

## Title: Town Halls for HUD Section 8 Landlords and Those Interested – How to Become a Landlord for HUD Section 8 Rentals

Four Square Community Action (FSCA) is offering our second annual Town Hall events to share information and answer questions regarding Section 8 HUD rentals. FSCA will provide details of the Administrative Plan, Housing Quality standards, and opportunities for supplemental funding to tenants and landlords to address housing safety and quality requirements. Dr. Sue Lynn Ledford will provide updates at the following locations:

<b>Swain County Senior Center</b>	6pm Friday, 11/3/2023
<b>Cherokee and Clay Cherokee, Center for Applied Technology (Marble)</b>	12:00pm Monday 10/30/2023
<b>Graham County TBD</b>	(call 828 557 3096)

A light meal will be provided. To reserve a spot email [volunteer.fsc@foursq.org](mailto:volunteer.fsc@foursq.org) or call 828-321-4475.

Please see below for HUD’s Fair Market values and income eligibility information.

### Fiscal Year 2023 Fair Market Value

THIS INFORMATION IS BASED ON HUD’s Final Data: EFFECTIVE October 1, 2023.

Payments Standards include combined Rent & Utility Rates

#### CHEROKEE COUNTY:

Efficiency OBR	1BR	2BR	3BR	4BR
\$735	\$740	\$974	\$1311	\$1474

#### CLAY COUNTY:

Efficiency OBR	1BR	2BR	3BR	4BR
\$833	\$896	\$1012	\$1232	\$1587

#### GRAHAM COUNTY:

Efficiency OBR	1BR	2BR	3BR	4BR
\$698	\$703	\$925	\$1190	\$1450

#### SWAIN COUNTY:

Efficiency OBR	1BR	2BR	3BR	4BR
\$740	\$745	\$925	\$1298	\$1450

- ◆ Fair Market Rates (FMR's) for unit sizes larger than 4 bedrooms are calculated by adding 15% of the 4-bedroom FMR for each extra bedroom.
- ◆ FMR'S for rental manufactured home spaces are 40% of a 2-bedroom FMR.

Reference: Section 8 Income Limits: This is a notice of the latest income federal guidelines for Section 8 housing eligibility. These limits will be used to determine family eligibility into the Section 8 program and the amount of rental subsidy provided.

Income guidelines Below are the new Very-Low income standards as directed by HUD on May 15, 2023.

EXTREMELY LOW INCOME

Family Size	1	2	3	4	5	6	7	8
Cherokee, Clay, Graham & Swain	\$14,580	\$19,720	\$24,860	\$30,000	\$35,140	\$40,150	\$42,950	\$45,700

VERY LOW INCOME

Family Size	1	2	3	4	5	6	7	8
Cherokee, Clay, Graham & Swain	\$24,250	\$27,700	\$31,150	\$34,600	\$37,400	\$40,150	\$42,950	\$45,700

LOW INCOME

Family Size	1	2	3	4	5	6	7	8
Cherokee, Clay, Graham & Swain	\$38,750	\$44,300	\$49,850	\$55,350	\$59,800	\$64,250	\$68,650	\$73,100

If there are questions please contact Four Square at 61 Milton Mashburn Dr., Andrews NC 28901 or call 828-321-4475.

Point of contact for article is Dr. Sue L Ledford 828-321-4475.