

Subsidized Housing 101

This is a basic road map for finding subsidized housing opportunities, designed for the uninitiated. You will find it helpful to be able to understand the difference between Housing Programs and types of housing. Programs distribute funding to either individuals or properties for either rental assistance or construction of units. The type of housing determines who qualifies to live there. The descriptions of programs and types of housing are found below the following useful links.

USEFUL LINKS:

Search online for affordable rental housing:

MTHousingSearch.com

Find a Public Housing Authority:

housing.mt.gov/PHAlist

Find a Human Resource Development Council (HRDC):

housing.mt.gov/CommunityPartners/HRDC

Find the Housing Credit Properties in Montana:

<http://housing.mt.gov/HCPproperties>

Find the Project Based Section 8 Properties in Montana:

housing.mt.gov/PBS8Properties

Find USDA Rural Development Properties in Montana:

RD Multifamily Rentals

Search for U.S. Department of Housing and Urban Development Affordable Apartments:

HUD Affordable Apartment Search

Find Department of Public Health and Human Services housing resources:

housing.mt.gov/CommunityPartners/DPHHS

HOUSING TYPE AND PROGRAM INFORMATION:

Public Housing

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to apartments. The U.S. Department of

Housing and Urban Development (HUD) administers federal aid to local Public Housing Authorities (PHAs) that manage the housing for low-income residents at rents they can afford. The units are governed by federal regulations which determine the application process, eligibility requirements, and tenant payment and lease obligations. Eligible households pay approximately 30% of their adjusted gross income for rent. Find a list of Montana Public Housing Authorities at: housing.mt.gov/PHAlist Some Public Housing Authorities administer Section 8 Housing Choice Vouchers (you would apply at the PHA). Some Public Housing Authorities develop affordable housing with programs like Housing Credits. Check their website for a list of their entire housing inventory.

Section 8 Housing Choice Vouchers (HCV)

A federally-funded, rental assistance program administered by local housing authorities that provides assistance in the form of vouchers that enable income eligible families to find and lease approved privately-owned housing where the landlord has agreed to enter into a contract with the housing authority and/or finance agency. HCV are tenant-based rental subsidies that move with a household into any qualifying housing within a certain region. The housing can be (and often is) private housing that may not have been built with the intention of accepting solely low-income tenants, but if the quality and cost of the unit fall within a specified range, it may qualify. Eligible households pay approximately 30% to 40% of their adjusted gross income for rent and the housing authority subsidizes the balance. There often is a waiting list for this type of assistance, perhaps 1 to 2 years. It is very easy to apply online. Applicants must remember to send in address changes until they come to the top of the waitlist, or contact is lost. Find out more, here: housing.mt.gov/S8HCV

Project Based Section 8 Housing

A HUD-funded program that provides rental housing to low income households in privately-owned and managed rental units. The subsidy stays with the building; when you move out, you no longer have the rental assistance. Most units' rental cost will be 30% of your household adjusted gross income. There may be a variety of housing types available through this program including single-family homes, townhomes, or apartments. To find the Project Based Section 8 Properties in Montana, go to: housing.mt.gov/PBS8Properties

Housing Credit Multifamily Housing

The program was enacted by Congress in 1986, as Low Income Housing Tax Credit Units (LIHTC), to provide the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers through a competitive application process. Developers then sell these credits to investors to raise capital (or equity) for their projects, which reduces the construction loan that the developer would otherwise have to borrow. Because the debt is lower, a tax credit property can, in turn offer lower, more affordable rents. Potential tenants for low-income, rent-restricted Housing Credit units should realize that there are income limits that apply to these units. Management will explain to potential tenants that the anticipated income of all adult persons expecting to occupy the unit must be included and verified on a Tenant Income Certification (TIC) form prior to occupancy and, then, will be annually recertified for continued eligibility. Rent is not calculated as a percentage of the tenant's income, it is a reduced, fixed rent,

primarily targeting persons who earn approximately 40% to 60% of Area Median Income. For more information and to find the Housing Credit apartments in Montana: housing.mt.gov/HCProperties

Veterans Affairs Supportive Housing (VASH)

