

# Information for Property Owners and Managers

Getting started in the program



601 South Belvidere Street  
Richmond, VA 23220-6504



*The Virginia Housing Development Authority (VHDA) does not discriminate on the basis of race, color, religion, sex, age, national origin, familial status or disability.*

## What are the benefits of renting to a HVC tenant?

Landlords who lease to HCV tenants receive a guaranteed payment of rent directly from VHDA each month. Depending on several factors, this can be a portion or all of the rent. Another great benefit is the required annual inspection which helps ensure your property's resale value.

### Other benefits:

- Rental of vacant units.
- Landlords select residents, retain full management capabilities.
- Landlords give up none of their rights of ownership.
- VHDA's portion of rent payment is sent directly to landlords from VHDA; landlord is therefore guaranteed up to 70 percent of rent without collection hassles.

### For more information:

VHDA Main Number	877-VHDA-123
Español	877-843-2123
TDD/TTY	804-783-6705 / 888-451-4810
Southwest Virginia Office	800-447-5145
Website	<a href="http://vhda.com">vhda.com</a>

VHDA helps Virginians with low- to moderate-incomes buy their own homes. We also help finance affordable, quality rental housing, and we help people with disabilities and the elderly make their homes more livable. We teach free homeownership classes, and partner with other lenders, developers and community service organizations to help put quality housing within the reach of every Virginian. And, we do it all without using a single taxpayer dollar.

**VHDA. We'll make it affordable.  
You'll make it a home.**

## What is the Housing Choice Voucher (HCV) Program?

The program provides decent, affordable housing to low- to moderate-income individuals and families, including people with disabilities and senior citizens. Vouchers are distributed through the Virginia Housing and Development Authority (VHDA) who works with local housing agency partners.

Vouchers allow qualifying prospective tenants to select from a wider range of housing as opposed to being limited to designated housing projects. The tenants pay the landlord a percentage of their adjusted monthly income towards rent with the voucher subsidizing the remainder of the rent.

## What families are eligible?

Prospective tenants often represent the diversity of your local community. They may be individuals, families and people with disabilities or senior citizens. They tend to be very highly-motivated renters who pay rent in a timely manner and maintain the property. Many HCV tenants hold jobs as teachers, police officers or other service providers.

## How can a family participate?

To participate in the program a family must apply to a local housing agent and be certified as eligible. They are allowed to seek housing from landlords who wish to participate. The family may select the housing in which they currently reside or move to another home.

## What type of housing qualifies?

Any rental housing, including single family homes, apartments and mobile homes, qualifies as long as it is in decent, safe and sanitary condition, as defined by program Housing Quality Standards.

## How are payments made?

- Every month, the landlord receives two checks: one from the family and one from VHDA.
- Payments will be made for the term of the specified contract.

## Must landlords accept any eligible family?

Your local agency partner screens tenants to make sure they meet program requirements but you do all the screening of prospective tenants, just as you would for anyone else leasing your property. Review the "How to be a Successful Landlord Partner" brochure as provided by your agency or visit [vhda.com](http://vhda.com) for more information.

If you have more questions, or would like to notify us of the availability of your unit(s), call your local HCV agent.

AGENT NAME: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

