Housing Choice Voucher Facts

What is the housing choice voucher program?
The housing choice voucher (HCV) program is the federal government’s primary
program for assisting very low-income families, the elderly, and persons with
disabilities to afford decent, safe, and sanitary housing in the private market.
Since housing assistance is provided on behalf of the HCV tenant, participants
are able to find their own housing, including single-family homes, townhouses
and apartments. Housing choice vouchers are administered locally by public
housing agencies (PHAs) that receive federal funds from the U.S. Department of
Housing and Urban Development (HUD). This means that the tenant, landlord
and PHA all have obligations and responsibilities under the HCV program. A
brief summary of each party’s role is below:

HUD: HUD provides funds to allow PHAs to make housing assistance payments
on behalf of the HCV tenants. HUD also pays the PHA a fee for the costs of
administering the program. HUD monitors PHA administration of the program
to ensure program rules are properly followed.

Public Housing Agency: The PHA administers the HCV program locally and
provides the HCV tenant with the housing assistance. The PHA must examine
the tenant’s income, household composition and ensure that their housing unit
meets minimum housing quality standards. The PHA enters into a contract with
the landlord to provide housing assistance payments on behalf of the family.

Landlord: The role of the landlord in the HCV program is to provide decent, safe,
and sanitary housing to a tenant at a reasonable rent. The dwelling unit must
pass the program’s housing quality standards and be maintained up to those
standards as long as the owner receives housing assistance payments. The
Landlord enters into a lease agreement with the tenant.

Tenant: When a tenant selects a housing unit, they are expected to comply with
the lease and the program requirements, pay their share of rent on time,
maintain the unit in good condition and notify the PHA of any changes in income
or family composition.

Rent: The PHA determines a payment standard that is between 90% and 110%
of the Fair Market Rents regularly published by HUD representing the cost to
rent a moderately-priced dwelling unit in the local housing market. The housing
voucher tenant typically pays 30% of its monthly adjusted gross income for rent
and utilities, and if the unit rent is greater than the payment standard, the ten-

More detailed information regarding the HCV Program can be found at:
https://www.hud.gov/program_offices/public_indian_housing/programs/hcv