This program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs. Veterans must be homeless and health care eligible and must need case management services, these are veterans who have serious mental illness, substance use disorder history, or physical disability. Case Management is the heart of this program and is a requirement for participation in the HUD-VASH voucher program. The Montana Department of Commerce's Section 8 Program provides this rental assistance for eligible veterans across the state, except in Billings, because the Public Housing Authority of Billings has their own vouchers to administer. For more information about the VASH program, go to: housing.mt.gov/VASH

Section 811 Supportive Housing for Persons with Disabilities

The Section 811 Voucher Program will provide a project-based rent assistance subsidy for eligible multifamily properties that will cover the difference between the tenant payment and the approved rent. The program operates through collaboration between Montana Department of Commerce (MDOC) and Department of Public Health & Human Services (DPHHS) that will increase rental housing units for persons with disabilities by integrating Section 811 assisted units within existing, new or rehabilitated multifamily properties with a mix of incomes and disability status. Tenant eligibility: At the time of admission, at least one person in a household considered for a unit receiving 811 rental subsidies must be non-elderly (18-61 years of age), disabled, and receiving or be eligible to receive participating Medicaid waiver services and supports provided through DPHHS. Individuals must have extremely low incomes at or below 30% AMI, and be in the DPHHS caseload. For more information on the Section 811 Vouchers: housing.mt.gov/Section811 and for more information on participating Medicaid waiver services: [Money Follows The Person](#)

Shelter Plus – Rental Assistance + Supportive Services for Homeless Individuals with Disabilities

Provides rental assistance for homeless people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS), and related diseases. Rental assistance grants must be matched in the aggregate by supportive services that are equal in value to the amount of rental assistance and appropriate to the needs of the population to be served. Recipients are chosen on a competitive basis nationwide. For more information: housing.mt.gov/ShelterPlus

Tips: An individual who is seeking to obtain subsidized housing or low income housing should look at applying for multiple programs so that they can have a better opportunity to obtain housing sooner. It may take an individual over a year or perhaps more to obtain a Housing Choice Voucher where as it may take them only six months to be selected from a Project Based waitlist. First, I would recommend that an individual contact their local Public Housing Authorities (PHA's) and Human Resource Development Councils (HRDC's). They are great resources for individuals to contact to apply for their programs and for guidance about local housing opportunities.

WHO ARE THE ORGANIZATIONS MENTIONED IN THIS DOCUMENT?:

U.S. Department of Housing and Urban Development (HUD)

A U.S. government agency created in 1965 to support community development and increase home ownership. HUD does this by improving affordable home-ownership opportunities, increasing safe and affordable rental options, reducing chronic homelessness, fighting housing discrimination by ensuring equal opportunity in both the rental and purchase markets, and supporting vulnerable populations.

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business

HUD enforces the Fair Housing Act and oversees the Community Development Block Grant, the Housing Choice Voucher program, and other programs to assist low-income and disadvantaged Americans with their housing needs. The agency works with other government agencies and with private organizations, including community nonprofits and faith-based organizations, to reach its goals.

U.S.D.A. Rural Development (RD)

Within the USDA RD's Rural Housing Service, there are a variety of programs to build or improve housing and essential community facilities in rural areas. RD offers loans, grants and loan guarantees for single- and multi-family housing, child care centers, fire and police stations, hospitals, libraries, nursing homes, schools, first responder vehicles and equipment, housing for farm laborers and much more.

USDA RD also provides technical assistance loans and grants in partnership with non-profit organizations, Indian tribes, state and federal government agencies, and local communities.

RD and its partners are working together to ensure that rural America continues to be a great place to live, work and raise a family.

Housing Finance Agency (HFA)

State Housing Finance Agencies (HFAs) are state-chartered authorities established to help meet the affordable housing needs of the residents of their states. Although they vary widely in characteristics such as their relationship to state government, most HFAs are independent entities that operate under the direction of a board of directors appointed by each state's governor. They administer a wide range of affordable housing and community development programs.

Using Housing Bonds, the Housing Credit, HOME, and other federal and state resources, HFAs have crafted hundreds of housing programs, including homeownership, rental, and all types of special needs housing. Many HFA agencies also administer other federal housing programs, including Section 8 and homeless assistance.

The Montana Board of Housing is the Housing Finance Agency for the state of Montana that issues Housing Bonds to support opportunities for affordable homeownership and administers the Housing Credits to develop affordable multifamily rental housing. Within the Montana Department of Commerce, the Housing Division consists of the HFA and the Section 8 Programs which provide rental assistance to those with low incomes.