



COMMUNITY  
VISION

# ***Housing & Tenants Rights Education***



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# ***Types of Apartments***

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**Market Rate**

**Tax Credit  
(LIHTC)**

**Subsidized**



# *Types of Apartments*

## *Market Rate*

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- Set by landlords, not dependent on income or reflective of what's affordable

## *Affordable*

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- Doesn't always mean truly affordable for people on fixed income
- Prices set by state/federal guidelines





# ***Subsidized***

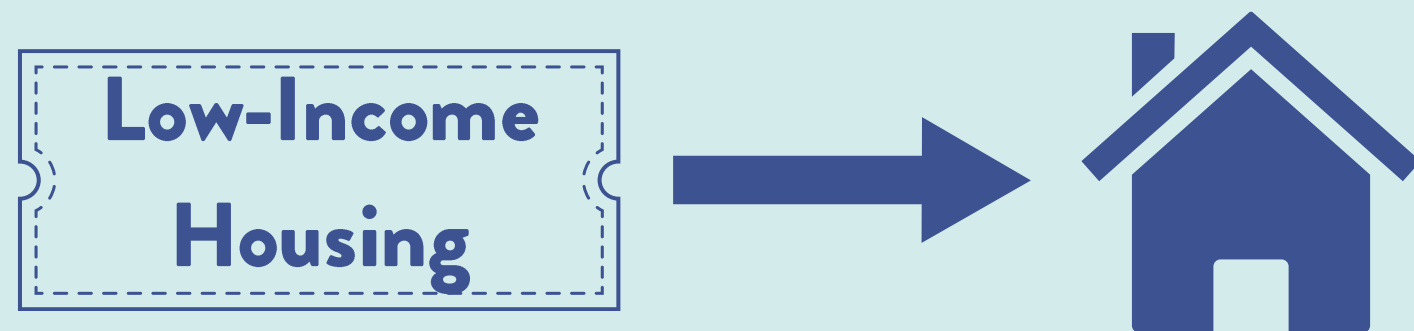
- Lowest cost properties
- Rent is always 30% (or less) of the tenant's income
- Average waitlist ranges from 1-3 years
- Subsidized properties- properties with Project-Based Voucher (PBV) units
- Housing Choice Vouchers (formerly known as section 8 vouchers)- waitlists are closed



# ***Subsidized Continued***

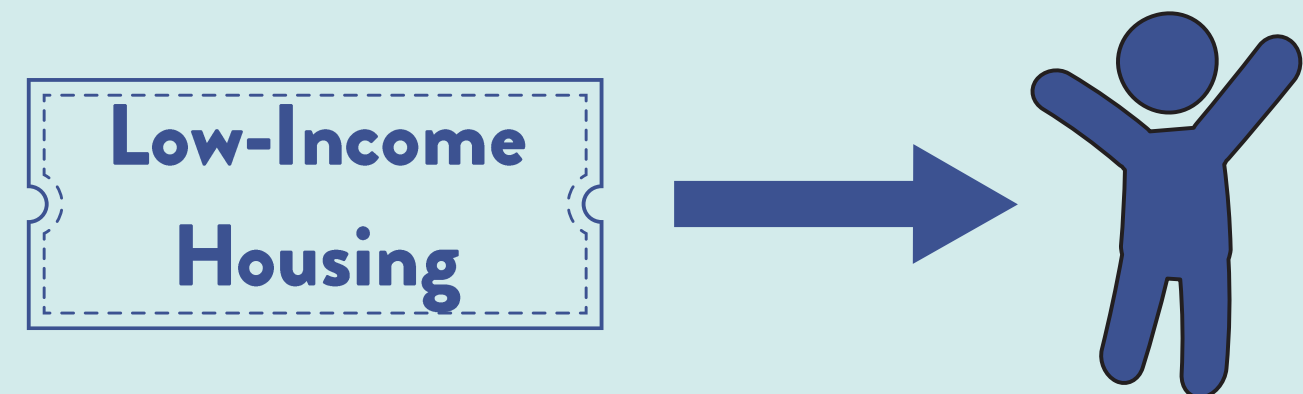
## ***Project-Based Voucher***

- Attached to a particular building or unit



## ***Housing Choice Voucher***

- Belongs to an individual person
- Can be used anywhere within the housing authority's jurisdiction
- Can be moved out of county or out of state after use for 1 year



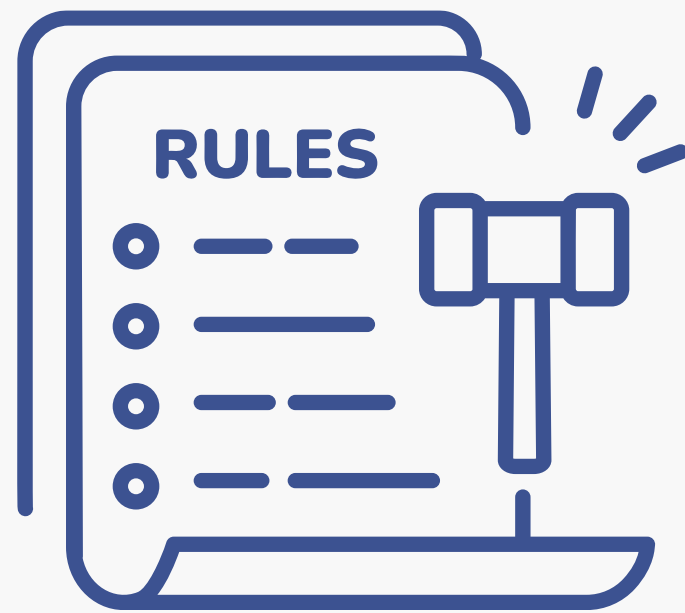
# Tax Credit (Non-Subsidized/LIHTC)

