

LOW RENT PROGRAM

Paiute Housing Rental Units



Iron, Washington, Millard and Sevier Counties

UTAH PAIUTE TRIBAL HOUSING AUTHORITY

PROGRAM OVERVIEW

To qualify you must complete a Low Rent Application and provide the requested information. This program is intended for “low-income families.” Under this program, the family is given a low rental unit that is owned and operated by the Paiute Housing Authority. Once an application is complete the applicant will be placed on the waiting list. Once the applicants name is first on the waiting list, the applicant is offered a house. If the applicant chooses to decline the house offered the applicant will then be placed last on the waiting list. Rent is determined by taking 30% of the participant’s adjusted annual income and dividing by 12. Rent is determined by taking 10% for elderly families or persons with disabilities adjusted annual income and dividing by 12. Income includes: all sources of money you and your member of your family receive (wages, cash assistance, alimony, social security, pension, school grants, child support, per capita, etc.)



When submitting an application:

- **DO NOT FAX APPLICATION**
- Applications are accepted by mailing or dropping them off
- You must have a copy(s) of your CIB- Certificate of Indian Blood or Enrollment Documents for all household members that are enrolled with a Federally Recognized Tribe
- Copy(s) of Social Security Cards for **ALL** household members
- Copy(s) of Birth Certificates for **ALL** household members
- College Students: A copy of your Award letter (Tribal Scholarship, School grants, etc.), a class schedule, an Account Summary report from the Financial Aid Department
- All adults 18 years and older **MUST** Complete the Authorization to Investigate Application form and each adult must submit a **\$25.00 Money Order** for the Criminal Background Check Fee
- In application The Residency Verification form **MUST** be completed by your **LANDLORD**
- In application the Income Verification form(s) **MUST** be completed by your **EMPLOYER**

If you do not submit/complete the above information, your name **WILL NOT** be placed on the **WAITING LIST**

ADMISSION

1. All Utilities including water, sewer, trash, gas, electric, propane, etc. are the responsibility of the tenant. (Except in Cedar City, Enoch, Richfield, and Ivins where the utility company will not take the water, sewer, and trash out of the Landlords name. **\$60.00** will be added on to Total Tenant Payment for this portion of the utility every month.)
2. Before tenant can move into the unit the utilities must be transferred into the Tenants name or in a member of the Tenant Households name. Verification that this has been completed must be given to UPTHA before move-in.
3. A security Deposit of **\$200.00** is due before the tenant is allowed to move-in.
4. If the tenant has a pet the pet deposit must be paid in full before the tenant moves in. It is **\$75.00** that is charged at initial move in and annually in the month of January.
5. Minimum Rents:
(1). The minimum rent (monthly payment) for each rental unit managed by the UPTHA will be **\$60.00**
6. Maximum Rents:
2 Bedroom Unit - **\$160.00**
3 Bedroom Unit - **\$225.00**
4 Bedroom Unit - **\$250.00**
5 Bedroom Unit - **\$285.00**
7. If the Tenants income ever increases over 80% of HUD’s Median Income. The tenant will pay rent in accordance to UPTHA’S Policy.

HUD ESTABLISHED MEDIAN INCOME

Family Size	1	2	3	4
Income Limits	\$35,784	\$40,896	\$46,008	\$51,120
Family Size	5	6	7	8
Income Limits	\$55,210	\$59,299	\$63,389	\$67,478

To calculate the adjusted income limit for families with more than eight (8) members, add 8 percent (%) of the four (4) person base to the eight (8) person income limit for each additional family member.

* (HUDS INCOME LIMITS CHANGES ANNUALLY)

ELIGIBILITY

1. No family will be admitted who has an outstanding debt with any Housing Authority, until such debts have been paid in full. No repayment agreement for an outstanding debt with any Housing Authority, Landlord, or TDHE will be accepted as substitution for payment in full.
2. Qualify as a family. Single persons who are employed a minimum of 30 hours per week shall be defined as a family only in the UPTHA Rental Assistance Program
3. Meet the Low-Income requirements
4. Demonstrate they are willing and able to meet the obligations of participating in the program, including being able to pay the established minimum rent.
5. Any person who applies for or is receiving housing assistance and verbally or physically harasses or threatens a UPTHA employee may be determined to be ineligible for any further assistance.
6. If an applicant or a member of the applicant's household listed on the application is registered on the National Sex Offender, or the State of Utah Sex Offender list, the applicant will be determined ineligible.
7. No Family will be admitted who has a member that has a history in engaging in:
 - (a). Drug Related Activity
 - (b). Violent Criminal Activity
8. The Utah Paiute Tribal Housing will not admit any family who has a member who has been convicted of drug related or violent criminal activity within the past two (2) years prior to the date of application. Also, before being admitted, the family will have to successfully participate in the UPTHA's Rental Assistance Program for two (2) consecutive years.
9. The UPTHA will make a reasonable effort in determining the suitability of a family for admission to its housing programs. Such efforts may include, but not necessarily be limited to previous housing program participants with the UPTHA, references from other previous landlords, credit reports and criminal background checks.
10. After being determined eligible, prior to occupancy, applicants must participate in training in the following areas:
 - (1). Explanation of the low rent program
 - (2). Community resources and services
 - (3). Property care and maintenance
 - (4). Budgeting and Money Management
 - (5). Fire Safety



DEFINITIONS:

- Family**
Family includes, but is not limited to, a family with or without children, an elderly family, a near-elderly family, a disabled family, a single person, as determined by the Indian Tribe
- Single Persons**
Qualify as a family. Single persons who are employed a minimum of 30 hours per week shall be defined as a family ONLY in the UPTHA Rental Assistance Program.
- Full Time Student**
A person who is enrolled in a certified educational institution, such as a vocational school with a certificate or diploma program or an institution offering a college degree, and is carrying a subject load that is considered full-time for students under the standards and practices of the institution attended
- Head of Household**
The member of the family listed on the application for occupancy as the Head of Household and who signs the Dwelling lease. Head of Household must be 18 years of age or older with the exception of emancipated minors.
- Low Income Family**
The term 'low-income family' means a family whose income does not exceed 80 percent of the median income for the area, as determined by the Secretary of HUD with adjustments for smaller and larger families.
- Elderly family**
Family whose head (or his or her spouse), or whose sole member is, an elderly person 62 years of age or older.
- Person with Disabilities**
The term 'person with disabilities' means a person who -
 1. Has a disability as defined in section 223 of the Social Security Act
 2. Is determined, pursuant to regulations issued by the Secretary, to have a physical, mental, or emotional impairment which -
 - (a) Is expected to be of long-continued and indefinite duration;
 - (b) Substantially impedes his or her ability to live independently; and
 - (c) Is of such a nature that such ability could be improved by more suitable housing conditions; orHas a developmental disability as defined in section 102 of the Developmental Disabilities Assistance and Bill of Rights Act



MISSION

STATEMENT

To provide the qualified families of the Paiute Indian Tribe of Utah, and other qualified Native American families, in the service area, with opportunities to obtain safe, acceptable, and affordable housing, through NAHASDA and other programs, and to assist these families in developing skills necessary to become self-sufficient homeowners.

**For more information
contact:**

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