



## **The Village of Ossining Housing Choice Voucher Program (Section 8)**

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### **FACT SHEET HOUSING CHOICE VOUCHERS**

#### **WHAT IS HOUSING CHOICE VOUCHERS?**

The Housing Choice Voucher (HCV) program was established as part of the Federal Housing Act in 1976 and is operated by the U.S. Department of Housing and Urban Development (HUD) through the Village of Ossining. It was designed to help needy families pay their rent. Eligible families and individuals receive rent subsidies called Housing Choice Vouchers.

The Program provides subsidies based on a formula, which calculates the Housing Assistance Payment (HAP) and the Tenant Share. The Tenant Share must be no less than 30% of their monthly-adjusted income and no more than 40% of their monthly-adjusted income.

#### **WHO IS ELIGIBLE FOR RENTAL ASSISTANCE?**

To qualify for a HCV, applicants must be within the household income levels established by HUD based on family size. At the present time, applicants must be within the extreme low levels 30%, very low level 50%, or 80% of the Westchester County median income level, as follows:

#### **INCOME LEVELS ON HOUSEHOLD SIZES:**

Westchester County, NY Statutory Exception Area	FY 2023 Median Family Income: \$151,400							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Extremely Low (30%) Income Limits:</b>	<b>\$30850</b>	<b>\$35250</b>	<b>\$39650</b>	<b>\$44050</b>	<b>\$47600</b>	<b>\$51100</b>	<b>\$54650</b>	<b>\$58150</b>
<b>Very Low (50%) Income Limits:</b>	<b>\$51400</b>	<b>\$58750</b>	<b>\$66100</b>	<b>\$73400</b>	<b>\$79300</b>	<b>\$85150</b>	<b>\$91050</b>	<b>\$96900</b>
<b>Low (80%) Income Limits:</b>	<b>\$66750</b>	<b>\$76250</b>	<b>\$85800</b>	<b>\$95300</b>	<b>\$102950</b>	<b>\$110550</b>	<b>\$118200</b>	<b>\$125800</b>

#### **WHAT ARE THE RENTS ALLOWED (THE "FMR"S)?**

The current Fair Market Rents (FMRs) are established by HUD and are adjusted each year. As of 10/01/2023, the FMRs are as follows:

**2024 FMR - Studio: \$1648 1-Bedroom: \$1934 2-Bedroom: \$2352 3-Bedroom: \$2885 4-Bedroom: \$3132**

Housing Choice Voucher Payment Standards are used in the calculation of rental subsidy assistance for all participants in the Program. The HCV Payments Standards are currently at a 110 % of FMR (Eff. 10/01/2023)

**2024 PS - Studio: \$1813 1-Bedroom: \$2127 2-Bedroom: \$2587 3-Bedroom: \$3174 4-Bedroom: \$3445**

## **ARE THERE "PREFERENCES" FOR PROVIDING ASSISTANCE?**

The Village of Ossining has established four different types of preferences to place applicants on the Waiting List.

**Local Residency Preference:** established by this program, and approved by HUD to service applicants who are residents or currently employed in the Village of Ossining may receive priority assistance through the Village of Ossining HCV Program.

**Preference for Elderly or Disabled:** a preference for admission of single persons who are age 62 or older, or a person with disabilities over other singles.

Applicants are served on a first-come first-served basis, taking into consideration all of the above preferences.

**FOR MORE INFORMATION PLEASE CONTACT:  
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