



EMERGENCY HOUSING VOUCHERS

The Emergency Housing Voucher Program is made possible by the American Rescue Plan Act and the U.S. Department of HUD.



What are Emergency Housing Vouchers?

- The Emergency Housing Voucher (EHV) Program is a federal program that provides rental assistance (subsidy) on behalf of qualified low-income and formerly homeless tenants and survivors.
- The rental subsidy enables EHV participants to rent market-rate units by paying the landlord the difference between the agreed-upon market rent and the tenant's rent portion, which is set between 30-40 percent of their monthly income.



Background

- The Emergency Housing Voucher (EHV) program is a new housing voucher program funded by the [American Rescue Plan Act](#).
- The EHV Program began in 2021, providing voucher rental assistance to housing authorities determined to be most in need of assistance due to homelessness while considering PHA capacity and geographic diversity (including rural areas).
- The EHV program provides communities with new flexibilities and resources to help individuals and families with higher barriers successfully use housing vouchers.



Eligible Households

Emergency Housing Vouchers are available for individuals and families who are:

- Homeless
- At risk of homelessness
- Recently homeless or have a high risk of housing instability
- Fleeing, or attempting to flee, domestic violence, dating violence,
- sexual assault, stalking, or human trafficking



Application for EHV Assistance

Q: How do families apply for EHV Assistance?

- Families are identified and referred to the housing authority through the local Continuum of Care (CoC) Program*.
- CoC staff assist families in completing an EHV application and gathering required documents.

**The CoC Program is designed to promote community-wide commitment to the goal of ending homelessness.*



Application for EHV Assistance continued

Q: What is the next step for families applying for EHV assistance?

- The housing authority reviews EHV applications and determines if an individual or family is eligible for the program.
- The housing authority then issues eligible families an Emergency Housing Voucher.



Are EHV's Different from Regular Vouchers?

There are a few ways that Emergency Housing Vouchers are different

- The target population for EHV's is homeless, at-risk of homelessness, recently homeless, survivor of domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- Pre-inspection allows the housing authority to inspect a unit prior to the submission of the Request for Tenancy Approval (RFTA) if a landlord is interested in leasing to an EVH program participant.
- Flexibility in initial lease terms, unlike HCVs which require a 12-month initial lease term.



How are EHV's Different from Regular Vouchers?

A few other ways that EHV's differ from regular vouchers are:

- Flexibility in initial lease terms, unlike HCVs which require a 12-month initial lease term.
- Higher voucher payment standards make units accessible in higher-cost areas.
- Housing search assistance is provided to families as they look for a home to rent and additional funds may be available, if needed, for expenses such as security deposits.



Q: How do Emergency Housing Vouchers (EHV) benefit property owners?

- EHV's provide reliable, on-time rental payments from the housing authority to cover a significant portion of the rent due.
- Housing authority staff are an additional resource for communication between the landlord and the family.



Q: Are there additional ways EHV's are beneficial to landlords?

- Regular inspections conducted by the housing authority help protect real estate investments by identifying potential property concerns early.
- Financial incentives for EHV landlords may be available; check with your local housing authority for more information as these incentive programs vary by housing authority.



Leasing a Unit with an Emergency Housing Voucher

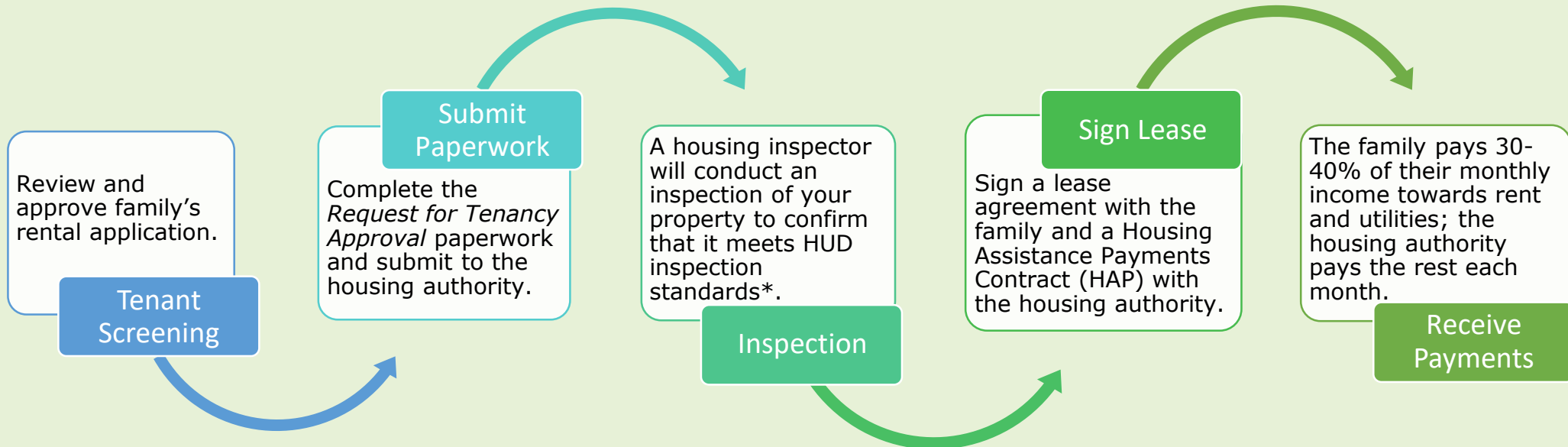
It's easy to lease your rental property to a family with an EHV

- Housing Type – families have flexibility in what type of unit they can rent, including renting a room in a house with other people.
- Portability – families can move to a different city than where they received an EHV.
- Case Manager – families may receive assistance with paperwork and coordination with the housing authority and the landlord.
- Additional Support – families *may* continue to access mainstream resources and services post-move-in. These services may include, but are not limited to, health care, temporary assistance for needy families (TANF), and veteran assistance. Please contact your local PHA to learn if services are available to EHV families in your community.



Lease Your Property Through the EHV Program

Here are the steps to lease your property through the EHV Program:



**If your unit has been pre-inspected, this step happens first.*



Questions?