# Subsidized Rental Housing - Section 8 Project Based (non-portable)

**Categories :** Housing

## PROGRAM ADMINISTRATORS

The U.S. Department of Housing and Urban Development (HUD), the U.S Department of Agriculture (USDA), the Connecticut Department of Economic and Community Development (DECD) and the Connecticut Housing Finance Authority (CHFA) provide funding for privately owned subsidized housing. Day-to-day management is handled by the property owner and/or manager, which may be a for-profit or a non-profit developer.

## PROGRAM DESCRIPTION

Privately owned low income housing is rental housing where the federal and/or state government provides subsidies directly to the property developer/owner. The property owner applies those subsidies to the rents he/she charges income eligible families, older adults, and people with disabilities who need housing at a below-market rate rent. Most of the HUD funded rental housing is referred to as Section 8 Project Based housing, but the subsidy is for the property ("non-portable"), unlike the Section 8 Housing Choice Voucher Program which is to the renter ("portable"). HUD also has other funding programs (Section 202, Section 221, Section 235, Section 236) to fund privately owned subsidized housing. Other agencies that have funding programs for privately owned subsidized rental housing are USDA, DECD, and CHFA. This type of subsidized housing may be found throughout Connecticut, and some developments may be limited to elderly and disabled people, while others will be open to families with children, elderly and disabled people, and in some cases single adults.

## COST

Generally, renters pay between 30%-40% of household income for their rent.

## WHO IS ELIGIBLE

Each program may have different maximum income limits, and these limits will vary from one part of Connecticut to another. Generally, the income limit is at or under 50% of the State Area Median Income. See HUD's area median income chart for Connecticut at: https://www.huduser.gov/portal/datasets/il.html

NOTE: there is no asset limit for households applying for a Section 8 subsidized rental. Also, a housing development may have other eligibility requirements. Contact the property owner/manager for specific information.

## HOW TO APPLY

Contact the property owner/manager for application information.

---

*SOURCES: United States Housing and Urban Development Webpage*
*PREPARED BY: 211/ch*
*CONTENT LAST REVIEWED: July2023*