



Housing Vouchers 101

Housing Vouchers are a crucial component in the Affordable Housing landscape, and relate to discussions surround equity issues in Washtenaw County. The information below examines voucher types and distribution with the goal of increasing understanding of a complex distribution system surrounding Housing Vouchers.

Funding for housing vouchers comes from a variety of sources, each with its own criteria. These include Housing Choice Vouchers (HCV), Veterans Affairs Supportive Housing (VASH), Non-Elderly Disabled (NED), and the Family Unification Program (FUP). The Continuum of Care (CoC) and Emergency Service Grant (ESG) also fund rental assistance programs that are time limited (unlike most housing vouchers).

Housing Vouchers are distributed in three general formats: **Tenant-based**, **Project-based**, and **Temporary vouchers**. **CoC Homeless Housing Services** are considered HUD-funded administered only through the Continuum of Care (CoC)

-  **Tenant-Based**
-  **Project-Based**
-  **Temporary**
-  **CoC Homeless**

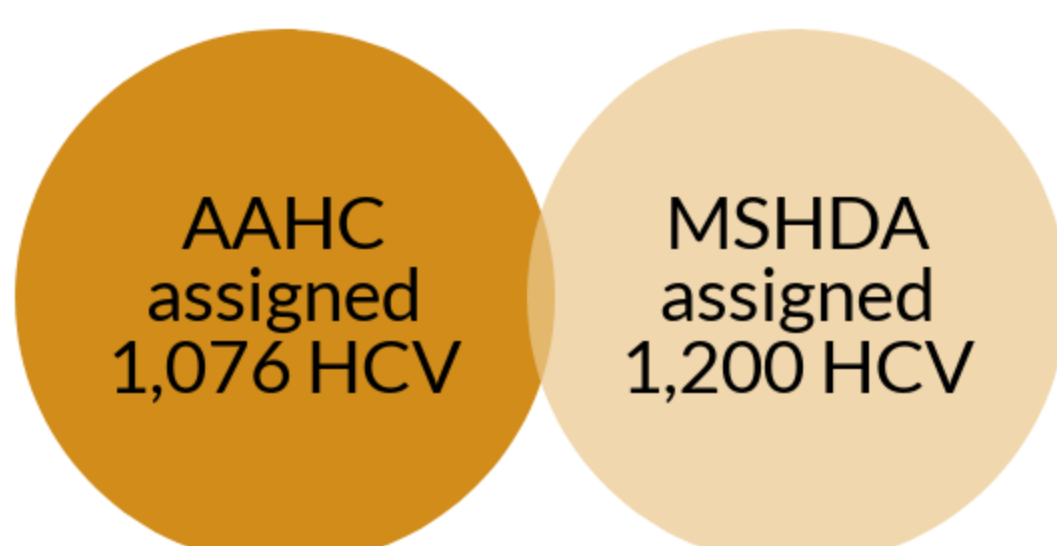
Tenant-Based

Tenant-Based vouchers allow families or individuals to select their own housing type according to their own needs, and may be used for single-family homes, townhouses and apartments. These vouchers are not limited to units located in subsidized housing projects and they follow households when they move. **The voucher intends to limit the tenant's rent to 30% of the household's adjusted gross income** with the remaining amount paid by the voucher. There are several programs that fund tenant-based vouchers; eligibility criteria varies based on voucher type and program.

Housing Choice Vouchers (HCV)

HCV's (formerly known as Section 8) are funded by HUD and comprise the largest portion of housing vouchers. **The HCV program is limited to house holds with income at or below 50% AMI** (with a few exceptions); 75% of vouchers must serve households below 30% AMI.

Of the almost 2,300 vouchers administered by AAHC and MSHDA, 140 are reserved for homeless households.



Note: Plymouth Housing Commission also administers HCV in Washtenaw County; however, the number is undetermined.

Population-Specific HCV



Family Unification Program (FUP) provides dedicated vouchers for families where housing is either a primary factor in removing a child from the home or a barrier for the child to return home. Washtenaw County has 32 FUP vouchers.



Non-Elderly Disabled (NED) vouchers provide housing opportunities for individuals or individuals in families who are under the age of 62 and have a disability. Washtenaw County offers 145 NED vouchers.



Veteran's Administration Supportive Housing (VASH) are specifically reserved for homeless veterans, with a preference for chronically homeless veterans. Eligibility is determined by the local VA office. Washtenaw County offers 226 VASH vouchers.

Project-Based

Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA)



PBV and PBRA rent subsidies are connected to one specific building or unit and cannot be transferred to a different location when a household moves. There are a handful of project-based sites in the county, with several dedicated to individuals and families experiencing homelessness. Washtenaw County offers 15 PBV sites for approximately 2,000 PBV units located primarily in Ann Arbor, Ypsilanti, Ypsilanti Township, and Superior Township. Administering Agencies include:



Temporary

Temporary Vouchers & Rent Assistance

Several agencies offer temporary vouchers or rent assistance for a short period of time, usually only for a few months:

-  **Washtenaw Offender Success Program** is offered through Catholic Social Services and provides housing assistance up to 20 individuals (a decrease from 30 in 2016). Maximum assistance is 6 months.
-  **Professional Consulting Services, Inc. (PCS)** is a private prisoner re-entry initiative in the county. They assist re-entry populations with special needs such as medically fragile, severe mental illness or physical disabilities. Funding comes directly from Michigan Dept. of Corrections.

CoC Homeless Housing Services

The Washtenaw County Continuum of Care (CoC) manages HUD-funded Permanent Supportive Housing (PSH), which offers long-term rental assistance combined with supportive services to chronically homeless households. These households are assessed through coordinated entry, Housing Access for Washtenaw County (HAWC), and prioritized for PSH resources based on acuity as informed by a common assessment tool. Currently, the CoC is funded for the following types of PSH rental assistance:

