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Housing Choice Voucher Program FAQ

<p>Who is eligible for Housing Choice Vouchers?</p> <ul style="list-style-type: none"> ✓ Eligible applicants must: ✓ meet income eligibility requirements (see chart below), ✓ meet occupancy standards for available unit size, ✓ pass a criminal background check, and ✓ meet eligibility requirements regarding previous program participation. <p>Assistance is Denied for:</p> <ul style="list-style-type: none"> ✓ Drug related criminal activity related to distribution/production of methamphetamine and registered sex offenders ✓ Income exceeding 50% AMI 	<p>How does the program work?</p> <p>The Housing Choice Voucher (HCV) program provides rental assistance to low-income individuals and families who select rentals from private market units.</p> <p>The family pays about 30-40% of the rent to the landlord, and we pay the remaining amount direct to the landlord.</p> <p>Each unit must pass an initial Housing Quality Standards (HQS) inspection set forth by the federal government.</p> <p>The landlord uses their lease with our addendum. Month-to-month leases are acceptable.</p> <p>Rent increases are permitted if the total rent exceeds our “reasonable rent” standard.</p> <p>The landlord can charge a market-rate security deposit following their practices and state law</p> <p>Can people be added to a voucher?</p> <p>Yes, the request to add a family member must be submitted in writing and approved prior to the person moving into the unit.</p> <p>Can a voucher be moved to another city or state?</p> <p>Yes, vouchers are designed to offer flexibility to housing. If a recipient decides to move to another city, or state, their voucher can be transferred along with them.</p>	<p>Do I treat a voucher holder differently?</p> <p>Under the Source of Income Discrimination Law, landlords cannot refuse to rent to an applicant, or treat an applicant or tenant differently, because the applicant is using a Housing Choice Voucher. It is also illegal for landlords to advertise “No Section 8.” Landlords can still screen and reject any applicant, including those with a Housing Choice Voucher, for past conduct and/or inability to pay rent.</p> <p>Regarding standard tenancy requirements, the same rules apply to voucher holders and non-voucher holders under Oregon Landlord and Tenant Law.</p> <p>If you have questions regarding Oregon Landlord and Tenant Law, please visit: https://www.osbar.org/public/legalinfo/tenant.html</p> <p>What if I Have a Problem with an HCV Tenant?</p> <p>You can take any action, up to and including eviction, in accordance with the law and your lease. The length of notice depends on state law and may range from three to 90 days.</p> <p>Please consult an attorney or apartment association before taking action, and copy us on any notices of lease violation or other action.</p> <p>I Have Properties in Several Counties. Which of my Central Oregon Rentals are Eligible for the Section 8 Voucher Program?</p> <p>Housing Works is the sole administrator of Section 8 Housing Choice Vouchers for Crook, Jefferson, and Deschutes Counties. All rental units are eligible for participation in the Housing Choice Voucher program, as long as the unit meets Housing Quality Standards (HQS) and the landlord is willing to comply with the Housing Assistance Payment Contract terms.</p>
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