

### Overview of rental housing subsidy programs (The Big 3)

*An overview of three common rental housing subsidy programs where the renter pays only a percentage of their income. Properties participating in these programs appear in this directory.*

	<b>Public Housing</b>	<b>Project-Based Section 8 Housing*</b>	<b>Section 8 Housing Choice Vouchers</b>
What it is	<ul style="list-style-type: none"> <li>Publicly owned and managed rental units for low-income households</li> <li>Some units are reserved only for seniors or people with disabilities.</li> <li>This is a project-based subsidy. (The subsidy stays with the unit)</li> </ul>	<ul style="list-style-type: none"> <li>Privately owned and managed rental units for low-income households</li> <li>Some units are reserved only for seniors, people with disabilities, or other populations.</li> <li>This is a project-based subsidy. (The subsidy stays with the unit)</li> </ul>	<ul style="list-style-type: none"> <li>Government-funded program that helps low-income households pay the rent on private, market-rate rental units.</li> <li>A renter finds a unit (within certain requirements); a housing authority pays a portion of the rent directly to the property.</li> <li>This is a tenant-based subsidy (The subsidy goes with the tenant).</li> </ul>
What it costs	<ul style="list-style-type: none"> <li>Most units cost 30% of the households adjusted gross income.</li> <li>Some units have a low, fixed rent amount.</li> </ul>	<ul style="list-style-type: none"> <li>Most units cost 30% of the households adjusted gross income.</li> <li>Some units have a low, fixed rent amount.</li> </ul>	<ul style="list-style-type: none"> <li>30% to 40% of a household's adjusted gross income.</li> </ul>
What it offers	<ul style="list-style-type: none"> <li>Very affordable rents; the rent you pay is based on your income</li> <li>Variety of housing styles (single-family, apartment, townhome) and amenities.</li> <li>A single access point for applying, often for a large number of units.</li> </ul>	<ul style="list-style-type: none"> <li>Very affordable rents; the rent you pay is based on your income</li> <li>Variety of housing styles (single-family, apartment, townhome) and amenities.</li> <li>Many different landlords and property managers participate.</li> </ul>	<ul style="list-style-type: none"> <li>Very affordable rents; the rent you pay is based on your income</li> <li>A renter gets to choose the apartment he/she wants to rent (including possibly staying in the same unit where the renter already lives).</li> <li>Sometimes you can keep your subsidy if you decide to move.</li> </ul>
What to be prepared for	<ul style="list-style-type: none"> <li>You will need to apply at a public housing authority to get on the waiting list.</li> <li>Waiting lists for public housing can be closed or long</li> <li>Sometimes there are specific lists for specific bedroom sizes or housing types.</li> <li>A credit and history check will probably be required.</li> <li>Some units are older and come with few amenities</li> <li>If you don't like the unit(s) offered, you may have limited choices.</li> </ul>	<ul style="list-style-type: none"> <li>You will need to apply at the individual property. Each owner keeps a separate waiting list.</li> <li>Waiting lists at properties can be closed or long</li> <li>You may have to call or travel around a lot to find out whose waiting list is open and how to apply.</li> <li>A credit and history check at the property will probably be required.</li> </ul> <p>Other project-based programs operate in a similar manner, including: Section 202, Section 236, Section 515 for rural areas, and Section 811.</p>	<ul style="list-style-type: none"> <li>You will need to apply at a housing authority to get a voucher.</li> <li>Waiting lists for vouchers can be closed or long.</li> <li>You still have to apply at the property</li> <li>A credit and history check at the property will probably be required.</li> <li>Some properties may choose not to accept vouchers.</li> <li>The unit must pass an inspection before the subsidy payments can start.</li> <li>The housing authority will help identify an eligible rent.</li> </ul>