

## Important Things to Know for Section 8 Referrals

- Once Homes for Good receives CoC referral, application will be sent to household, they will have 14 days to complete the application, once received household will be invited to a briefing where they will receive their voucher and learn about the program. They will then have 120 days to find a unit, receive landlord approval, have the unit inspected and finalize HAP contract and lease agreement.
- Applicant needs to be ready for application upon referral (have ID, income verification etc.) as they will only have 14 days to complete the application.
- Section 8 payment standards are lower than PSH, meaning an applicant may not be able to lease in place depending on the rent of their unit. Eligibility amount for a unit is the **Gross Rent Limit** (Contract Rent+ Average Utilities) Section 8 payment standard + 10% of the household's adjusted income = GRL. See the current payment standard schedule for subsidy baseline amounts.
- Be aware and address potential screening/lease up barriers with client prior to referral. Mandatory exclusion criteria for Section 8 includes lifetime registered sex offenders and history of manufacturing meth in subsidized housing.
- If the household needs an ADA accessible unit, they should be made aware that there is a limited supply of first floor and/or wheelchair accessible units in Lane County.
- When a household decides to move from PSH to S8, the additional supports (SNAP recertification, transit passes etc, food boxes etc.) available through PSH may not be available.
- Households will remain in their existing PSH program until they have successfully leased up with their Section 8 voucher. If they are unable to successfully lease up with the voucher, they will continue in their current PSH program.

	<b>Permanent Supportive Housing</b>	<b>Housing Choice Voucher</b>
<b>Payment Standards</b>	Rent Reasonable	Payment Standard + 10% of income
<b>Services Funding</b>	PSH Program Staff & Funds	Access to Housing Liaison, Family Self-Sufficiency Program and Section 8 Home Ownership Program
<b>Income Review</b>	Process all income changes	Only review income at annual recertification
<b>Inspections</b>	Annual HQS Inspections	Biannual HQS Inspections
<b>Flexibility</b>	Lane County Only	Can port to other communities
<b>Tenant Rent</b>	30% of Adjusted Income	Up to 40% of Adjusted Income