



TRAVERSE CITY HOUSING COMMISSION

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TCHousing.org

HOUSING CHOICE VOUCHER RENTAL ASSISTANCE PROGRAM FOR NON-ELDERLY DISABLED PERSONS (HCV-NED)

The Housing Choice Voucher (HCV) Program for Non-Elderly Disabled (NED) persons is a federally funded HUD program which provides assistance to help eligible individuals and families pay their rent. To be eligible for the HCV-NED Program the applicant must be a non-elderly disabled individual (or family) who are currently living in a care facility/institution (e.g., a nursing home or a hospital/long-term care facility), and are preparing to move into independent living. If you qualify and are accepted as a participant in the HCV-NED Program, the amount you pay for rent and utilities may vary but rent plus utilities will be around one-third of your household income. Very-low income families and disabled individuals are eligible for consideration if their household income does not exceed 30% of Area Median Income (AMI).

Target Counties: Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford

To apply, please direct inquiries in person, by telephone or e-mail:

Traverse City Housing Commission

150 Pine Street, Traverse City, Michigan 49684

Telephone: (231) 922-4915 / E-Mail: Info@TCHousing.org

Office Open: Monday – Thursday from 8:00 A.M. until 5:00 P.M.

Once your application is received it will be placed on a waiting list where it will remain until funding is available. When funding becomes available, and your application nears the top of the waiting list, you will be contacted via U.S. Mail. This initial contact is to determine your interest in the HCV-NED Program. After completing the application process if you are determined eligible for the HCV-NED Program, you will attend a Briefing, at which time you will be issued a HCV-NED voucher.

Once you receive a voucher, you will initially have sixty (60) days to find housing. We advise you that if you enter into a lease agreement prior to issuance of a Voucher, the HCV-NED Program may not be able to assist you.

NOTE: If any situation on your application changes, it is your responsibility to inform TCHC in writing so that we can update your application.

We look forward to working with you and your family.

HCV-NED FAQs

What are HCV-NED vouchers?

NED HCVs enable non-elderly disabled families to lease affordable private housing of their choice. NED vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market.

What families are eligible to apply for HCV-NED vouchers?

Only income eligible families whose head of household, spouse or co-head is non-elderly (under age 62) and disabled may receive a NED voucher. Families with only a minor child with a disability are not eligible.

How does a PHA determine if a family is income eligible for the HCV-NED vouchers?

In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, a PHA must provide 75 percent of its voucher to applicants whose incomes do not exceed 30% of the area median income. Median income levels are published by HUD and vary by location. The PHA serving your community can provide you with the income limits for your area and family size.

How do families obtain HCV-NED vouchers?

Families may apply to any PHA that administers a voucher program and has an open waiting list. When an eligible NED family comes to the top of the PHA's HCV waiting list and a voucher becomes available, the PHA issues a voucher to the family. The voucher may be a specific NED voucher or a regular voucher.

How do families obtain a unit once they have a voucher?

It is the responsibility of a family to find a unit that meets its needs. However, PHAs are responsible for providing families that include a person with disabilities with a current listing of accessible units known to the PHA that may be available. If the family finds a unit that meets the housing quality standards, the rent is reasonable, and the unit meets other program requirements, the PHA approves the unit, a lease is executed between the family and the owner and then the PHA executes a HAP contract with the owner. This contract authorizes the PHA to make subsidy payments on behalf of the family. If the family moves out of the unit with approval of the PHA and it has complied with all program requirements, the contract with the owner ends and the family can move with continued assistance to another unit.

How much rent do vouchers cover?

The PHA generally pays the owner the difference between the PHA determined payment standard for the family size and the family's total tenant payment. The family may choose a unit with a higher gross rent than the payment standard and pay the owner the difference, but upon initial occupancy the family's share is capped at 40 percent of the family's monthly adjusted income.

Do families have to lease a unit in the jurisdiction where the PHA issued the voucher?

No. A family may choose a unit anywhere in the United States where there is a PHA that administers a tenant based voucher program and the family is income eligible at admission to the program. However, applicants to a PHA's HCV program who did not live in the jurisdiction of the PHA when they applied may be required to lease a unit within the PHA's jurisdiction and remain living there for the first 12 months before being allowed rights to portability.

What happens to HCV-NED vouchers upon turnover?

When HCV-NED families exit the program and their HCV-NED vouchers turnover, the PHA must reissue those vouchers to other eligible non-elderly disabled families on the PHA's waiting list.