

## How to become a SECTION 8 landlord

Are you a landlord in the Roanoke area interested in participating in the Housing Choice Voucher Program?

The Housing Choice Voucher Program provides rental assistance for low and extremely low-income families to obtain housing in the private rental market.

Program participants normally pay no more than 30% of their monthly-adjusted income towards rent and utilities. The housing assistance payment pays the balance of the rent to the property owner.

The unit must meet HUD Housing Quality Standards and the approved rent must be affordable based on the family's household income and market rate comparable.

After the unit passes inspection and the rent has been approved, the landlord and tenant enter into a lease for an initial term of one year. The Roanoke Redevelopment and Housing Authority and the landlord sign a Housing Assistance Payments Contract through which rent is assisted on behalf of the tenant.

Landlords may collect a security deposit, but the deposit cannot be in excess of private practice, or in excess of amounts charged by the owner to unassisted tenants.

The Housing Authority does not screen Housing Choice Voucher Participants for suitability as tenants. You are encouraged to use any or all of the following screening methods as long as you do not discriminate in your tenant selection based on race, color, religion, sex, country of birth, handicap or familial status.

- Credit check
- Criminal Background Check
- Rental History
- Landlord References

For more information on how you, as a landlord, can participate in the Housing Choice Voucher Program please contact RRHA at (540) 983-9218 or by e-mail at [hcvoffice@rkehousing.org](mailto:hcvoffice@rkehousing.org). You will be providing the most important ingredient in a person's life – stable housing.