

# TRANSITIONING INTO PERMANENT HOUSING USING A **PORTABLE SECTION 8 VOUCHER**

## OVERVIEW

**SOME SUPPORTIVE HOUSING PROVIDERS GET ACCESS TO SECTION 8 VOUCHERS FOR RESIDENTS SO THEY CAN TRANSITION OUT BY/BEFORE AGE 26.**



**A Section 8 voucher allows a young person to rent a market-rate apartment (for 30% of their gross income) anywhere that has a private landlord who accepts Section 8 vouchers.**

**NYCHA Section 8 is administered by New York City Housing Authority (NYCHA).**

## ELIGIBILITY

- ☑ In possession of a Section 8 Portable Voucher
- ☑ Credit score of 500+ often required
- ☑ Stable employment is often required by individual/private landlord (Not required by the Section 8 program)
- ☑ Paystubs from most recent 4 weeks of employment

## POINTS TO CONSIDER

### BENEFITS

- Can locate apartment in various neighborhoods, not limited to 'projects'
- May be able to secure a one bedroom instead of a studio
- There is no age limit
- Apartments must pass inspection so are often better maintained than NYCHA units
- Section 8 program can be transferred to other states after participating in the program for one year

### CONS/CONSIDERATIONS:

- It can be difficult to locate an apartment that accepts the voucher
- Most youth will need a broker, which is costly
- Stable employment and a credit score of over 500 is recommended to secure an apartment (some brokers can locate one with less though)
- Must pay 30% of gross income, which is closer to 50% of their take-home pay, and often will also be responsible for a percentage of utilities cost (*this will vary by apartment*)
- Rent must be paid in full by the first of the month (*NYCHA can make payments in installments as long as the rent is paid by the end of the month*).

## TIPS FOR SECURING AN APARTMENT USING A SECTION 8 VOUCHER:

- ☑ **Good credit is crucial for securing a Section 8 apartment.**  
Once a youth is 18 years old, the coach should be running a credit check with the youth to assess for any credit issues and to work on increasing the credit score.
- ☑ **Coaches (and/or Housing Specialists) can build relationships with brokers who are willing to assist youth aging out of foster care.**
- ☑ **Coaches can search the [Street Easy app or website](#) with the young person for "No Fee" (no broker fee) apartments**
- ☑ **Security deposit will often be needed to begin the Section 8 process**