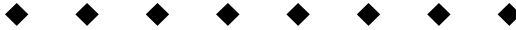


Questions & Answers For landlords



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This brochure is designed to serve as a guide to help landlords understand the Section 8 Program better. The following are some of the most frequently asked questions by landlords. Please keep in mind each situation is different. Call a leased housing specialist about a specific case.



Q. How do I put a unit on the program?

A. When a family decides they would like to move, they are issued a move packet. This packet of information must be filled out completely by the tenant and landlord and returned to the appropriate leased housing specialist. If the rent amount is within the range allowed for the family, an inspection will be issued. When the unit passes inspection, a leased housing specialist will determine if the unit is rent reasonable and what portion the family will be required to pay. A HAP contract will be sent for your signature. Payment will be prorated from the start date on the contract.

Q. What is the difference between the HAP contract and the lease?

A. The HAP contract is between the landlord and the housing authority. The lease is between the tenant and the landlord.

Q. Do you do background checks?

A. The background checks performed by CKHA determine whether or not a family is eligible for the program. It is the landlord's responsibility to determine whether or not a participant is a suitable tenant.



Q. I rented a house to a family last year and charged \$500 a month. A new family wants to move in but I was told the rent cannot be above \$420. It's the same house. Why can't I charge the same rent?

A. The amount of rent each family can afford varies. Your house may be worth more than \$500 a month, but the family can only afford \$420. You may want to

lower your asking amount if you think the family will be great tenants, or you may want to wait to rent the house to a family with more income. It is the landlord's decision whether or not to rent to each family.

Q. I thought the housing authority paid all the rent?

A. Not necessarily. Again, each situation is unique. The portion of rent a family is responsible for is dependant on several factors, the biggest being the family's income and the amount of the rent. Some families pay no rent; others pay the majority of it.

Q. What does rent reasonable mean and how is it determined?

A. Rent reasonable is a calculation made to determine what the unit could be rented for on the open market. It is based on the report made by the inspectors at initial move in and each year a rent increase is requested by the landlord. Regardless of a tenant's income, the amount charged for the unit cannot be more than the rent reasonable amount.

Q. I was told the highest rent I could charge for the unit was \$350. I had originally requested \$375. Can the family pay the difference?

A. No. The family cannot pay more than the amount determined by CKHA.



Q. When can I ask for a rent increase?

A. Each year, the family meets with a leased housing specialist to update their household information. At that time, an owner recertification form is sent to the landlord. Each landlord has the option of requesting an increase at that time. After the first year, the rent is no longer bound by the family's income but by the rent reasonable amount and a passing inspection. It is important to remember, however, that the portion of rent CKHA will pay does not necessarily raise just because the rent does. This is something to consider when requesting an increase.

There are four main points to remember about any questions you may have:

1. The HAP contract you signed when the tenant moved into your unit is full of useful information. Keep it in a safe place so that you can refer back to it when necessary.
2. Each family on the program is unique. No two cases will be exactly the same.
3. You are the landlord. It is up to you to enforce your lease.
4. The leased housing specialists are only an email or phone call away. When in doubt—ask.



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