

Lake County Housing Authority

Housing Choice Voucher Program
Landlord Briefing



Program Outline

- Introduction
- Inspection
- Rent determination, Contract rent
- Responsibilities
- Program Benefits

Lake County Housing Authority

Leadership

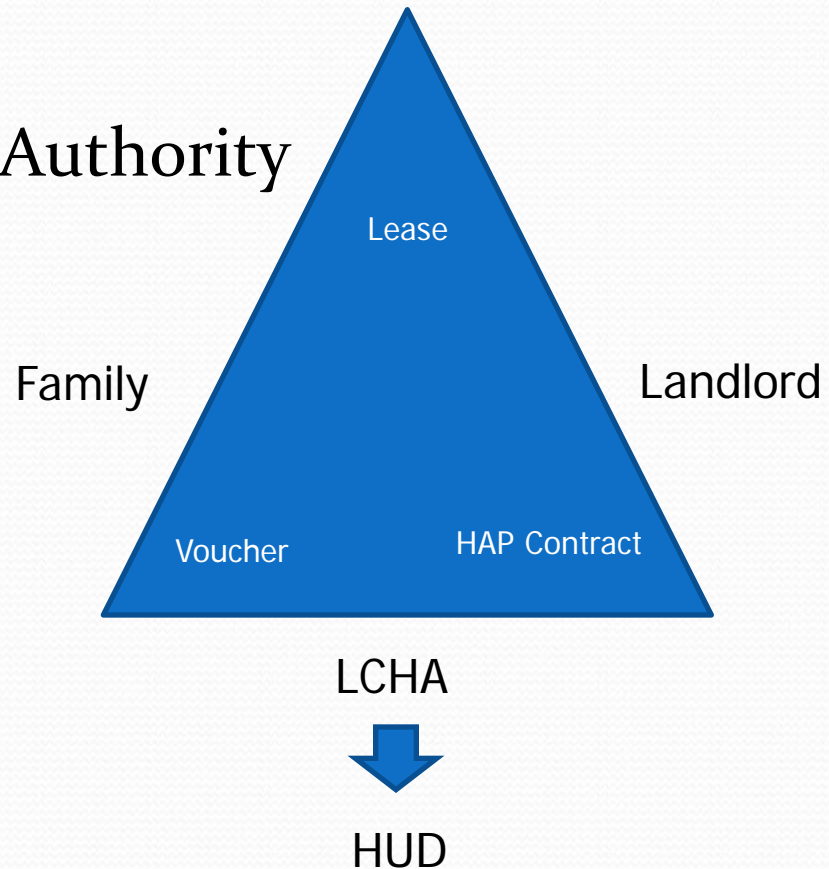
- Tiffany A. Gonzalez, Interim Executive Director/CEO
- Keon Jackson, Interim Deputy Director
- Corinne Jordan, Director of HCV
- Jennifer Clemson-Ferguson, Assistant Director of HCV

What is the Housing Choice Voucher Program?

- Commonly known as Section 8
- Created by the Housing and Community Development act of 1974
- Funded by U.S Dept. of Housing and Urban Development (HUD)
- Provides rental assistance to low income families in the private market

It's a Partnership

- Family
- Landlord
- Lake County Housing Authority
- HUD



What is HQS

- Housing Quality Standards (inspections)
- Sets basic housing quality standards which all units must meet before assistance can be paid on behalf of a family and at least annually throughout the term of the assisted tenancy.
- HQS defines "standard housing" and establishes the minimum criteria for the health and safety of program participants.

Types of Inspections

- Initial
- Annual
- Special (complaint)
- Quality Control
 - Internal and External Audit

All completed on form HUD-52580

Lead Based Paint Disclosure

- Federal law requires that individuals receive LBP information before renting, buying or renovating pre-1978 housing
- Must be in compliance with the EPA's Renovation, Repair and Painting Certification.
- For more info contact the National Lead information clearinghouse at 1-800-424-LEAD

Owner Outreach

- LCHA makes personal contacts with owners thru formal and informal discussions or meetings. Program requirements will be explained and printed material are offered to acquaint the owner/agent/landlord with opportunities available under the program
- LCHA's website www.lakecountyha.org allows free listings of your property. This is made available to prospective tenants.

Becoming a Landlord with LCHA

- Select a tenant (the choice is yours alone)
- Complete the Request for Tenancy Approval (RFTA)
- Tentatively, negotiate rent with staff
- Schedule and pass inspection
- Submit W9, Direct Deposit form
- Sign lease (after reviewed by staff)
- Sign Housing Assistance Payment (HAP) contract

Who selects tenants for your unit?

You and Only You!

- Contact former Landlords (we can provide the previous names, if known)
- Contact employers
- Check credit bureau for evictions
- Check criminal background
- Meet family at their current residence

How is rent determined?

- Rent reasonableness – Market rate
- Payment Standard
- Size of unit (number of bedrooms)
- Voucher bedroom size
- Utilities paid by tenant

Current Payment Standards

Each community in the region was analyzed by the Department of Housing and Urban Development (HUD) by zip code.

Fair Market Rents were estimated based on survey data obtained by HUD. Survey data was collected through Address-Based Mail surveys and Random Digit Dialing telephone surveys.

Statistics show rents are higher in areas with less concentration of low income families.

Lease and Contract Checklist

- Unit passed inspection
- Rent has been determined and is reasonable
- Legal and binding documents have been signed (Lease, HAP Contract, and LCHA required documents)
- Housing Assistance Payments (HAP) made on or about the 1st or 15th of each month
- Direct Deposit is mandatory

Rent Reasonableness

PHAs must certify that rents charged by owners to housing choice voucher program participants are reasonable and not higher than what the market dictates by;

- Comparing the voucher unit to rents for similar unassisted units in the marketplace.
- Comparing the rent to similar units on the premises.

This and That

- Family Recertification or interim change
- Inspections
- Rental increase
- Change of ownership
- Lease terminations
- Contract terminations
- Evictions

This and That

- Case management
- Occupancy standards
- Scheduled appointments
- Proper notices for moves
- Must be lease compliant for move
- Penalties for Family obligations violations enforced up to and including termination
- Owners responsible for lease enforcement
- Tenants responsible for unauthorized move-ins
- Pro-rated move-ins acceptable
- MUST have direct deposit

5 Reasons to Rent to Housing Choice Voucher Tenants

1. On-time and convenient payments
2. Protection (limited) from tenant's financial hardships
3. Reasonable Rents
4. Free access to a pool of potential tenants and low-cost marketing
5. Short Vacancies

Weigh Your Options

- These are just a few reasons why we believe investors/owners should take a very good look at the Housing Choice Voucher program in their respective cities. The bad stories that you may have heard could happen even with Voucher tenants and we feel that with careful screening, landlord references, and a general attitude of respect for your tenant and pride in the condition of your property, you will reduce the probability of experiencing your own bad story.

Questions & Answers

For more information and questions regarding the Housing Choice Voucher program, you may:

- Contact us at (847) 223-1170
- Visit Our Website: www.lakecountyha.org
- Like Us On Facebook!
www.Facebook.com/LakeCountyHA.org
- Twitter: [@LakeCountyHA](https://twitter.com/LakeCountyHA)
- Join our mailing list: Text **LCHA to 22828** to get started