Shelter Plus Care
Shelter Plus Care provides rent assistance and supportive services to people with disabilities who are experiencing homelessness. As with the Housing Choice Voucher Program, participants rent from private landlords and pay a percentage of their income for rent, with Home Forward paying the remainder. Social service agencies partner with Home Forward to provide support services for tenants. The partner agencies take applications, select participants, and maintain waiting lists. Shelter Plus Care provides assistance to 500 households.

How to Apply
• Applications are through the participating agencies. Dial 2-1-1 and speak with a 211 service representative.

Short Term Rent Assistance
STRA provides limited housing assistance (up to 24 months) to households in Multnomah County that are experiencing homelessness or at risk of homelessness. It provides emergency hotel/motel vouchers for temporary shelter, helps households in danger of eviction maintain the housing they have, and helps households obtain permanent housing. Assistance can include rent or mortgage payment, deposits and application fees, move-in costs, and support services. These services are provided through 19 public and non-profit agencies. To be eligible, households must have incomes at or below 50 percent of the area median income.

How to Apply
• Applications are through the participating agencies. Dial 2-1-1 and speak with a 211 service representative.

Veterans Affairs Supportive Housing
Veterans Affairs Supportive Housing (VASH) helps homeless veterans find permanent supportive housing by pairing Home Forward rental vouchers with support services from the U.S. Department of Veterans Affairs. Similar to Home Forward’s other voucher programs, participants pay a percentage of their income to private landlords for rent, and Home Forward pays the rest. Home Forward has 446 housing vouchers for use in the VASH program. It is estimated that Portland’s homeless population includes up to 2,000 veterans, indicating the high need for this assistance.

How to Apply
• The Veterans Affairs Resource Center refers veterans to Home Forward. Call 503-808-1256.

After 70 years, Home Forward remains true to the goals we have always championed — shelter and support for our neighbors in need. By providing the essentials of a home, we enable individuals and families to move forward in life. Today, we are more committed than ever to serving our community of Multnomah County by promoting hope, access and the potential for a better tomorrow.
How Rent Assistance Helps

Program numbers show how the Housing Choice Voucher program helps low-income households in the community.

- Over 3,800 landlords and 9,600 households participate.
- Participants are:
  - 64% are seniors (55 or older) or people with disabilities
  - 22% of the households have work-related income
  - 15% families receive temporary assistance to needy families (TANF)
  - About 88% of the households have an income of less than 30% of the area median income.
  - The program contributes nearly $63 million in rents into Multnomah County.

How to Apply

Properties with project-based vouchers maintain their own waiting lists, and prospective tenants apply directly to the property. The waiting times vary, depending on the properties, their rental preferences, and their turnover rates.

- For a property list, go to: www.homeforward.org/find-a-home/get-help-paying-rent/section-8-apartment-list

Moderate Rehabilitation

The Moderate Rehabilitation program ties rent assistance to specific affordable rental properties. Most of the properties are single-room occupancy (SRO) units located in downtown Portland. To be eligible, applicants must have an income of 50 percent or less of the area median income. They pay 30 percent of their income for rent, and Home Forward pays the rest. There are 512 rental units in this program.

How to Apply

Applicants apply directly to the individual properties. The waiting times vary, depending on the properties and their turnover rates.

- For a property list, go to: www.homeforward.org/find-a-home/get-help-paying-rent/section-8-apartment-list

A Variety of Programs to Meet Community Needs

Home Forward offers a number of rent assistance programs to low-income residents. All of these programs allow residents to rent from private landlords, with Home Forward assisting with rent payments. This brochure summarizes these programs and tells how to get more information about them.

**Housing Choice Voucher Program (Section 8)— Tenant-Based Vouchers**

Under the Housing Choice Voucher Program (Section 8), Home Forward provides tenant-based vouchers directly to tenants. Tenants are qualified low-income individuals, families, people with disabilities, and seniors who have an income of 50 percent or less of the area median income. Many participants have incomes that are less than 30 percent of the area median income.

Upon receiving a voucher, tenants can choose any rental unit in Multnomah or Clackamas Counties that meets Home Forward’s quality standards and has reasonable rents compared with similar units in the market. Tenants pay a minimum of 28.5 percent of their income toward the monthly rent, and Home Forward pays the remainder directly to the landlord.

Tenants negotiate a lease directly with the landlord. Landlords use their own lease and apply the same screening criteria and rental terms that apply to any other applicants and tenants.

Home Forward determines who is eligible for the program and calculates the amount of assistance tenants receive, based on each individual family’s income. Home Forward also provides ongoing information and support to tenants and landlords.

**How to Apply**

Tenant-based vouchers are highly sought after, and there is a waiting list for receiving assistance. Home Forward opens the waiting list periodically and advertises when this happens. Home Forward uses a lottery system to distribute vouchers to applicants who are on the list. Applicants can wait a number of years to obtain a voucher.

- For information, call 503-802-8333 or go to: www.homeforward.org/find-a-home/get-help-paying-rent/long-term-help

**Housing Choice Voucher Program (Section 8)— Project-Based Vouchers**

The project-based voucher program is similar in many respects to the tenant-based program. However, project-based vouchers are tied to specific affordable rental properties rather than given directly to tenants. Participants rent a unit in one of the properties that hold these vouchers. The vouchers stay with the property and are not “portable” – i.e., tenants cannot use them to rent units elsewhere.

The project-based program focuses on people with high housing barriers—for example, people with very low incomes (less than 30 percent of the area median income). Some properties give preference to specific populations, such as people with disabilities or those experiencing homelessness. The program often links tenants with support services provided at the property.

**Area Median Income (AMI)—2015, Multnomah County**

<table>
<thead>
<tr>
<th>Number of Persons in Household</th>
<th>50% of AMI</th>
<th>30% of AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$25,750</td>
<td>$15,450</td>
</tr>
<tr>
<td>2</td>
<td>$29,400</td>
<td>$17,650</td>
</tr>
<tr>
<td>4</td>
<td>$36,750</td>
<td>$24,250</td>
</tr>
</tbody>
</table>