

A HUD regulation has been implemented that provides an incentive for resident to save money.

Public Housing residents who have experienced an increase in annual income due to one of the following:

- * Has gained employment after being unemployed for a consecutive 12 month period
- * Increased income occurred with in six months after receiving TANF
- * Increase occurred during participation in an economic self sufficiency or job training program

How does this benefit the resident?

During the first 12 months, 100% of increase will not be used to calculate rent.

Only 50% of the increase will be used to compute the amount of rent for another 12 month period.



Maintenance Shop

800 Clay

After Hours Numbers:

398-0050 or 398-0061

**Waco Housing Authority
& Affiliates**

4400 Cobbs Drive

P.O. Box 978

Waco, TX 76703-0978

254-752-0324

Fax 254-754-6483

**Waco Housing Authority
began providing affordable
housing for the citizens of
Waco in 1938.**

**Our mission began as simply
providing decent, safe
and sanitary shelter for
citizens of Waco regardless
of their income.**

**Over the years, WHA
has diligently accomplished
and expanded our mission.**



Public Housing Rental Assistance Program

Income eligibility information
can be found at wacopa.org
under printable forms





**Kate Ross
937 S. 11th**

Public Housing

Our mission is:

Making homes happen for families.

Public Housing Rental Assistance offers assistance at three developments in the city of Waco to qualified applicants.

Amenities Include:

- * Central Heat & Air
- * Range & Refrigerator
- * Senior Citizen programs
- * Security
- * Maintenance (including after-hour emergency repairs)

If you are single, a family, on fixed income or employed, you could benefit from Public Housing. The waiting period varies based on the move-in and move-out rate.



**Estella Maxey
1809 J. J. Flewellen**

In order to be eligible for Public Housing you must meet HUD income guidelines. These guidelines change on a yearly basis.

Some of the screening guidelines consist of:

- * Residential History
- * Criminal Background checks through TXDOT, Tenant Tracker and Waco P.D.

All types of income are verified, such as: employment, TANF, Social Security, etc.

Public Housing also requires a security deposit. Security deposits range from \$150.00 to \$200.00 for all eligible families and is due at time of rental assistance.

The following are also offered:

- * \$50.00 minimum Rent
- * 30% adjusted monthly income used to determine rent
- * \$400.00 Allowance for Elderly, Disabled/Handicap
- * Child Care Allowance
- * Medical Expense Deduction



**South Terrace
100 Kennedy Circle**

The following are a few rules and guidelines that apply to new residents. Once you move in you will need to refer to the lease and ACOP for all policies and procedures:

- * Rent is due and payable on the 1st of the month. If rent is not paid by the 5th, a \$35.00 late fee will be applied on the 6th.
- * Cash will **NOT** be accepted at anytime.
- * Persons not on the lease may not stay in the unit for more than ten days a year without written permission from management
- * Pet Deposit is \$350.00 per pet plus \$180.00 annual fee (non-refundable)
- * Re-determination of lease is done once a year
- * Each adult household member must perform at least 8 hours of community service per month (if not exempt)
- * By state law, all school age children up to the age of 18 are required to attend school
- * Residents may terminate a lease at any time by giving a 15 day written notice