HOUSING CHOICE VOUCHERS AND THE PATHWORKS PROGRAM

HOUSING WORKS

We know the way home.

WHAT THE HOUSING CHOICE VOUCHER PROGRAM?

- The 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.
  - HCV is a federal program established in the 1970's to provide low-income households with assistance acquiring rental housing in the private market. HCV is often colloquially referred to as the "Section 8" Program.
  - HCVs are only administered locally by Public Housing Authorities.
  - The HCV program is 100% federally funded and subject to annual Congressional appropriations.

HOW DOES THE HCV PROGRAM WORK?

- The HCV program was designed to be, and largely still is, a “tenant based” rental subsidy program.

  Tenant selects an apartment in the private market

  - Only restrictions are that 1)the unit must meet Housing Quality Standards initially and throughout the lease term, 2)the unit does not already have a rental subsidy through another federal program and 3)the rent must be “Reasonable”.

  Tenant negotiates the terms of the lease subject to the Rent Reasonableness standard

  The unit can be located anywhere within the United States*

  * Tenant must wait a year after receiving an HCV to relocate out of the awarding Housing Authority’s service area

HOW DOES THE HCV PROGRAM WORK?

- The HCV program creates a three-way relationship between the Landlord, the Housing Authority and the Tenant.

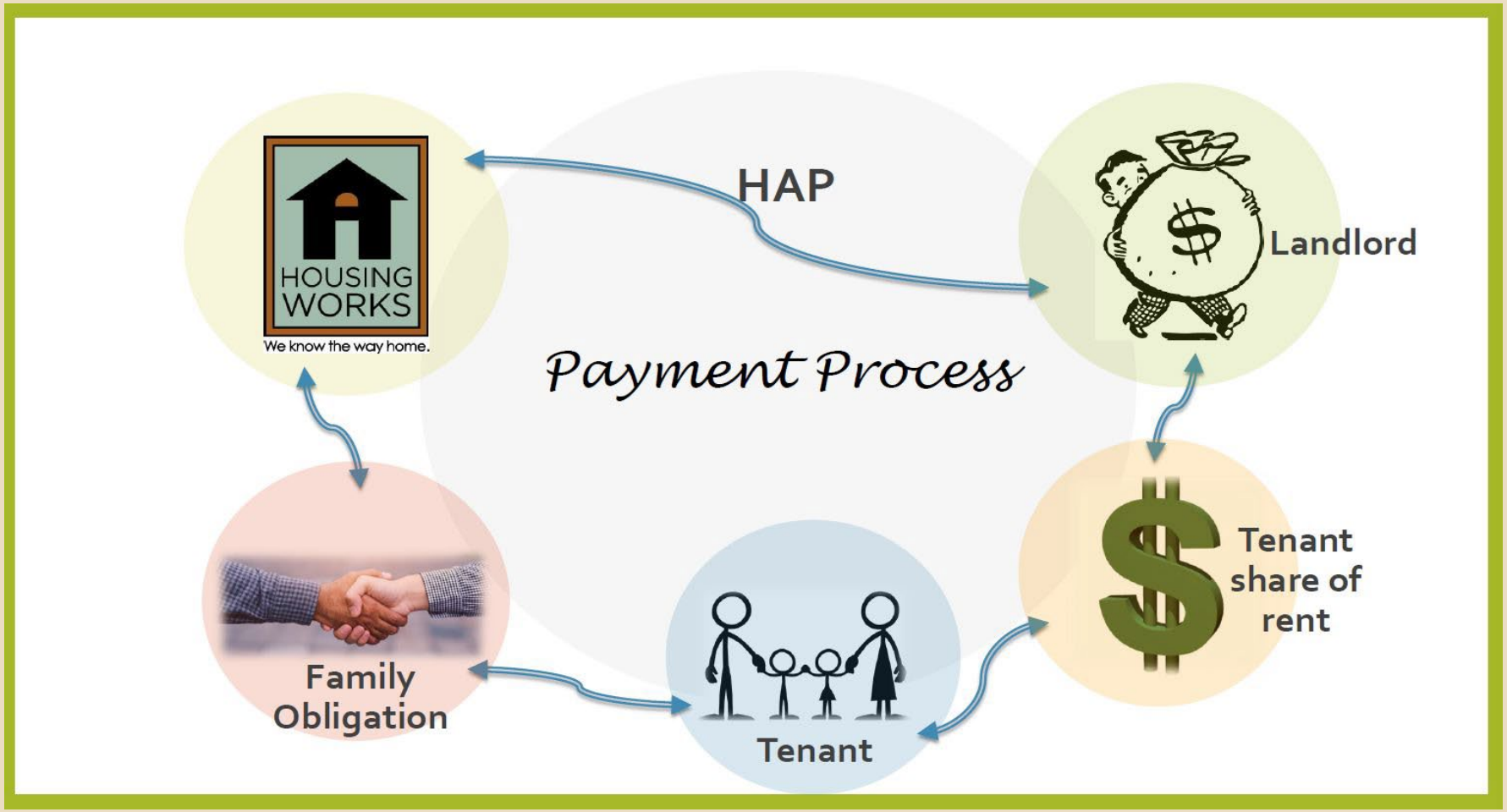
  The Landlord establishes the rent subject to the “Rent Reasonableness” standard.

