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.

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Permanent Supportive Housing
- Rent Reasonable

Housing Choice Voucher
- Payment Standard + 10% of income

Services Funding
- PSH Program Staff & Funds
- Access to Housing Liaison, Family Self-Sufficiency Program and Section 8 Home Ownership Program

Income Review
- Process all income changes
- Only review income at annual recertification

Inspections
- Annual HQS Inspections
- Biannual HQS Inspections

Flexibility
- Lane County Only
- Can port to other communities

Tenant Rent
- 30% of Adjusted Income
- Up to 40% of Adjusted Income