

Niagara Falls Leased Housing

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher (HCV) Program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The [U.S. Department of Housing and Urban Development](#) (HUD) sets the regulations and provides the funding for the HCV program.

The Niagara Falls Leased Housing Office administers the HCV program for the City of Niagara Falls and for all areas of Niagara County as local administrator for the [New York State Department of Housing and Community Renewal](#). The Niagara Falls Leased Housing office currently provides rental assistance to over 1,100 local families.

Eligible participants in the HCV program generally pay approximately 30% of their monthly adjusted income to the landlord for rent. A Housing Assistance Payment is sent directly to the landlord on or around the first of each month for the remainder of the rent. Eligible participants are responsible for locating suitable housing that meet certain requirements for rent limits, rent reasonableness, and Housing Quality Standards (HQS). The landlord retains private property rights, including management, tenant screening and selection, and maintenance.

If you have questions regarding the HCV program or would like more information, please call the Niagara Falls Leased Housing Office at (716) 286-8820.

Eligibility and Waiting List Information

Eligibility for the HCV program is based on the annual gross income and family size and limited to U.S. citizens and certain categories of non-citizens who have eligible immigration status.

Current Income Limits (Buffalo-Niagara Falls MSA) Effective March 20, 2007

Household Size	Income Limit
1	20,750
2	23,700
3	26,700
4	29,650
5	32,000
6	34,400
7	36,750
8	39,150

Due to the limited funding made available by HUD, waits on our waiting list for the HCV program average four to six years and due to the number of families on the waiting list, **the waiting list is currently closed.** It is not anticipated that it will reopen during the next twelve months. Prior to its reopening, Public Notices will be published in local newspapers announcing its reopening.

If you are currently on the waiting list, you may contact this office at (716) 286-8820 to verify your application information. Selection from the waiting list is dependent upon program turnover and future funding allocations. Therefore, this office is unable to estimate when you may be reached from the waiting list.

If you need to update your application information (address, income information, or family composition), you may use the form found at the link below. You may bring the form to our office or mail it to Niagara Falls Leased Housing, 1022 Main Street PO Box 69, Niagara Falls, NY 14302. You may also fax it to (716) 286-8824. Application information must be updated in writing and cannot be made over the phone.

- [Application Update Form](#)