- Rent price is set for 1 year & determined by the area median income (AMI)
- Rent can increase every year
- Average wait depends on AMI level
  - 50%-60% AMI units often have less than 6 month wait
  - 30% AMI units usually have at least a 1-year waitlist
    - Unless new building

<u>Number of Occupants</u>	<u>Maximum Household Income</u>	
	<u>30%</u>	<u>60%</u>
1	\$24,780	\$49,560
2	\$28,320	\$56,640
3	\$31,860	\$63,720
4	\$35,400	\$70,800
5	\$38,250	\$76,500
6	\$41,070	\$82,140
7	\$43,920	\$87,840

<u>Unit Size</u>	<u>Maximum Rent Limits</u>	
	<u>30%</u>	<u>60%</u>
Studio	\$581	\$1,201
1 Bedroom	\$615	\$1,279
2 Bedroom	\$735	\$1,532
3 Bedroom	\$842	\$1,763

# Common Affordable Housing Lease Rules



- Rent is considered late on the 5th day of the month- late fee can be applied
- Guests not allowed to stay more than 10 consecutive days or 20 non-consecutive days in a year
- Rules re/ attaching decorations to walls
- Smoke & carbon monoxide alarms
- Smoking addendum
- Mold & mildew addendum
- Community rules (common areas, trash, laundry)



# *Tips for Successful Tenancy*

- Communicate with landlord in writing
- Support client to know what the landlord can and can't help with
  - When to ask PA/PSWs for help vs. when to ask the landlord
- Let landlord know if rent will be late
- Laundry room etiquette
- Common spaces (quiet time hours)
- Be thoughtful about shared walls
- Treat others as you want to be treated





# Reasonable Accommodations

- Request for a change in policy due to a client's disability or other diagnoses
  - Change late rent fee to 15th due to delays from rep payee
  - Single occupant to live in a 2-bedroom unit due to medical equipment or 24/7 care staff
  - Waive credit score requirement
  - Additional fobs for caregivers

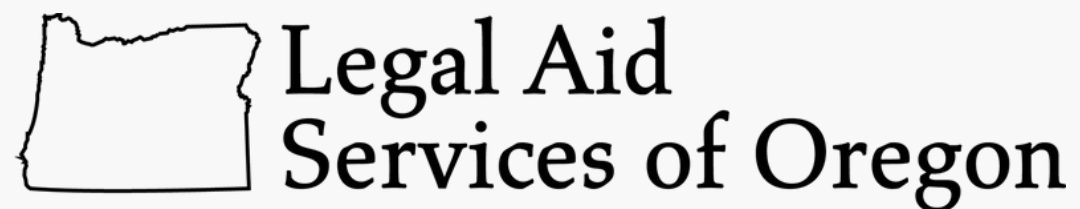


# ***Recognizing Discrimination***

- Rules applied differently to tenant with a disability than other tenants
- Unwillingness to agree to reasonable accommodation or modification requests
- Community Vision is available as a resource for questions, concerns, advice
  - For participants who we helped move we may get directly involved in resolution
  - For all others, call or email, we're available as a resource



# Supporting Clients

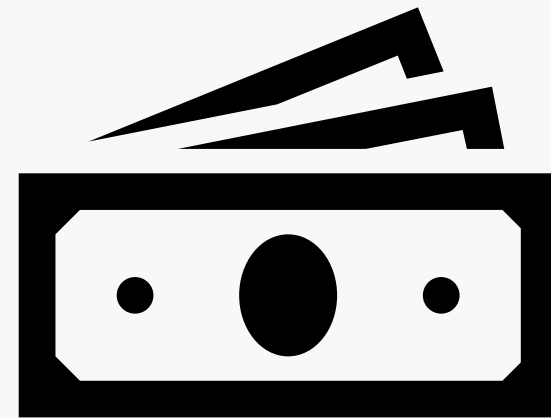


- Wondering about discrimination? Check lease to make sure rules are being followed by both parties
- Communicate concerns in writing with landlord
- Community Resources
  - [Legal Aid Services of Oregon](#)
  - [Fair Housing Council of Oregon](#)
  - [Community Alliance of Tenants \(CAT\)](#)
  - [Oregon Law Center- Eviction Defense Project](#)

# *Community Vision Housing Access Program*



Accepting new referrals



\$967 minimum monthly  
income or Housing Choice  
Voucher



Searching for housing in  
the Tri-County area



Scan the QR code to  
submit a referral, or visit:  
[https://forms.office.com/  
r/CS5hR0EbA2](https://forms.office.com/r/CS5hR0EbA2)





***Questions?***

