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Office Hours: Monday to Thursday 8am to 5pm, Friday 8am to Noon

Who is Housing Works?

Housing Works (Central Oregon Regional Housing Authority) assists lower income individuals and families through various programs such as the Housing Choice Voucher Programs (rental assistance) and the Section 8 Homeownership Program. We creatively and resourcefully work to meet our region's affordable housing needs. Through the PATHWorks Program, we also enter into partnerships with families to utilize community resources as tools to achieve financial independence. This program focuses on determination and written goals of our clients and supporting their decision to change. Housing Works provides assistance to over 2,000 families and has over 1000 units of affordable housing throughout Crook, Deschutes and Jefferson counties, with another 100 units under development.

What are Housing Choice Vouchers?

The **Housing Choice Voucher 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. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. **Housing Choice Vouchers** are administered locally by **Public Housing Agencies (PHAs)**. The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home. The "Section 8" Housing Choice Vouchers Program allows low-income families to choose and lease safe, decent, and affordable privately-owned rental housing. The family (or person) selects a rental unit from the open market. They pay approximately 30-40% of their Gross Annual Income towards rent. **Housing Works** pays the landlord the difference between the fair market rent and the amount the person or family is able to pay.

Who is eligible to apply for a Housing Choice Voucher?

Very low-income families (i.e. families with incomes below 50% of area median income) are eligible. These include families that are already assisted under the 1937 U.S. Housing Act, such as families physically displaced by public housing demolition and owners opting out of project-based Section 8 Housing Assistance Payment (HAP) contracts. (HUD determines median income levels for each area annually.)

How does a family obtain an apartment once they have a voucher?

It is the responsibility of a family to find a unit that meets their needs. If the family finds a unit that meets the housing quality standards, the rent is reasonable, and the unit meets other program requirements, Housing Works executes a Housing Assistance Payment (HAP) contract with the property owner. This contract authorizes Housing Works to make subsidy payments on behalf of the family. If the family moves out of the unit, the contract with the owner ends and the family can move with continued assistance to another unit.

How much rent do vouchers cover?

Housing Works pays the owner the difference between 30 percent of adjusted family income and the payment standard or the gross rent for the unit, whichever is lower. Rent is paid directly to the owner on the first of each month.

Where does one apply for rental assistance?

Families who wish to apply for the Housing Choice Voucher Program must complete an online application through the Housing Works website (www.oregonhousingworks.org) when the waiting list is open. Housing Works will advertise by public notice as waitlist opening dates become available.

Please note that Housing Works has a local residency preference. Applicants that reside in Crook, Deschutes or Jefferson Counties or whose household includes a family member who works, or has been notified that they are hired to work, in Crook, Deschutes or Jefferson Counties, will be served before those resident outside of the jurisdiction.

Feel free visit our website periodically on any upcoming dates or information regarding housing assistance.

What types of Emergency Housing Resources does Housing Works offer?

Housing Works does not provide access to emergency, short-term housing. If a family is in urgent need of a place to live, Housing Works is able to connect them with additional resources available in Central Oregon. For a list of Emergency Housing Resources, please visit www.oregonhousingworks.org.

Does Housing Works own affordable properties in Central Oregon?

Yes, Housing Works offers high quality rental communities throughout Central Oregon professionally managed by EPIC Property Management. We offer rental communities for seniors, veterans, farm-workers, homeless and transitional families, workforce and special needs populations. To view rental communities managed by EPIC Property Management, visit www.epicpropertymgmt.com.

For a list of apartment communities that are currently accepting applications, please visit www.epicopenings.net.

Equal Housing Opportunity

Housing Works (Central Oregon Regional Housing Authority) does not discriminate on the basis of race, color, national origin, religion, sex, physical or mental disability, or family status.