

Landlord Benefits

There are several benefits to renting to a Section 8 tenant:

Consistent Rent Payments by BHA

After a participant has been determined eligible for assistance, they are granted a Housing Choice Voucher. The voucher allows the family to search for decent, safe, and sanitary housing. Once the unit has been inspected and approved for the program, BHA will make monthly payments to the landlord during the 1st week of each month and will continue to make monthly payments as long as the unit and the family qualify for assistance.

Long-Term Tenants

Many Section 8 tenants, after being approved for the program and finding a place to rent, tend to stay in the same unit for a while. It is a requirement when a tenant initially leases into a unit that they sign a 1 year lease agreement. After the initial year is up, you may request another years lease or go month to month. At this time you may also request an increase in the contract rent.

Maximum Up Keep of Your Property

Since your property will be inspected initially, you will always know the condition of your property. Coupling this with your own periodic checks, you will be able to ensure that your property is maintained at its highest level.



Creating Windows of Opportunity

CONTACT US

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RENTAL ASSISTANCE OFFICE

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THREE-PRONG PARTNERSHIP

The Housing Choice Voucher (HCV)/Section 8 program is a three-way partnership between the Brockton Housing Authority (BHA), the tenant and the landlord.

BHA's Responsibilities

- Determine participant's eligibility
- Explain rules of the program to the tenant
- Approve the unit, landlord and tenancy
- Make payments to the landlord
- Ensure the tenant and landlord comply with program

Tenant's Responsibilities

- Provide BHA with complete and accurate information
- Pay security deposit when required by the landlord
- Take responsibility for the care of the unit
- Comply with the term of the lease
- Comply with the BHA's Family Obligations on the voucher

Landlord's Responsibilities

- Screen tenants
- Comply with Fair Housing Laws
- Collect security deposit and reimbursed according to Mass State Law
- Maintain the housing unit
- Comply with the terms of the Housing Assistance Payments Contract
- Collect rent due by the tenant
- Enforce the lease



BECOMING A PARTICIPATING LANDLORD

Follow the steps below and you will be leasing in no time!

Find a Tenant

You may promote your property with BHA by listing it with us.

Landlord Approves Tenant

Use the same diligence in screening a Section 8 participant as you would with any other tenant. BHA can only certify the families' income eligibility for the program, we cannot provide reference as to their expected behavior as tenants. Once the tenant finds a suitable housing unit and you approve the tenant, the Request for Tenancy Approval (RFTA) must be completed and submit to BHA.

BHA Approves Tenancy and Unit

Once the RFTA is submitted BHA will determine if the tenant is income eligible to lease the unit and if the contract rent amount is rent reasonable. If approved, BHA will then request a Housing Quality Standard Inspection to determine if the unit qualifies under the program.

Contract and Lease are Signed

If the unit is determined satisfactory, BHA will enter into a Housing Assistance Payments (HAP) contract with the landlord, and the tenant will enter into a lease agreement with the landlord.

Housing Assistance Payments

After the HAP contract and lease are signed, BHA makes the initial HAP payment and continues to make monthly payments to the landlord as long as the tenant continues to meet eligibility criteria and the housing unit qualifies under the program.

LANDLORD OBLIGATIONS

Most of the responsibilities of the landlord are specified in the HAP contract.



They include:

- All management and leasing functions including: family selection; enforcement of tenant obligations under the lease; termination of tenancy; and collection of any security deposit, tenant contributions and for any damages to the unit by the tenant.
- Maintain Housing Quality Standards. Including all ordinary and extraordinary maintenance. If unit fails inspection: *non-emergency items* must be repaired within 30 day and *emergency items*: which endanger the family's health or safety must be corrected by the owner within 24 hours of notification, payments are held if items that fail are not repaired in time.
- Lease the unit only to the family specified in the lease for use solely as their principal place of residence.
- Not commit fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.
- Not receive payment for a unit in which the family has an interest.
- Adhere to HUD and state procedures for termination of tenancy; permit BHA/HUD access to premises and records; not transfer the contract without prior written consent of BHA.