

How to apply:

You can apply for the Voucher program at the MRPC office at #4 Industrial Drive, St. James, MO 65559, on Tuesdays and Thursdays 8 a.m. to 11 a.m. and 1 p.m. to 4 p.m.

Applications are accepted at the Washington County Public Library Basement, 235 E. High, Potosi, MO 63664, on the first and third Tuesdays from 9 a.m. to 12 noon.



Equal Opportunity Housing Agency

The Phelps County Public Housing Agency is an Equal Opportunity Housing Agency serving Crawford, Dent, Gasconade, Maries, Phelps and Washington Counties, with the exception of the City of Rolla, which has its own Housing Authority.

Reasonable Accommodation

If you or anyone in your family is a person with disabilities who requires a specific accommodation to fully utilize our programs and services, please contact Linda Hollandsworth at 573-265-4200.

For more information please contact:

Phelps County PHA

#4 Industrial Drive
St. James, MO 65559
Phone: 573-265-4200
Fax: 573-265-3550
Email: lhollandsworth@meramecregion.org
Office Hours: Monday through Friday
8 a.m. to 12 noon and 1 p.m. to 4 p.m.



Phelps County PHA



Tenant Information

Section 8 Housing

Housing Choice Voucher Program

What is the Housing Choice Voucher Program?

The Phelps County Public Housing Agency (PHA) through the Department of Housing and Urban Development (HUD) Housing Choice Voucher program, can help pay rent for very-low income renters so that they can live in decent, safe and sanitary housing.

The rental assistance is based on your income. Generally, you will pay 30 percent of your income towards the rent and utilities. You will not pay more than 40 percent of your income at the initial lease signing.

Where does the PHA provide these services?

The Phelps County PHA serves the counties of Crawford, Dent, Gasconade, Maries, Phelps and Washington and their cities, except the city of Rolla.

How does the program work?

You will need to fill out an application for the waiting list. When you meet all the eligibility requirements, you will be placed on a waiting list for the county you live in, by the date and time of your application. If you live outside of our jurisdiction, you must specify what county you want to live in.

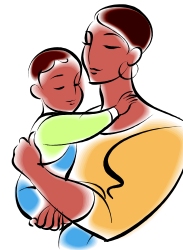
When funds become available, you will receive a letter, and you must reply within the time specified. An appointment will be scheduled for you to receive your Voucher. Once you have your Voucher, you will have 90 days to locate a unit.



When you find an eligible unit, we will inspect it to make sure it meets HUD Housing Quality Standards (HQS). If the unit passes inspection, an appointment will be scheduled to complete the lease paperwork. If the unit does not pass inspection, we will give the landlord time to bring the unit up to HQS.

When will the rent start?

The effective date of the Housing Assistance Payments Contract will be determined as follows: If the unit passes inspection and all of the paperwork is completed by the 15th of the month, the assistance will be prorated for that month; if the unit passes and/or the paperwork is completed after the 15th of the month, the assistance will start at the first of the next month.



Who is eligible for the assistance?

- You must be able to locate housing within the six counties served by the PHA.
- Your income must be under the HUD income limit, listed below.
- Each household member must be a citizen of the United States of America or a legal alien.
- The head of household must be at least 18 years old. Some exceptions may apply.
- Other requirements may apply to your household.

Who is not eligible for the program?

- A household member who has been involved in drug related and/or violent criminal activity within the past three years.
- A household member who is subject to a lifetime registration requirement under a state sex offender registration program.
- A household member who has been involved in methamphetamine.
- Someone who has interest in the rental property.
- A household member who has left the Voucher program in bad standing within the past year.
- A household member who owes any housing agency, Rural Development, or MHDC apartment complex money.
- Other restrictions may apply.



Income Limits								
County You Live In	Number of Family Members							
	1	2	3	4	5	6	7	8
Crawford	\$15,800	\$18,100	\$20,350	\$22,600	\$24,400	\$26,200	\$28,000	\$29,850
Dent, Washington	\$15,700	\$17,900	\$20,150	\$22,400	\$24,200	\$26,000	\$27,800	\$29,350
Gasconade	\$18,100	\$20,700	\$23,250	\$25,850	\$27,900	\$30,000	\$32,050	\$34,100
Maries	\$16,850	\$19,300	\$21,700	\$24,100	\$26,050	\$27,950	\$29,900	\$31,800
Phelps	\$16,900	\$19,300	\$21,750	\$24,150	\$26,100	\$28,000	\$29,950	\$31,900