

What is Public Housing?

Public Housing is a federally funded program for low-income families. The St. Joseph Housing Authority owns 20 properties that are scattered throughout the St. Joseph community. The houses vary from three and four bedrooms. Pleasant Heights is an apartment complex with 150 units consisting of 2, 3 and 4 bedroom units.

Rent is based on 30% of the annual adjusted gross income and family composition guidelines. Residents are required to pay rent to the St. Joseph Housing Authority and keep each unit in a safe, decent, and sanitary condition. A dwelling lease is signed on each unit, and all requirements must be met in order to continue living in low-income housing.

- 1) Rent is due on the first of each month. Residents have until the 5th working day of the month to pay rent without receiving a late charge. The late fee is \$5.00 each time a payment is late.
- 2) Rent is based on 30% of the family's adjusted income.
- 3) The property will be inspected annually by the Public Housing Coordinator.
- 4) The tenant may terminate this lease at any time by giving fifteen (15) days written notice.
- 5) The Housing Authority has a limited Pet Policy.
- 6) The tenant agrees to keep the premises and other such areas as may be assigned to him for his exclusive use in a clean and safe condition.

Qualifications for Public Housing

The Housing Authority wants to lease houses/apartments to families who will take care of the property, and maintain a good relationship with other families in the neighborhood. In order to select the best family possible for each house, the St. Joseph Housing Authority has established selection criteria that includes evaluating previous rental history concerning rent payment and damage, and previous criminal records concerning violent and drug related activity.

Pleasant Heights Apartments



**St. Joseph Housing
Authority
2902 South 36th
Street
St. Joseph, MO
64503
Phone: (816) 233-0383
Fax: (816) 233-8102**

St. Joseph, MO-KS MSA FY 2021 MFI:

EXTREMELY LOW INCOME

(1 person) 14000	(2 persons) 17420
(3 persons) 21960	(4 persons) 26500
(5 persons) 31040	(6 persons) 35580
(7 persons) 40120	(8 persons) 44050

VERY LOW INCOME

(1 person) 23350	(2 persons) 26700
(3 persons) 30050	(4 persons) 33350
(5 persons) 36050	(6 persons) 38700
(7 persons) 41400	(8 persons) 44050

LOW-INCOME

(1 person) 37350	(2 persons) 42700
(3 persons) 48050	(4 persons) 53350
(5 persons) 57650	(6 persons) 61900
(7 persons) 66200	(8 persons) 70450

INCOME AND ASSET LIMITS

There is no asset limitation for SJHA housing programs, but the interest or imputed interest (currently .81%) from all assets along with all other income cannot exceed the income limitations for that program. This includes interest calculated on the market value of any assets/property disposed of within the past 36 months or that is currently owned.

One Strike You Are Out

The first essential element of the One Strike policy is to ensure that those who engage in illegal drug use or other criminal activities that endanger the wellbeing of residents are not allowed to live in public housing. To ensure this, the St. Joseph Housing Authority follows the below steps;

- 1) Conduct comprehensive background checks that include screening for criminal activity.
- 2) Work with courts and law enforcement to gain access to criminal records.
- 3) Develop criteria to screen for drug related and other criminal activity.
- 4) Protect applicants with due process rights.
- 5) Consult with attorneys who are familiar with local laws.

To apply for residency in Public Housing you will need to complete an application form, which can be obtained from the St. Joseph Housing Authority office at 2902 South 36th Street.

Your name will then be placed on a waiting list at the time the application is received. Keep the Housing Authority advised of your current mailing address, and phone number. When space becomes available, the Housing Authority staff will contact you as early as possible.

When did the Housing Authority come into being?

The St. Joseph Housing Authority (SJHA) was incorporated in 1964 as the public authority to provide safe and sanitary affordable housing. The SJHA provides housing for low and moderate-income households who are otherwise unable to obtain adequate housing. We are governed by a Mayor selected Board of Commissioners. All funding is derived from SJHA tenant rent payments and federal subsidies

YOUR RIGHTS FOR FAIR HOUSING

YOUR RIGHTS FOR EQUAL HOUSING OPPORTUNITY ACCORDING TO THE FEDERAL FAIR HOUSING LAW IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. THIS APPLIES TO HOUSING THAT IS BEING RENTED OR ADVERTISED FOR RENT. ANYONE WHO FEELS THAT THEY HAVE BEEN DISCRIMINATED AGAINST MAY FILE A COMPLAINT BY CALLING 1-800-669-9777 (TOLL FREE), OR 1-800-927-9275 (TDD)

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