



Area Housing Authority of the County of Ventura

1400 West Hillcrest Dr. Newbury Park, CA 91320-2721
(805) 480-9991 • TTY (805) 480-9119 • FAX (805) 480-1021 www.ahacv.org

Serving Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County

The Area Housing Authority of the County of Ventura (AHACV) is opening its waiting lists for the **Section 8 Housing Choice Voucher Program**. The following is some information about the program, how to qualify, and the process. Please take a moment to review this information.

Out of concern for you and our community, we are providing an on-line portal to apply for this housing program. To submit an application, please visit the AHACV online at www.onlineportal.ahacv.org.

What is the Section 8 Housing Choice Voucher Program?

The Section 8 Housing Choice Voucher Program (Section 8) is a federally-funded program designed to assist low-income families with their housing needs. Program participants generally pay approximately 30% of their adjusted income toward rent paid directly to their landlord. The Area Housing Authority of the County of Ventura (AHA) pays the balance directly to the landlord. This program allows elderly persons (62 years +), disabled persons, and families to live in a variety of different neighborhoods. Demand for housing assistance exceeds the limited resources available to the AHA, so eligible households are invited to participate in the program from a waiting list. The wait time may be up to several years.

Who is eligible for Section 8?

Eligibility is based on total annual gross income (at or below) and family size. The current Income Limits for the Section 8 Program are at Very Low-Income levels (50% of Area Median Income) and are as follows:

Family Size	1	2	3	4	5	6	7
Income Limit	\$39,550	\$45,200	\$50,850	\$56,450	\$61,000	\$65,500	\$70,000

Note: Effective April 1, 2020. Income Limits are reviewed annually by HUD and may change.

How do I apply?

The Applications will be accepted online. Please be aware that to log in, you will need an email address.

- The head of household must be at least 18 years of age or be a legally emancipated minor.
- Households can apply by completing the Application online by the posted deadline.
- The household must meet Section 214 requirements governing U.S. citizenship eligible immigration status. (At least one household member must have legal immigration status or be a U.S. citizen).

Due to limited resources available to the AHA, an adequate number of applicants will be selected by random lottery drawing from all eligible applications received. All eligible applicants have an equal chance of being selected for the waiting list.

Once your application has been processed, you will receive a notification at the email address you used to apply indicating whether or not your application was selected in the random lottery drawing.

If you do not receive any correspondence after eight (8) weeks from the date you submitted your application, please send an email to wl_info@ahacv.org or call (805) 480-9991, extension 891 and leave a message inquiring as to your status.

How do I complete the Application form?





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- Be sure to carefully review and complete the entire online submission or form by following all the instructions. The application can be found at www.onlineportal.ahacv.org. If the application is incomplete, the AHA will reject the application. Duplicate applications will not be accepted.
- List only the household members who will live with you.
- If you are a person with a disability and require an accommodation, please contact our office at (805) 480-9991 extension 300 or send an email to wl_info@ahacv.org.

What must I do when I change my address, telephone number or have other changes?

If any of the information you provided on your Application form changes (such as change of household members, or local preference/s), you must submit the change request online at www.onlineportal.ahacv.org within ten (10) business days of the change. Otherwise your application may be cancelled.

What is the "Optional Supplement to Application for Federally Assisted Housing?"

(Form HUD-92006) Read this form carefully, it explains your rights under the law. The AHA is required to provide you the option to complete this form. Your signature and date are required. This form permits you to identify a person or agency to serve as an optional contact during your time on the waiting list. If you wish to designate such a contact, please complete this form and submit it to our offices at 1400 W. Hillcrest Dr., Newbury Park, CA 91320.

How is my application ranked on the waiting list?

Applicants will be placed on the waiting list according to established preference(s) and the order they are selected in the lottery.

Does AHA give preference to anyone on the waiting list for the Section 8 Program?

