



LUCAS

METROPOLITAN
HOUSING

Housing Choice Voucher Program (HCVP)

October 2021

HOUSING CHOICE VOUCHER PROGRAM (HCVP)

What is the Housing Choice Voucher Program?

- Assists very low-income families to afford decent, safe and sanitary housing in the private market
- A housing subsidy is paid to the landlord directly by LMH on behalf of the participating family. The family pays the landlord the difference.
- Families may rent Single Family homes, Townhomes, Duplexes, Condominiums, Apartments and Mobile Homes (including the lot rent)
- LMH's jurisdiction covers the counties of Lucas, Fulton and Wood (excluding the city of Bowling Green) in the state of Ohio and Monroe County in the state of Michigan

HOUSING CHOICE VOUCHER PROGRAM PARTY OBLIGATIONS

Participant

- Signs voucher and abides by program requirements
- Selects unit
- Signs & complies with lease
- Pays share of rent and deposit directly to landlord
- Maintain unit's condition
- Notifies LMH of changes in income and family composition

Landlord

- Provides a decent, safe, sanitary unit at reasonable rent
- Maintains unit at Housing Quality Standards (HQS)
- Executes lease, provides services agreed to in lease
- Enforces lease requirements
- Collects tenant's portion of rent
- Executes and abides by the Housing Assistance Payment (HAP) Contract

LMH

- Administer HCV program
- Issue and execute vouchers to eligible families
- Executes and enforces HAP contracts
- Provides Housing Assistance Payment (HAP) for assisted families in eligible units
- Reexamine family's income and inspect units at least annually
- Ensures compliance with HUD, Fair Housing, Federal, State, and Local laws and regulations

HUD

- Provide funding to LMH
- Ensures LMH is in compliance with all applicable laws and regulations as they relate to program funding, program administration, and fair housing

CONTRACTUAL AGREEMENTS

Voucher

LMH &
Participant

HAP Contract

LMH &
Landlord

Lease

Landlord &
Tenant

WHERE DOES A LANDLORD FIND A HCVP PARTICIPANT?

