

FAQ For Owners

ABOUT OUR PROGRAM

1. What kind of rental assistance programs are available?

The HACNC administers the Housing Choice Voucher (Section 8) Tenant-Based Program; and Housing Choice Voucher Project-Based Rental Assistance (for Seniors only) at Kimball Tower. These programs provide monthly rental assistance towards the rent of eligible families. The amount of rental assistance is based on the income of the eligible participants.

2. What is the Housing Choice Voucher Program?

The Housing Choice Voucher Program (aka Section 8) is a federally funded and locally administered program that provides monthly rental assistance to eligible individuals and families.

3. Does the HACNC screen the family for suitability as renters?

No. The HACNC does not screen families for their suitability as renters. This is a responsibility of the property owner. However, the current address and name of landlord, as well as the previous address and the name of the previous landlord is provided to the prospective property owner for screening purposes only. The prospective landlord has the final decision as to who will be the best tenant for the unit.

4. Can I use my own Lease Agreement?

Yes. A family may use its own lease agreement. However, a lease addendum containing HUD proscriptions and federal provisions will also be required.

5. What are the conditions for unit approval?

A unit must pass a housing quality standard inspection and the rent must be reasonable. These two requirements are necessary for health and safety reasons and to make sure that the rents families are paying are consistent with program rents.

6. What is the purpose of rent reasonableness?

The purpose is to ensure that rents are similar with unassisted units in the community, and to make sure that Housing Choice Voucher Program participants are not being charged more than non-participants.

7. How much of a security deposit can a property owner collect?

The property owner is allowed to charge a security deposit in accordance with State and local laws.

8. How often will my rental unit be inspected?

Every rental unit on the Housing Choice Voucher Program must be inspected by the HACNC at least once a year. The inspections are required by HUD and are necessary for health and safety reasons.

9. When can property owners raise the rent?

The property owner may request adjustments annually. However, the rent must be similar with unassisted rents in the community.

10. When can the Lease Agreement be terminated?

The owner may terminate the lease unilaterally only if the tenant violates the terms of the lease, or for other good cause. The owner may terminate without cause at the end of the initial lease term. The owner and the tenant can mutually decide to terminate the lease at any time.

11. What if the property is sold?

The owner must contact the HACNC prior to the sale of the property. The contract and lease terminate upon sale of the property. However, the HACNC and the new owner may transfer the Housing Assistance Payments Contract to provide uninterrupted rental assistance payments.

12. What document between the owner and the HACNC is required to be signed?

A written contract provided by the HACNC is needed. This is a program requirement and the purpose of the contract is to legally provide housing assistance payments on behalf of an eligible family.

13. What is Contract Rent?

The contract rent is the amount of rent the HACNC authorizes an owner to collect for a unit occupied by a family receiving assistance.

14. Does your agency offer Direct Deposit?

Yes. Direct Deposit is mandatory to be able participate in the program. Once your unit has passed inspection and you have signed your HAP contract with our agency, you can complete the paperwork to have your Housing Assistance Payments deposited directly to your bank account.