

SECTION 8 LANDLORD INFORMATION

How Can I Become a Section 8 Landlord?

Inside this issue:

RENTAL ASSISTANCE PAYMENTS	2
Overview, cont'd.	2
Landlord Benefits	3
HQS Inspections	3
CONTACT US	4

If you have a rental unit available and you're thinking about accepting renters with a Section 8 Voucher, this publication is designed to answer some of your questions. If you already accept Section 8 vouchers, this information is also for you.

The Colorado Division of Housing (DOH) contracts with many, but not all, housing agencies throughout the state. Housing agen-

cies work directly with tenants and landlords.

The Division of Housing provides training and information, and vouchers based on an allotment from the U S Department of Housing and Urban Development (HUD). The contractors submit payment requests each month, and DOH is responsible for sending payments to Landlords in a timely manner.

Take a minute and read



IS SECTION 8 RIGHT FOR YOU?

through the information provided here to help you decide if renting to families with Section 8 Vouchers is for you.

Did you know?

- Section 8 is a HUD program that began in 1937.
- Section 8 families pay some portion of the rent every month.
- The majority of eligible families are working families.
- Many eligible families are 2-parent households.

An Overview of the Section 8 Housing Choice Voucher Program — A Win-Win Program

The Section 8 Housing Choice Voucher Program is designed to allow people who have very low incomes the chance to rent decent, safe, and sanitary housing at a rent they can afford. The HUD program allows families to spend about 30% of

their monthly income for rent, which can allow a family the chance to afford food, child care, transportation, medical care, and other neglected necessities.

The Section 8 program pays Landlords the difference be-

tween the Market Rent and about 30% of a family's income. For example, if unit rent is \$750 a month, and the family can only afford \$150, then with the voucher, the family pays \$150 to you for rent, and DOH (see page two-Overview)

RENTAL ASSISTANCE PAYMENTS AND OTHER FACTS

LANDLORDS who accept rental assistance payments need to conduct business with assisted families in the SAME way as families without rental assistance.

- Landlords need to screen applicants, get security deposits, and manage the unit in the same way as for a non-subsidized unit.
- HUD does not provide a lease. The Landlord must use the same lease as with any other renter, but it may not include language prohibited by law.
- It is up to the Landlord to fully enforce the lease.
- Landlords must not make separate agreements with renters or charge more than the approved rent.
- Landlords may request a rent increase at the end of the lease term, which must be approved by the housing agency before being put into effect.
- The rental unit must meet a rent reasonableness test.
- Landlords are responsible for screening applicants.
- Landlords sign a contract with the Housing Agency.
- Landlords are responsible for regular maintenance.
- Landlords must submit a W-9 that is complete and legible to receive payment.
- Landlords will get the first rent check (State Warrant) based on when the contractor submits the paperwork to the Division of Housing.
- It may take up to six weeks to process the first rent check, but that check will contain any prorated amount that is due.
- Since July 1st is the beginning of the State's fiscal year, DOH does not guarantee that the July rent check will be delivered on time.
- Landlords may not evict tenants because of DOH late payments.
- DOH makes every effort to pay rent on time.
- DOH processes rent checks only twice a month. Payments processed on or about the 24th of the month are for amounts due the first day of the following month.
- State Warrants may not be forwarded by law. If a Landlord moves, even tem-

porarily, a new W-9 with the correct address must be submitted.

- DOH encourages Landlords to use the Electronic Transfer of Funds (eft) to process rental subsidy payments. However, it takes up to two months to set up an eft account.
- Families are responsible for finding a rental unit when they are issued a voucher.
- The rental unit must pass an HQS inspection (see page 3).
- Renters are responsible for damages they cause.
- Renters are responsible for abiding by the lease and HUD regulations.



Section 8 is a win-win for Families and Landlords.

“Renters are responsible for finding their own unit, for paying a security deposit, for paying for damages, and for abiding by the lease.”

Overview, continued from page one

pays the remaining \$600. A win-win for the renter and the Landlord.

Before you rush out and start renting all your units to families with Section 8 vouchers, make sure you understand the program.

There are requirements that

both the Landlord and the renter must make and keep. Many of these requirements are listed in this publication. If you have any questions, you can contact the Division of Housing.

This information is to help you decide if the program is right

for you. DOH knows that you are the customer, and we want you to make informed decisions about participating.

Please see page four of this publication for further contact information.



CODOH
WWW.DOLA.STATE.CO.US/DOH/
INDEX.HTML

Colorado Division of Housing
1313 Sherman Street, Room 518
Denver, CO 80203

Phone: 303-866-2033
Fax: 303-866-4077
Email: teresa.duran@state.co.us

To Ensure All Coloradans live in
Safe, Decent, Affordable Housing.

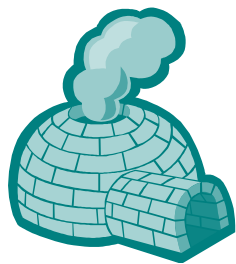
WE'RE ON THE WEB!
www.dola.state.co.us/Doh/Index.htm



The Colorado Division of Housing has been issuing Section 8 voucher assistance to area housing agencies since 1983. We currently work with housing agencies in 47 counties in Colorado and issue over 2000 rental subsidy checks per month. We constantly strive to keep our contracting agencies aware of all HUD regulations and ways to improve service. We want the Section 8 program to be a fantastic experience for families and for you, our valued customer!



CONTACT US



**WITH SECTION 8, ANY
HOUSE CAN BE A
HOME.**

For most questions or problems, you will need to contact the housing agency that issued the rental voucher. It is up to you to inform the agency of any changes you need to make, if you are having problems with the renter, if you suspect criminal activity, or if you need to begin eviction proceedings.

If the housing agency can't answer your questions, you can contact the Colorado Division of Housing. When you mention the county or area of your rental unit, you will be directed to an Asset Manager who will work with you.

If you are calling with a pay-

ment question, you will be directed to one of the DOH Section 8 Specialists. You can call 303-866-2033 during regular business hours. You may also access the DOH website at: www.dola.state.co.us/Doh/Index.htm

The Denver HUD office is 303-672-5437 and the Fair Housing number is 1-800-877-7353.

For housing disputes, you may contact the Apartment Assoc. Resident Relation Line at 303-320-1611. Or, if you have any legal questions, you should contact your own real estate lawyer.

Remember that you sign a legal contract with the Hous-

ing Agency and HUD. It is in your best interest to be an informed consumer and to maintain regular courteous contact with your local housing agency.

