



Housing Vouchers 101

The voucher discussion comes up frequently during the Affordable Housing and Equity Leadership Team meetings. The information below examines the types of vouchers, the amount and the distribution in our county in hopes to gain a better understanding of the broader Affordable Housing work.

There are three general types of housing vouchers in use in our county: Tenant-based, Project-based, and Temporary vouchers.

 **Tenant-Based**

 **Project-Based**

 **Temporary**

Housing Vouchers have a variety of funding sources. Housing Choice Vouchers, VASH, Continuum of Care and ESG programs fund both tenant-based and project-based vouchers. The CoC and ESG also funds rental assistance, which unlike a voucher, is time-limited.

Tenant-Based

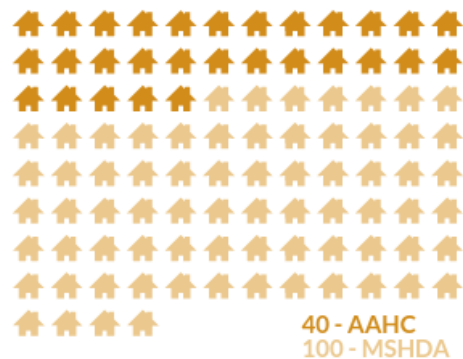
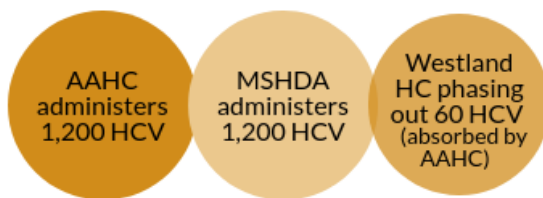
Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects (Housing and Urban Department (HUD)).

Tenant vouchers are those provided to individuals for use in finding housing of their choice. **In most cases, but not all, tenants pay 30% of their income towards the rent.** The vouchers make up the difference. There are several programs that fund tenant based -vouchers and each program has different eligibility criteria.

Housing Choice Vouchers (HCV)

As the largest program, HCV is funded by HUD and was formerly known as Section 8 Vouchers. **The HCV program is limited to 50% AMI households**, with a few exceptions, and 75% of vouchers must serve 30% AMI Households.

Of the 2,400 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.

Veteran's Administration Supportive Housing (VASH) Vouchers

Tenant-vouchers are specifically reserved for homeless veterans, with a preference for chronically homeless veterans. VASH vouchers are funded by the VA and HUD and administered locally by the VA and the AAHC. The VA determines eligibility and the AAHC administers the vouchers.

206 tenant-based VASH vouchers, administered by AAHC.

106 units for individuals and families experiencing homelessness, provided by the CoC

Project-Based

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



PBV and PBRA rent subsidies are attached to apartments and are available to qualified residents. There are a handful of project-based sites in the county, with several dedicated to individuals and families experiencing homelessness. Primarily located in Ann Arbor, City of Ypsilanti, Ypsilanti Township, and Superiori Township, **there are approximately 15 PBV sites and approximately 2,000 PBV units.** Agencies administering PBV include:



Temporary

Temporary Vouchers & Rent Assistance

There are several agencies that provide temporary vouchers or rent assistance for a short period of time, usually for a few months:

-  **Washtenaw Offender Success Program** provides housing assistance to 20 individuals at any point-in time. This is down 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 is directly from Michigan Dept. of Corrections.

Continuum of Care (CoC)

The Washtenaw County CoC manages HUD-funded Permanent Supportive Housing (PSH), which is long-term rental assistance with supportive services for chronically homeless households. Households experiencing chronic homelessness are assessed through coordinated entry, Housing Access for Washtenaw County (HAWC), and are 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:

