

FAQs

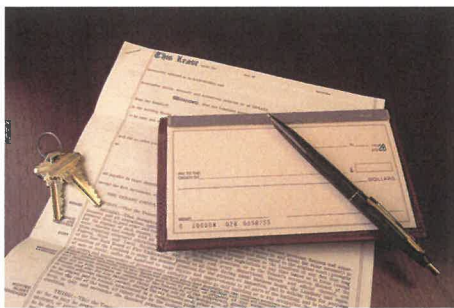
(Frequently Asked Questions)



LANDLORD PARTICIPATION IN THE HOUSING CHOICE VOUCHER PROGRAM

Q: *Is there a pre-approval process to become a Landlord in the Housing Choice Voucher Program?*

Answer: No. A potential tenant who has a Voucher from the Housing Authority simply needs to advise you of their status; any Landlord can participate in the program. There are no applications, no fees, and no commitment beyond the term of the lease.



Q: *Do I have to use a special form of lease?*

Answer: No. You can use your typical form of lease. All that the lease needs to do is outline the term of the lease being one year, note the agreed upon rent, and identify who is responsible for utilities and maintenance.

Q: *What type of inspection does the property have to undergo?*

Answer: The inspection looks at basic health, safety, and building items. A list of typical fail items includes non-working smoke

detectors, non-working appliances, utilities not turned on, or a leaking plumbing fixture.

Q: *Who selects the tenant?*

Answer: The landlord selects the tenant based on the same criteria they select other tenants. The screening process should be consistent with other applicants who do not have a Voucher.

Q: *Can I evict the tenant?*

Answer: Yes. If the tenant materially violates the terms of the lease (e.g., fails to pay their share of the rent, damages the property, etc.), the terms of the lease can be enforced just like any other lease.

Q: *Isn't there a lot of paperwork associated with the program?*

Answer: No. Landlords enter into a lease with the tenant and a contract for assistance payments from the Housing Authority. The Housing Authority only requires two other items. One is IRS form W-9 and the other is



a form allowing the Authority to remit its payment to the Landlord electronically (that is, the Housing Authority payment is sent directly to the Landlord's bank around the fifth of each month)



Q: *Can't I charge more rent for a non-Housing Choice Voucher renter?*

Answer: Perhaps. Approved rent amounts are based on the type of unit (e.g., a house), the size of the unit (number of bedrooms and/or square footage), its condition, and any amenities offered (e.g., air conditioning).

Even if a non-Housing Choice Voucher renter does rent your unit, it's likely the Housing Choice Voucher tenant will reside in the unit, on average, far longer. In

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FAQs – Continued

some of the units the Housing Authority manages, Voucher holders tenancy lasts longer than non-Voucher holders. This leads to lower unit turnover, lower operating costs, and a better bottom line for the landlord.

Q: Can I still get a rent increase each year?

Answer: Yes; rent increases must be approved by the Housing Authority and must be reasonable. Small annual increases are typically not a problem.

Q: Are there any other reasons to participate in the Program?

Answer: Yes, there are many. Perhaps the most important is the value of the Voucher itself to the tenant. If the tenant violates the terms of the lease with the landlord, the tenant could lose the Voucher. This is very significant. Oftentimes Housing Authority staff will contact a tenant when a Landlord advises the tenant is violating the lease. This often leads to the tenant correcting the issue.

Q: How long does a Voucher holder typically stay in a particular rental unit?

Answer: The average tenancy of Medina MHA's Voucher holders is 6.57 years; this is *more than double* the industry average – lower turnover rates typically equate to better economic outcomes for the landlord making the Voucher Program's bottom line more attractive in the long run.



Our goal is to both assist you with finding qualified renters and to help those individuals and families looking for housing find and secure a safe place to live.

In addition, the Housing Authority conducts criminal background checks on each Voucher recipient. While no guarantees are provided, this process reasonably assures a Landlord an applicant without a violent criminal background or serious drug offense. We do recommend that landlords conduct their own background checks as well.



While we have provided answers to several questions on this sheet, you may have additional questions other than those posed here. Housing Authority staff are available to help answer any additional questions from Landlords to help clients find decent, safe, and affordable housing. Questions can be directed to any one of the Authority's Housing Choice Voucher staff members at any of the telephone numbers listed below.

Thank you for considering participating as a Landlord in the Housing Authority's Housing Choice Voucher Program!

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