Accepting Rental Assistance

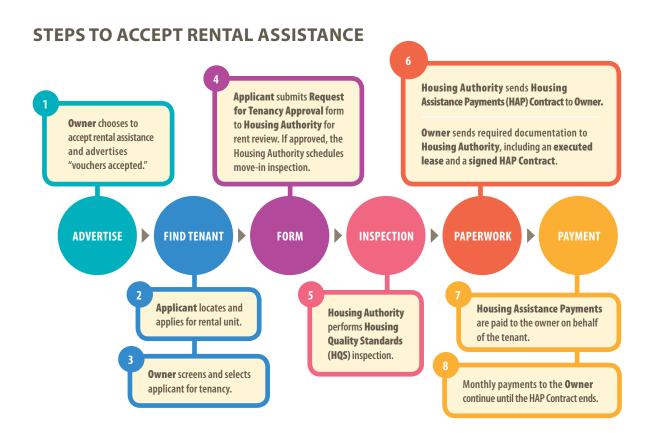## What is rental assistance?

Rental assistance, like Housing Choice Vouchers (Section 8), makes homes like yours affordable to people with limited means.

It is a partnership between landlords, tenants, and a Housing Authority. Landlords are critical to maintaining and increasing affordable housing options in our community. We hope to welcome you as a partner soon!

Landlord Benefits

- **Timely, guaranteed rent payments.** In 2019, the average per-unit rent assistance payment to partner landlords was $865/month ($10,377 per year).

- **Reduced turnover and vacancy costs.** Twin Cities voucher-holders average 7 years since move-in. SEVEN YEARS!

- **Responsible tenants.** Rental assistance is scarce. After waiting years for the assistance, voucher-holders are motivated to care for their apartment and follow lease terms, or they risk losing their assistance and their home.

- **A problem solving partner.** Our staff is trained to support tenants and to remind tenants of their lease obligations, so their problems don't become your problems.

- **Satisfaction from helping others.**

STEPS TO ACCEPT RENTAL ASSISTANCE

1 — **Owner** chooses to accept rental assistance and advertises "vouchers accepted."

2 — **Applicant** locates and applies for rental unit.

3 — **Owner** screens and selects applicant for tenancy.

4 — **Applicant** submits **Request for Tenancy Approval** form to **Housing Authority** for rent review. If approved, the Housing Authority schedules move-in inspection.

5 — **Housing Authority** performs **Housing Quality Standards (HQS)** inspection.

6 — **Housing Authority** sends **Housing Assistance Payments (HAP) Contract** to **Owner**.

Owner sends required documentation to **Housing Authority**, including an **executed lease** and a **signed HAP Contract**.

7 — **Housing Assistance Payments** are paid to the owner on behalf of the tenant.

8 — Monthly payments to the **Owner** continue until the HAP Contract ends.

ADVERTISE ▶ FIND TENANT ▶ FORM ▶ INSPECTION ▶ PAPERWORK ▶ PAYMENT

How do I pre-apply or get involved in a voucher program?

There is no pre-approval or certification process. **Simply advertise using the phrase "Vouchers Accepted." Landlords can advertise for free with HousingLink (housinglink.org or 612-522-2500).**

What happens when I decide to accept a tenant who has a voucher?

Renting to someone with a voucher is similar to renting to a family who does not have assistance. There are several programs, and they all work in a similar way. This flyer references forms and standards for the most common program.

What are the ongoing requirements to accept rental assistance?

2 simple steps:

- Let us know of any proposed changes in the rent agreement, lease terms, or lease violations.
- Provide housing that meets HQS Inspection Standards. Inspection occurs at initial move-in and annually or biannually, landlords only need to attend the initial inspection.