  The Housing Authority pays, directly to the landlord, a portion of the Tenant’s rent, based upon an adopted “Payment Standard” through a mechanism called a Housing Assistance Payment Contract (“HAP”)

  Tenant pays the remainder of the rent directly to the landlord.

  On acceptance into the HCV program Tenant commits to the Housing Authority to abide by certain rules (“Family Obligations”).

HOW DOES THE HCV PROGRAM WORK?



TYPES OF VOUCHERS?

Housing Works offers THREE categories of vouchers and is subject to one targeting requirement:

- **Regular**
  - **Housing Choice Vouchers (HCV)**
  - **Non-Elderly Disabled (NED) Vouchers**
  - **Mainstream Vouchers (homeless/formerly institutionalized with a disability)**
- **Referral Based**
  - **Veterans Affairs Supportive Housing (VASH) vouchers – From VA**
  - **Family Unification Program (FUP) vouchers – From DHS**
  - **Emergency Housing Vouchers (EHV) – From CoC, and Victim Service Providers (SG and Bend at:Project)**
- **Project Based Vouchers (PBV) – up to 20% of allocated HCVs plus additional 10% reserved for veterans, homeless and/or seniors and disabled with supportive services.**

- Targeting Requirement – 75% of all regular HCV's are targeted for Households earning 30% or less of Area Median Income.

HOW DO YOU GET A VOUCHER?

STEP ONE: SIGN UP FOR THE WAITLIST

- The HCV programs maintain lottery selected waiting lists (VASH and EHV do not have a waitlist)
- Previous waitlist purged
- Waitlists open in January of each year. All prior applicants not selected must reapply.
- Applications to the waitlist are taken through the Housing Works website https://housing-works.org/vouchers/apply-for-a-voucher/
- Income Qualify - Cannot earn income over 50% of Area Median Income (although once in the program income can increase to 80% of AMI)
- 2024 HCV Waitlist: January 8th to 12th, 2024 (8am PST to 5pm PST)

HOW DO YOU GET A VOUCHER?

REMAINING STEPS TO SECURE HOUSING

- Step Two: The Lottery
- Step Three: Selection from Waitlist
- Step Four: Eligibility Requirements and Qualifications
- Step Five: Orientation and Voucher Issuance
    - Voucher Timeframe and Possible Extensions
- Step Six: Search for unit and submit RFTA
- Step Seven: HQS Inspection passes
- Step Eight: Sign Rental Agreement and Move In

ADDITIONAL HOUSING RESOURCES

- Housing Works Site: www.housing-works.org
- Resources for Voucher Holders: https://housing-works.org/vouchers/voucher-holder-forms/
- Apply to HCV Waitlist: https://housing-works.org/vouchers/apply-for-a-voucher/
- Rent Café Waitlist Portal: https://apply-housing-works.securecafe.com/onlineleasing/housing-works-live/guestlogin.aspx
- Client Services: https://housing-works.org/build-my-future-2/
- List of Housing Works Properties: https://housing-works.org/our-properties/
- EPIC Communities: https://epicpropertymgmt.com/
- EPIC Waitlist Openings: https://epicopenings.net/
- Limited English Proficiency: https://latinocommunityassociation.org/
- Housing Navigation and Individualized Support: https://www.thrivecentraloregon.org/

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