

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 933 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 2019, HRHA expended \$4.1 million in rental assistance to 260+ private landlords

Strengthen Community

Vouchers assist individuals and families in our community. When you rent to a voucher holder, you make it possible for community members to afford living 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.

Online Sessions to Learn More

HRHA hosts regular online landlord briefings to explain how the voucher program works and to answer questions from landlords and property managers. To register for an upcoming briefing, please call or email Liz Webb, or visit <https://harrisonburgrha.com/landlords/>.

CONTACT US

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Lobby Open for Form Pickup & Drop-Off

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HOUSING CHOICE VOUCHER PROGRAM



Fill your leases, expand opportunities

Help a neighbor, build communities

Benefits for Landlords



IT PAYS TO PARTICIPATE

Helping families in need doesn't have to come at a cost. With HCV:

- The tenant's rent portion is income-based; our subsidy increases for changes like job loss. The unit stays affordable for tenants, and the total rent to you remains the same.
- Our portion of the rent is guaranteed
- Timely payments made by direct deposit
- Keep up with market rents, including rent increases (60-day written notice required)



NEW LANDLORD INCENTIVE PROGRAM

To address the affordable housing crisis, HRHA is urgently seeking housing (through September 30, 2020) for **100 Families in 100 Days**. Incentives to landlords include:

- \$250 lease up bonus for all new contracts (or \$400 for accessible, one-bedroom units)
- Up to \$750 reimbursement for damages

INDEPENDENCE WITH BENEFITS

With HCV, you stay in charge of your property:

- Choose and screen your own tenants
- Set the rent based on current market factors
- Use & enforce your own rental agreement
- Collect a security deposit
- After the initial term ends, decide whether or not to renew your lease
- Free pre-contract & annual or biennial inspections help identify potential concerns (we monitor for safety, not housing code)
- A designated HCV Specialist for your tenants, who you can contact about lease concerns. Complying with the lease is a requirement of their voucher.
- Online portal to easily access documents, view rent payments, manage and list units



For more details and answers to frequently asked questions, visit www.harrisonburgrha.com

What Current Landlords Say

“I decided to look into the voucher program since I was already catering to families and was looking for a program that offered a steady supply of qualified tenants. Since I've been with program, I have never had a month where a unit was not occupied.

“I appreciate the timely rent payments that are automatically deposited into my account the first business day of the month. No more chasing tenants for money, the rent is always there in the bank.

“Having spoken to my tenants and gaining a glimpse into their lives, I see how important this program is to them to provide safe, comfortable housing for their families. It has enabled them to raise children that have the ability to further their education and break the assistance cycle.”

ADVERTISE YOUR UNIT FOR FREE

Want to increase your visibility and maintain a steady flow of potential renters? HRHA gives participants a list of voucher-friendly landlords. To add your unit to this **free listing**, visit <https://harrisonburgrha.com/landlords/>.

READY TO TAKE THE FIRST STEP?

Visit our website to attend a briefing; pre-register as a landlord; advertise a unit listing; read about how the program works, and find out if a voucher will cover the rent. You can also call or email us directly.