

# ARE YOU A RENTAL OWNER LOOKING TO FILL YOUR VACANT APARTMENT?

**DO YOU WANT TO HELP PEOPLE IN YOUR COMMUNITY THAT MAY BE STRUGGLING TO SECURE SAFE, SANITARY, AND DECENT HOUSING?**



**LET'S HELP OUR COMMUNITIES & OUR NEIGHBORS THRIVE!**

## Benefits for leasing with Section 8 Housing Choice Voucher (HCV) Program

### Payment Standards & Incentives to Owners

- » Consistent and timely subsidy payments at rates higher than you might think.
- » Section 8 Housing Choice Voucher holders generally pay 30%-40% of their monthly adjusted income toward rent and the voucher backed by the government covers the rest every month. This ensures that you are getting a consistent and timely government-backed payment for all or a portion of the rent.
- » Rental units located in zip codes in Bergen/Passaic, Monmouth/Ocean and Burlington/Camden Counties are considered Small Area Fair Market areas, which

means that the payment standard used to determine the subsidy will more closely match the local market area rents.

- » New Jersey Department of Community Affairs (DCA) will pay an owner incentive of up to \$2000.00 for each unit they rent to an HCV holder and will provide 1½ months of security deposit to the owner on behalf of the HCV program participant.
- » An owner can submit a written request, with supporting documentation, for reimbursement for repairs on identified deficiencies noted at the initial HQS inspection for HCV holders, for up to \$1,000 in reimbursement for additional costs, upon execution of the Housing Assistance Payment (HAP) contract.

## Owner Resources

Participating as a rental owner in the Section 8 HCV has many benefits:

- » You will receive guaranteed monthly rent payments;
- » You will have low vacancy rates; and
- » You will have direct contact to a seasoned specialist from New Jersey Department of Community Affairs, DCA's Division of Housing and Community Resources who is familiar with the program details and can (streamline or assist) the lease-up process.

## DCA's Responsibilities

- » Reviews all applicants to determine families' eligibility for the program.
- » Explains the rules of the program to families and property owners/managers.
- » Issues vouchers to families.
- » Inspects housing-assisted units for compliance with housing quality standards.
- » Approves the unit, owner, and lease.
- » Makes housing-assistance payments to the owner in a timely manner.
- » Re-examines the family's income and composition annually, adjusts the rent, and processes changes in rent portions when the income of the family composition changes.
- » Ensures owners and families comply with the program rules.
- » Provides prompt, professional service to owners and tenant families.

## The Owner's Responsibilities

- » Thoroughly screens and interviews families who apply.
- » Maintains the property by making necessary repairs in a timely manner.
- » Collects application fees, security deposits, and the tenant's monthly rent portion.



- » Manages the property and enforces the lease.
- » Complies with the terms of the Housing Assistance Payment Contract and HUD Tenancy Addendum.
- » Complies with all fair housing laws and will not improperly discriminate against any family.
- » Notifies DCA if a tenant vacates the unit and returns the housing assistance payments received after a family vacates a unit.
- » Immediately notifies the DCA of any owner change so payment to the new landlord will not be delayed.
- » Provides the DCA all copies of tenant correspondence (eviction notices, rent increases, notice to comply etc.)

## The Section 8 Housing Choice Voucher Participant Household

- » Provides the DCA with complete and accurate information pertaining to the family income and composition.
- » Reports changes in income and family composition that happens throughout the year.
- » Locates a suitable unit and pays the security deposit and application fee to the owner.
- » Attends scheduled appointments and returns documents on time.
- » Maintains the property and handles minor repairs.
- » Complies with the terms of the lease.
- » Pays their portion of the rent on time to the owner.
- » Complies with all family obligations under the Section 8 Housing Choice Voucher Program.
- » Provides DCA all copies of correspondence from the landlord.

**Visit:**  
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