

Frequently Asked Questions

1. How long is a rental assistance voucher good for? ***Once the voucher is issued, a participant has 120 days to find a suitable unit before the voucher expires. We will not grant any extension past the 120 days unless a reasonable accommodation has been reviewed and approved.***
2. What will I be expected to pay for rent? ***Rental assistance recipients are expected to pay 30% to 40% of their adjusted total household income for rent.***
3. Does the state of Colorado or the Montrose County Housing Authority pay or help with the security deposit? ***No***
4. Can I pay the difference in rent if I want to rent a higher cost unit? ***No, paying extra rent is considered a "side deal" with the landlord and is a violation of family obligations.***
5. Do I have to requalify every year to remain on this program? ***Yes, 90 to 120 days prior to your annual recertification date you will receive forms in the mail from the Housing Authority that you will need to fill out/sign/and provide the requested extra documentation and return to the Housing Authority by the due date. Failure to return the paperwork by the requested due date will result in termination of rental benefits.***
6. What if there is a change in my income? ***Any time the income of any household member changes, you must notify the Montrose County Housing Authority in writing within ten days. You could owe the Housing Authority for rent paid on your behalf if you don't report changes of income. It is important to know that the income information you provide is computer matched with information from EIV, Social Security, FSR and Unemployment.***
7. Can I move someone into my home without notifying my landlord and my Program Manager at the Montrose County Housing Authority? ***No, it is a violation of Family Obligations to move someone into your household without prior written approval from your landlord and the housing authority.***
8. Can I have visitors stay in my home? ***Of course, they just can't become permanent residents in your home. You should notify the Montrose County Housing Authority if they are going to be in your home longer than two weeks. Also keep in mind the burden of proof is on you, the voucher holder, not the other way around. So, if you are reported (by your landlord, friend, etc.) or are accused by your PHA of having an unauthorized individual living with you, it is your responsibility to prove otherwise. So be very careful who you allow to stay in your home with you and for how long.***

9. Can I use medical or recreational marijuana while living in housing that is assisted by Section 8? **No, Section 8 is subsidized by the federal government, which still considers marijuana an illegal drug.**
10. What if I want to move? **You must remain in the rental unit for at least one year. Leases renew automatically unless you or the owner gives that notice of non-renewal. If you decide to move, you must sign a 30-day Notice to Vacate and present it to your landlord at least 30 days prior to the end of your lease.**
11. Does the state of Colorado/Montrose County Housing Authority pay my rental assistance to me or my landlord? **It is paid directly to your landlord. You must also pay your share of the rent each month. Failure to do so can lead to termination of your rental assistance.**
12. Can I fax paystubs etc., to the Housing Authority? **Of course, but it is your responsibility to ensure that we receive the fax you send. Please call Summer and let her know that she should expect a fax.**