

## Section 8 Housing Choice Voucher Program Landlord Fact Sheet

### **WHAT IS THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM?**

The Section 8 program provides income eligible families and individuals with rental assistance so that their housing will be affordable. They find an apartment that meets their needs in the community. If the landlord agrees to participate in the program, the rent is reasonable and the apartment meets HUD Housing Quality Standards, BHA pays a portion of the rent directly to the landlord. The tenant pays the balance of the rent and utility costs. Most participants pay between 30% and not more than 40% of their income for rent and utilities.

Rental assistance can be used in a variety of rental housing situations, including single family homes, multi-family apartment buildings, mobile homes, single room occupancy, group homes and shared housing.

### **WHO QUALIFIES FOR SECTION 8 AND HOW DO THEY GET IT?**

Anyone who meets the income guidelines set by the HUD qualifies for Section 8 assistance. However, all applicants must apply to the Burlington Housing Authority and be placed on the waiting list.

The Housing Authority only determines eligibility for the program. We do not screen for rental history or suitability. You are responsible for screening applicants, as you would for any other tenant.

### **HOW DO I RENT MY UNIT TO A SECTION 8 PARTICIPANT?**

Participants in the Section 8 Voucher program are responsible for locating their own units and will come to you if they are aware that you have a vacant unit.

You can contact the Burlington Housing Authority if you want to list a unit with us.

You also need to make sure your unit meets Housing Quality Standards (HQS). Once you and your prospective tenant have reached an agreement and completed some minimal paperwork, we will inspect your unit. If all goes well, we will then process a Housing Assistance Payment Contract (HAP) and begin monthly payments. The tenant must pay their security deposit and their portion of the rent, as we determine it, directly to you.

### **HOW MUCH RENT MAY I CHARGE?**

In all cases, the rent must be comparable to unassisted units in the area. BHA will review the rent you are proposing to charge to ensure that it is reasonable. If the rent is reasonable and the tenant will be paying less than 40% of their adjusted income for rent and utilities, we will process the rent you request.

### **HOW LONG MAY I RENT TO A SECTION 8 PARTICIPANT?**

After the initial lease term, which is usually one year, the lease can be renewed for an additional term or on a month-to-month basis. Families can remain on the program for as long as they need a subsidy, as long as they are in compliance with their obligations under the program, and as long as HUD continues to provide funding. No household has ever been terminated due to lack of funding.

