



Rental Programs Chart for Housing Counselors

There are a number of key rental programs housing counselors may come into contact with when working with renters. These key rental programs have been made available from these federal agencies for a number of years. Some of the available key programs and property/agency in the chart below. Please also review the [COVID-19 Response and Relief Funding Chart](#) for Housing Counselors of short term programs available for rental assistance amid the COVID-19 Pandemic. This chart is split into two sections:


- a) Programs with Property Search Functions – this is the most direct access to housing that may be available to your client in your local area.
- b) Programs without Property Search Function – these list other common subsidized programs that may be available to your client in your local area for rental or other housing assistance.




Income Definitions

- Subsidized housing – income-based housing options, may be mixed among different Federal, state, or local sources of funding and/or with market rate housing.
- Low and moderate income – at or below 80% of Area Median Income (AMI)
- Low income – at or below 80% of AMI
- Very low income – at or below 50% of AMI
- Extremely low income – at or below 30% of AMI


Programs with Property Search Function


Please note that affordable housing managers may have additional tenant eligibility criteria, screening (e.g., criminal background checks, rental references, etc.) and/or preferences for occupancy at their properties beyond what is listed below. Further, for most of the programs listed, the rents are affordable and additional rental assistance may not need to be provided.

Federal Agency and Program Office	Program	Eligibility Requirements	Exclusions	Resources
HUD Multifamily  Find a HUD Multifamily Housing property or contact a Multifamily Service Center .	202 Supportive Housing for the Elderly	<ul style="list-style-type: none"> • Available from property owners across the country • For seniors who are very low- and extremely low-income • One member of the household must be age 62 or older at time of initial occupancy 	<ul style="list-style-type: none"> • Adult children unless they are a live-in-aid • Individuals without household members 62 years of age or older 	<ul style="list-style-type: none"> • 202 Supportive Housing for the Elderly Program Information • Income limits
	811 Supportive Housing for Persons with Disabilities	<ul style="list-style-type: none"> • Available from property owners across the country • For supportive services for adults with disabilities who are very low- and extremely low-income • One member of the household must have a disability (such as a physical or developmental disability or chronic mental illness) 	<ul style="list-style-type: none"> • Individuals without household members who have a disability • Students, unless they meet exceptions 	<ul style="list-style-type: none"> • 811 Supportive Housing for Persons with Disabilities Program Information • Income limits

Federal Agency and Program Office	Program	Eligibility Requirements	Exclusions	Resources
	Other HUD Multifamily Programs with Subsidy	<ul style="list-style-type: none"> Other subsidized HUD Multifamily (MF) Housing properties are available across the country Section 221(d)3, 236, etc. are the most common types 	<ul style="list-style-type: none"> Students, unless they meet exceptions 	<ul style="list-style-type: none"> Other HUD Multifamily Programs with Subsidy Program Information Income limits
HUD PIH  Find your local public housing authority .	Public Housing Programs	<ul style="list-style-type: none"> Available through public housing authorities (PHAs) for eligible low-income families, the elderly, and persons with disabilities, but often must be targeted toward very low and extremely low-income households Public Housing may be combined with the Family Self-Sufficiency program Specifics can be found on the Public and Indian Housing One-Stop Tool (POST) 	<ul style="list-style-type: none"> Students, unless they meet exceptions 	<ul style="list-style-type: none"> Public Housing Program Information Income limits
Treasury  Find an allocating agency or property .	Low Income Housing Tax Credit (LIHTC)	<ul style="list-style-type: none"> Available from the LIHTC program Financing mechanism offered to states and a handful of local allocating agencies (e.g., Chicago, New York, DC, etc.) for affordable housing 	<ul style="list-style-type: none"> Full time students <i>of any age</i>, unless they meet exceptions: single parent household, receiving Title VI benefits, involved in a job training program, married filing a joint tax return, or they are being served in a foster care program. 	<ul style="list-style-type: none"> HUD LIHTC program datasets Income limits
USDA Rural Development  Find a USDA multi-family property .	Multi-Family Housing Rental Assistance	<ul style="list-style-type: none"> Available from USDA across the country Section 515, Section 514/516, and Section 538 are the most common types There are a number of USDA rental housing programs 	<ul style="list-style-type: none"> Students, unless they meet exceptions 	<ul style="list-style-type: none"> USDA Multi-Family Housing Rental Assistance Information Income limits

Programs without Property Search Function

Federal Agency and Program Office	Program	Eligibility Requirements	Exclusions	Resources
<p>HUD CPD</p>  <p>Find a grantee by HUD program (search by state and/or HUD program).</p>	<p>Continuum of Care (CoC)</p>	<ul style="list-style-type: none"> • CoC program funds assist individuals and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability • In general, to be eligible for CoC funded assistance, the individual or family must meet the definition of homeless or at-risk of homeless and/or any other additional NOFA or eligibility criteria for assistance 	<p>N/A</p>	<ul style="list-style-type: none"> • CoC Program Information
	<p>Emergency Solutions Grants (ESG)</p>	<ul style="list-style-type: none"> • ESG assists individuals and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability • Review more information about ESG requirements, including beneficiary eligibility • In general, beneficiaries must meet the definition of homelessness in the ESG Program Interim Rule 	<p>N/A</p>	<ul style="list-style-type: none"> • ESG Program Information • Income limits
	<p>HOME Investment Partnerships (HOME)</p>	<ul style="list-style-type: none"> • HOME is a block granted program to states, metropolitan cities, urban counties, and insular areas for housing projects and programs that benefit low-income and very-low-income persons • Jurisdictions have a lot of flexibility in how they use their funding, so eligible activities may vary among grantees 	<ul style="list-style-type: none"> • Students, unless they meet exceptions 	<ul style="list-style-type: none"> • Income limits
	<p>Housing Opportunities for Persons With AIDS (HOPWA)</p>	<ul style="list-style-type: none"> • HUD grants HOPWA funds to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families • Low-income persons (at or below 80 percent of area median income) that are medically diagnosed with HIV/AIDS and their families are eligible to receive HOPWA-funded assistance • Jurisdictions have a lot of flexibility in how they use their funding, so eligible activities may vary among grantees 	<p>N/A</p>	<ul style="list-style-type: none"> • Income limits
<p>HUD PIH</p>	<p>Housing Choice Voucher (HCV) Program (Section 8)</p>	<ul style="list-style-type: none"> • The HCV program is administered typically by a public housing authority or another public body • HCV is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market 	<ul style="list-style-type: none"> • Students, unless they meet exceptions 	<ul style="list-style-type: none"> • Income limits

Federal Agency and Program Office	Program	Eligibility Requirements	Exclusions	Resources
 <p>Find your local public housing authority. Contact a local PHA or VA facility.</p>	<p>Veterans Affairs Supportive Housing (HUD-VASH)</p>	<ul style="list-style-type: none"> • The HUD-VASH program combines HCV rental assistance for homeless Veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA) • VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics • Veterans must meet the definition of homelessness defined in The McKinney Homeless Assistance Act 	<ul style="list-style-type: none"> • Veterans unless they are VA health care eligible 	<ul style="list-style-type: none"> • Income limits