



California Association of Housing Authorities

Share the Benefits Offered by Your Local Housing Authority

By partnering with your local housing authority, landlords have access to tenants with valuable rental subsidies, which are designed to protect tenants from life's adverse events, such as job loss, with the added benefit of providing greater financial security to landlords.

The most common rental subsidy program provided by housing authorities is the federally funded Housing Choice Voucher program (also known as Section 8). Here are some of the top financial advantages enjoyed by landlords who rent to Section 8 tenants.

On-Time, Convenient Payments

The housing authority pays their portion of the rent on the 1st of each month, and most housing authorities offer the convenience of direct deposit

Protection from Tenant Financial Losses

When a Section 8 tenant's income decreases, the housing authority's portion increases to cover the loss of income. This provides the landlord and tenant with a valuable form of insurance against tenant income losses.

Free Marketing and Endless Supply of Potential Tenants

The housing authority is eager to list your vacancy for free. By advertising with the housing authority or through one of their referral websites, landlords have access to a large pool of tenants. Landlords should still screen all potential tenants.



Incentive for Tenant Lease Compliance

To increase tenant compliance, most housing authorities provide counseling, warnings or reminders to tenants who have received notices from their landlords and are at risk of eviction. If it is proven that a tenant violated their lease, the tenant may be terminated from the Section 8 program.



Safeguard Against Lost Rent During Eviction

Unfortunately, not every tenant (Section 8 or otherwise) will live up to their lease agreement and the landlord will be forced to evict. If this occurs with a Section 8 tenant, the housing authority will continue to pay the housing authority's share of the rent throughout the eviction process until the date the tenant moves out or is locked out.

Competitive Rents

The housing authority pays market rents as long as comparable rents exist in the neighborhood and the tenant's rent portion is affordable. If a unit is not subject to local rent control rules, there are no caps on rent increases for Section 8 tenants, as long as comparable rents continue to exist in the neighborhood.

Prevention of Overcrowding

Throughout southern California, families are doubled or tripled up in two and three bedroom units in order to afford the rent. Overcrowding increases the landlord's utility costs, places additional wear and tear on the unit, and leads to conflicts between neighbors. By renting to a Section 8 tenant, a landlord is not faced with overcrowding. The housing authority restricts the number of individuals allowed in the unit according to the number of bedrooms in the unit.

Free Unit Inspections

Under the Section 8 program, the housing authority conducts unit inspections. Usually, the repairs requested by the housing authority are minor and related to routine maintenance. However, the inspection can reveal a problem in its early stages, such as a small roof leak, minor plumbing issue, or termite problem, before significant damage is done.

Other Incentives

A number of southern California housing authorities offer a range of extra services to Section 8 landlords, such as signing bonuses, free educational workshops, payment of damages exceeding the security deposit, payment of rent to hold vacant units, and payment of tenant security deposits. Check with your local housing authority to find out what they have to offer.

For more information, contact your local housing authority. To locate your local housing authority, visit the U.S. Department of Housing and Urban Development website at:

<https://portal.hud.gov/hudportal/HUD?src=/states/california/renting>

