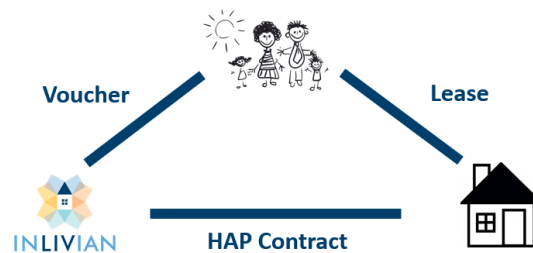


What is the Housing Choice Voucher Program?

- The HCV Program 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.



What types of vouchers are there?

- Tenant-Based Vouchers
 - Tenant-Based vouchers are housing assistance provided on behalf of a family or individual to find housing, including single-family homes, townhouses and apartments.
- HUD dedicates some vouchers to special populations. These special purpose vouchers include:
 - Mainstream
 - Non-Elderly Disabled (NEDs)
 - Family Unification Program (FUP)
 - Veterans Affairs Supportive Housing

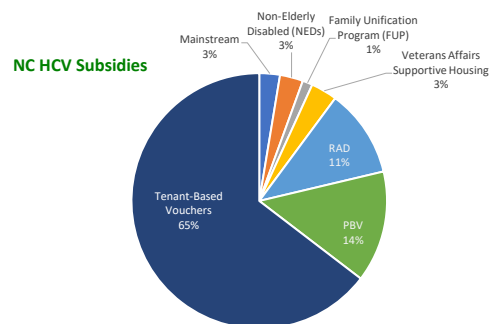
What types of vouchers are there?

- Project-Based Vouchers
 - A Public Housing Authority (PHA) may allocate long-term funding to units in a development to ensure that the units are affordable to qualifying low-income families.
- PHAs may have two types of PBVs
 - Traditional PBVs - PHAs use its tenant-based voucher funding to create PBV units
 - Rental Assistance Demonstration (RAD)- PHAs convert public housing funding to Housing Choice Vouchers

How many vouchers does North Carolina have?

- North Carolina housing authorities have been awarded 69,944 HCV subsidies (tenant based and project-based). These vouchers include:

Voucher Type	NC HCV Subsidies
Mainstream	1825
Non-Elderly Disabled (NEDs)	2052
Family Unification Program (FUP)	888
Veterans Affairs Supportive Housing	2327
RAD	7802
PBV	9860
Tenant-Based Vouchers	45190
Total	69944



How Much Does it Cost to Live in Charlotte?



Economic Forecast

Apartment Association of North Carolina

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How can you incorporate vouchers into your Real Estate portfolio to increase your bottom line?

- Housing Providers can charge market rate rent
- Housing Providers can use existing tenant screening criteria for HCVP families.
 - Property Screening / Eligibility Criteria
 - Rental History
 - Criminal Background Screenings
- Housing Providers can evict a HCVP family if they violate their lease
- Housing Providers can request annual rent increases

Economic Forecast

Apartment Association of North Carolina

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What are the benefits of partnering with your local PHA?

- Ready supply of renters
 - 4,881 voucher holders in NC looking for a unit as of October 2022
- The family's rent is Income based
- Tenants are incentivized to follow program and lease rules to maintain assistance
- Personal satisfaction of providing housing for a low-income

What are the basic requirements to participate in the HCV Program?

- Unit must pass an inspection
- Rent charged must be reasonable and affordable to the family

HUD encourages PHAs to incentivize Housing Providers

HUD allows PHAs to provide the following types of incentives:

- Signing Bonus
- Vacancy Fund
- Security Deposits
- Damage or Mitigation Funds
- Rehabilitation

*Incentive programs may vary by PHA