

Housing Choice Voucher Property Owners

Terrebonne Parish Website Quick Links

Sign up for direct deposit: www.tpcg.org/vendors

Advertise available units: www.tpcg.org/section8rentals

Section 8 Information & policies: www.tpcg.org/section8

If you have any questions or need assistance, please contact Kandace Owens at (985) 219-2912.



Terrebonne Parish 2025 Payment Standards

The following will be the payment standard for our area effective 01/01/2025 as follows:

1 Bedroom	\$990.00
2 Bedroom	\$1146.00
3 Bedroom	\$1397.00
4 Bedroom	\$1570.00
5 Bedroom	\$1806.00
6 Bedroom	\$2041.00

When determining the total monthly rent allowed for a particular unit, the utilities and appliances provided, the area the unit is located and the client's income will be taken into consideration. The applicable utility allowance must be deducted from the above listed payment standards. The property owner can **possibly** receive the full payment standard as the monthly rental amount **if the owner supplies all utilities (electric, water and gas).**

Property Owners may request a rental increase annually after the initial 12-month contract term. A 60-day notice in writing to the tenant and Section 8 is required along with three rent comparables in the area of the unit. Once approved, our office will forward the contract amendment to the owner and tenant.

Contact Information

Office Phone985-219-2912

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**Terrebonne Parish
Consolidated Government
Housing & Human Services
4800 Hwy 311
Houma, LA 70360**

**Office Hours:
Monday—Friday
8:00am—4:00pm**

Our office would like to take this time to thank you for choosing to rent to the low-income families of Terrebonne Parish. The option for affordable housing is crucial and because of your partnership, these families have a place to call home. Our staff is available to help maintain a positive rental experience, ensure all aspects of the Housing Assistance Payment Contract are met and all parties are fulfilling their responsibilities under the program. If our team can be of any assistance, please feel free to reach out. We look forward to assisting more families as the housing market in our community increases.

-Kandace Owens

Section 8 Administrator



NSPIRE-V Inspection Update

Implementation of the new inspection standards will be effective October 01, 2025. Guidance on the new standards can be found at https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/standards.

Smoke and Carbon Monoxide Detectors

Please note, the new smoke detector and carbon monoxide detector requirements are effective immediately. Smoke Detectors are required on every level of the unit, inside each bedroom, and in the immediate vicinity of the sleeping rooms. Any missing or inoperable smoke detector will result in a life-threatening 24-hour inspection deficiency. **10-year sealed batteries (or hardwired) is required for all smoke detectors.** Carbon Monoxide (CO) detectors are required on every level of the unit for homes that have gas as a fuel source and/or an attached garage. Any missing or inoperable CO detector will result in a life-threatening 24-hour inspection deficiency.

Important Reminders:

- **Side payments are not allowed, including charging the tenant extra for any owner supplied utilities. The combined housing assistance payment from our agency and the tenant portion stated on the contract amendment should be the full rental amount collected.**
- **Inspections are important in assuring your unit is properly maintained and cared for. Tenants must be given at least a 24-hour notice before entering. Program inspections are completed on a biannual basis at a minimum.**
- **If there are any tenant caused damage to the unit, other than normal wear, please submit the statement sent to your tenant listing damages along with any invoices charged to correct the damage.**
- **Thinking of selling a unit occupied by a tenant that receives rental assistance? Call us as soon as possible and we'll walk you through the process.**