Yes. The Section 8 Program has limited funding to assist individuals and families. Preference will be given to those applicants who qualify for the following:

- **Elderly** - Applicants whose head of household or co-head are 62 years of age or older.
- **Disabled** - Applicants who are disabled or have a disabled member of the family who will live with them in the unit.
For the purposes of program eligibility, a person who has a disability as defined under the Social Security Act or Developmental Disabilities Care Act, or a person who has a physical or mental impairment expected to be of long and indefinite duration and whose ability to live independently is substantially impeded by that impairment but could be improved by more suitable housing condition.
- **Veteran/Active Serviceperson** - Applicants who are honorably discharged U.S. veterans or active servicepersons, spouse, widow/widower, or divorced spouse of an honorably discharged veteran.
- **Residency** - Applicants living, working or hired to work within the AHA's jurisdiction (cities of Camarillo, Fillmore, Simi Valley, Ojai, Thousand Oaks, Moorpark, or any unincorporated area of the County of Ventura).
- **Special AHA Preference**
 1. Applicants who are displaced and are not living in standard, permanent replacement housing or unable to live in their current residence because of:
 - Demolition of residence as result of government mandate,



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- HUD sale, foreclosure, or demolition of the project,
- Providing information on criminal activities to a law enforcement agency and living with the threat of violence or reprisals to their family,
- A victim of one or more hate crimes within the past year and the issue is of a continuing nature,
- A victim who has been subjected to, or a victim of, domestic violence within the past year,
- Facing the imminent placement of a family's child or children out of the home due to "lack of adequate housing",
- Facing imminent release from an authorized foster-care home or other juvenile facility due to reaching the maximum age and being certified as having a need for affordable housing

OR

2. Living in substandard housing and who are homeless or lack a fixed and adequate nighttime residence (i.e. no plumbing, electric or gas service, no bathroom or kitchen use, residing in a supervised public or private shelter, residence cited uninhabitable to live in by a government or code enforcement agency).
 - Includes displacement because of non-suitability of the unit, of a family member with mobility or other impairment, when the owner is not legally obligated to make changes to the unit. Such non-suitability can mean a person does not have critical elements needed such as access in the building, sleeping area, a full bathroom or kitchen, if the person with a disability prepares food.

OR

3. You are in "good standing" and in compliance with the **California Work Opportunity and Responsibility to Kids/CalWORKS welfare** reform program as certified by the Ventura County Human Services Agency. A CalWORKS **cash aid** recipient not registered with the welfare reform program is **not eligible** for this preference. You must be a current CalWORKS welfare reform participant at the time your name is selected from the waiting list.

Local preference(s) must be verified at the time your application reaches the top of the waiting list. Unverified local preferences can result in your application being returned to the waiting list.

Preferences are used only in ranking an eligible application for the waiting list. They are not a guarantee of immediate assistance. Preferences do not make anyone eligible who would not otherwise be eligible for program assistance. Not reporting preference changes as they occur can further delay the ability to qualify for a voucher.

What happens once I reach the top of the waiting list?

You will be contacted to provide information which will be verified, and the AHA will make its eligibility determination, based on that information. If the AHA determines you are not eligible, the AHA will send you a written notification. The notice will give the reason(s) for ineligibility and you will be informed of your right to appeal the decision.

The AHA will conduct background investigations on all applicants; this means that citations, arrests and/or convictions for criminal acts of violence or engaging in activity involving illegal drugs by any household member may prevent participation in the program. Lifetime registered sex offenders or those convicted of production or manufacture of methamphetamine on the premises of federally assisted housing are not permitted admission to the program.



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What must I do to make sure I remain on the waiting list?

Your application will remain on the waiting list until it either reaches the top or it is cancelled. The AHA periodically contacts applicants (i.e. purging of the waiting list), and it is your responsibility to keep your contact information (mailing address and email address) current at all times and to respond to the waiting list update requests. If you do not respond to that correspondence, you may be removed from the waiting list.

Depending upon your final ranking order (Order of selection and applicable preferences) and the number of vouchers available, reaching the top of the waiting list is a lengthy process and can sometimes take years.

What if I require an accommodation to submit the Application?

If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact our office by sending an email to wl_info@ahacv.org or by calling (805) 480-9991 extension 300.