without vouchers pay full rent.
- Singles can apply as there is no subsidy.
- Residents pay for their own gas and electric.

## SENIOR HOUSING

- Freeman House Apartments: 79 Maplevue Lane, Coudersport, PA 16915
- Honeoye Haven Apartments: 215 North Union Street, Shinglehouse, PA 16748
- Redwood Village Apartments: 9 Penn Avenue, Galeton, PA 16922
- Residents must be elderly (age 62 or above) or disabled (receiving Social Security disability benefits).
- Occupancy must be 40% extremely low income (targeted income).
- Gross income is adjusted by medical expenses and an elderly or disabled deduction.

## INCOME LIMITS

All housing programs administered by Potter County Housing Authority have income limits. Some have income targeting. The table below shows the income limits for most, but not all, programs. If your income is higher than shown, ask about income limits for the specific housing program you are interested in.

FY 2018 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low Income Limits (\$)	12,750	16,460	20,780	25,100	29,420	33,740	37,550	39,950
Very Low Income Limits (\$)	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
Low Income Limits (\$)	33,900	38,750	43,600	48,400	52,300	56,150	60,050	63,900

## THE PROCESS

1. Interested persons complete an application indicating current income, family members, assets, and other information needed to process the application.
2. Applications are date/time stamped upon receipt.
3. Processed applicants are added to the appropriate waiting list(s).
4. As units (apartment complexes) or vouchers (HUD Section 8 HCV) become available, applicants from the waiting list, in order, are re-evaluated for eligibility.
5. The top eligible applicant is contacted.
6. Verifications are completed for income, assets, and medical expenses. A criminal background check is run (household members 18 or older).
7. The resident signs a lease or contract with the Authority.
8. Residents/participants go through an annual recertification process to continue their participation.



*Potter County*  
HOUSING AUTHORITY

109 Market Street, P.O. Box 312  
Coudersport, PA 16915



Call for more information or to request an application:

***HUD Section 8 Housing Choice Voucher (HCV)***

Shannon Housler – (814) 274-7031 extension 3

***Elderly/Disabled/Family Housing***

Dawn Gee – (814) 274-7031 extension 2