

## Independence With Benefits

With HCV, you stay in charge of your property:

- Choose and screen your own tenants
- Use & enforce your own rental agreement
- Collect a security deposit
- Set the rent amount



## It Pays To Participate

- You are guaranteed our portion of the rent;
- Timely payments made by direct deposit;
- When tenants report a loss of income, we adjust the level of subsidy, enabling you to receive the full rent while keeping the unit affordable for the tenant; and
- Vouchers assist members of the community. When you rent to a voucher holder, you help an individual or family who otherwise could not afford to live here.

The Harrisonburg Redevelopment and Housing Authority's mission is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community.

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## HOUSING CHOICE VOUCHER PROGRAM



Fill your leases, expand opportunities  
Help a neighbor, build communities

Information  
for Landlords



## WHAT IS THE VOUCHER PROGRAM?

The Housing Choice Voucher program, also known as Section 8, assists eligible low-income families & individuals with their rent. Participants choose housing to rent in the open market, and pay a portion of the rent based on their income. HRHA pays the rest directly to the landlord.



- HRHA administers the voucher program in the City of Harrisonburg & Rockingham County
- HRHA has 883 vouchers, some of which are designated for specific populations, such as homeless veterans, families participating in unification programs, and disabled persons
- The program is federally funded by HUD. In 2018, HRHA expended \$3.6 million in rental assistance to 200+ private landlords

## LEARN MORE

HRHA hosts landlord briefing sessions to educate owners and property managers on the process and procedure of the voucher program. Call or email us if you would like to attend an upcoming briefing.

## VOUCHERS & THE LEASING PROCESS

HRHA works hard to process tenancy requests in a timely manner, so landlords don't have to sacrifice occupancy to work with us.

1. Voucher holders may rent from any willing and eligible landlord. Step 1 is a voucher holder contacting you about the rental unit.
2. You screen them for suitability, as with any prospective tenant.

HRHA does not screen families for their suitability as renters and cannot provide a tenancy reference. Upon request we can give you on-file contact information for current and previous landlords/addresses

3. You submit a Request for Tenancy Approval and a blank lease (new landlords also submit a Direct Deposit Authorization and W-9)
4. Our Contracts Specialist evaluates the tenancy request, and will:
  - Check that the family can afford the unit;
  - Compares the requested rent to current rental rates for reasonableness; and
  - Review the lease form & verify ownership.
5. Our Inspector schedules an inspection to check that the unit meets Housing Quality Standards.
6. After the unit passes inspection, you and the voucher holder execute the lease, including the HUD Tenancy Addendum, and you and HRHA execute the housing assistance payments contract.

For more details and answers to frequently asked questions, visit [www.harrisonburgrha.com](http://www.harrisonburgrha.com)

## ONGOING PARTNERSHIP

- After the initial term ends, you decide whether or not to renew, per your lease
- HRHA inspects annually or biennially, helping to identify potential concerns
- Rent increases may be requested by providing a 60 day notice to HRHA, contingent on the increased rent amount being reasonable
- Your tenant has a designated HCV Specialist who you may contact about lease violations. Though we cannot provide legal advice or aid in enforcing the lease, we can often help by reminding a participant that complying with the lease is a requirement of the voucher.



## List Your Unit

Want to increase your visibility and maintain a steady flow of potential renters? HRHA gives participants a list of voucher-friendly landlords. To be listed on this **free advertisement**, call or email HRHA or visit our website.