



1. What is the EHV Program?

The U.S. Department of Housing and Urban Development (HUD) has awarded a limited number of Emergency Housing Vouchers (EHV) to Lucas Metropolitan Housing (LMH). EHV's are tenant-based rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) and will generally operate like tenant-based Section 8.

2. How many EHV's are available?

LMH has been issued 123 EHV's.

3. Who is eligible?

To be eligible for an EHV, applicants must meet income restrictions and must meet one of the following eligibility categories:

- Homeless
- At risk of homelessness
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking
- Recently homeless or has a high risk of housing instability

4. How does a client sign up?

Individuals experiencing homelessness or who are at risk of homelessness may contact United Way 2-1-1 to receive more guidance and information. EHV participants are admitted based on a direct referral process from LMH's partnering agency.

5. How does a landlord sign up?

If you are an owner, landlord or property management company interested in renting to EHV participants, post your listings on affordablehousing.com, free of



charge and/or post your listings on alternative sources and include 'Vouchers are welcome'

6. What is an HQS Inspection?

The Housing Choice Voucher program regulations set forth basic Housing Quality Standards (HQS) which all units must meet before assistance can be paid on behalf of a family and occur at least annually during the term of assisted tenancy. HQS define 'standard housing' and establish the minimum criteria for the health and safety for program participants.

7. How much rent can I charge?

The gross rent for your unit (i.e., the sum of your contract rent and the utility allowance that LMH credits to the family) must be reasonable. It is recommended that the asking rent is no greater than what would normally be asked of a tenant in the private market. A rent reasonableness survey will be conducted to ensure that the asking rent is comparable to similar, unassisted units in the surrounding area.

8. Does LMH screen potential tenants?

LMH screens for program eligibility. Eligibility determinations are not the same as reference checks. Landlords should perform the same screening methods used in selecting non-subsidized tenants.

9. What is a Housing Assistance Payment (HAP) HAP contract?

The Housing Assistance Payment (HAP) contract is a written agreement between the Public Housing Authority (PHA) and the owner of a unit occupied by a Housing Choice Voucher participant. It details the initial rental amount for the



unit, the initial lease term, landlord obligations, tenant obligations, and other important regulations that the landlord must abide by while renting to a Housing Choice Voucher participant.

10. What is the tenant's portion of the rent?

Although the Housing Choice Voucher Program often pays a good part of a tenant's rent, it usually does not pay all of it. The tenant is responsible for paying a percentage based on their income. That portion is generally based on 30% of the family's monthly income but will vary depending on the rent and utilities.

11. What is LMH's portion of the rent?

LMH will pay the remainder of the rent after subtracting the tenant's portion.

12. How will I get paid rent?

LMH's portion of rent will be directly deposited into a checking or savings account of the landlord's choice once an appropriate lease and Housing Assistance Payment (HAP) contract is signed.

13. How do landlords collect the incentive bonus for leased units?

Once a landlord leases a property to an EHV participant, a completed EHV Incentive Form must be submitted. The EHV Incentive Form can be found at the following link:

[\(Click here\)](#)