

## **Landlord FAQs:**

Landlord payments for the Section 8 program have been converted to direct deposit as of August 1, 2015.

### **Am I required to enroll in the Direct Deposit program?**

Landlords are encouraged to enroll into the [Direct Deposit program](#). The only other option is to come into the office at 2575 Grand Canal Blvd Suite 100, Stockton, 95207 to pick up your payment each month.

### **What happens if I don't receive my payment?**

The Housing Authority will not stop a payment without notification. Generally, payments are stopped when the contract has been terminated. Payments may be placed on hold if Housing Quality Standards deficiencies are not repaired by the date prescribed by the Housing Authority.

### **What is the maximum amount that I could get for my unit?**

The Housing Authority has established [payment standards](#) based on the Fair Market Rents established by HUD. The payment standard serves as a cap for the Housing Authority not to exceed based on bedroom size. Deductions are not factored in to these amounts. The rent must be reasonable and will be compared to similar units.

### **How often are you required to inspect my unit?**

The Housing Authority is required to conduct a Housing Quality Standards inspection at least annually from the initial inspection anniversary.

### **How do I add my unit to your list for a prospective Section 8 tenant to occupy my home?**

There are two ways to list your property on the Available Unit Listing.

1. You can enter the unit information yourself on the website at [www.hacsj.org](http://www.hacsj.org). This feature allows you to upload photos of the unit.
2. You can provide the office with the unit details (Unit address, type, bedroom size, rent, contact name and number).

To remove the unit from the listings, you can remove it yourself from the electronic version. You must inform the Housing Authority in writing to remove the unit from the manual listing.

### **Who should I report my changes to?**

Changes should be reported to the assigned Leasing Specialist of the participant residing in your unit. The assignment is based on the participant's last name. The listing can be located at [www.hacsj.com](http://www.hacsj.com)

### **I have a Section 8 tenant in my rental, what must I do to begin receiving payments?**

The Housing Authority must approve the If you decide to participate in the program, be prepared to furnish proof of legal ownership of the rental unit. This is one of HUD's requirements for the program.

We will begin making payments to you after the tenancy has been approved and the Housing Assistance Contract has been signed. We will mail a payment on or about the first of each month and will continue to make payments as long as the following conditions are met:

- The unit meets Housing Quality Standards
- The tenant is eligible for assistance
- The tenant resides in the unit
- The owner is in compliance with the contract

### **Are rent increases allowed?**

After the initial term of the lease, the owner may request to increase the rent with 60-day notice to the family and the Housing Authority. The proposed increase must be reasonable. Remember, your lease must allow for rent increases after the initial term. Any increase cannot make the rent greater than that charged for comparable unassisted units.

### **May landlords collect a security deposit?**

The owner may collect a security deposit. The Housing Authority has the discretion to prohibit security deposits that are in excess of either private market practice or the security deposits for the owner's unassisted units.

### **Who selects and screens the tenants?**

Even though a family is determined by the Housing Authority to be eligible for the program, the owner must approve the tenant as a suitable renter. The Housing Authority knows that the owner has approved a family when a Request for Tenancy Approval form is submitted.

It is the owner's responsibility to screen families who are interested in renting their units. Owners should:

### **Consider a family's background regarding factors such as:**

- Paying rent and utility bills
- Caring for property
- Respecting the rights of others to peaceful enjoyment of their residences
- Engaging in drug-related criminal activity or other criminal activity that is a threat to life, safety, or the property of others
- Compliance with other essential conditions of tenancy

### **When you are contacted by a prospective renter, evaluate him or her as you would any other renter.**

Make sure that your tenant selection standards are based on objective, business-related considerations, such as:

- previous history of nonpayment
- damage to property
- disturbance of neighbors

Owners must apply the same standards of tenant selection to any family that applies, whether the family is a prospective Section 8 renter or not. Tenant selection **must not be based upon:**

- Race.
- Color.
- Age.
- Religion.
- Gender.
- Familial Status.
- Disability.
- Or any other discriminatory factors.

The Housing Authority DOES NOT screen families for their suitability as renters. That is the responsibility of the owner.