



“In these uncertain financial times having guaranteed rent means a lot to me as a landlord.”

MICHAEL NUKHO • Gem Management

Benefits of Being Section 8 Landlords

You have the opportunity to help low-income elderly, disabled, and veteran households, as well as families with children by providing affordable housing

- + More than 50 percent of vouchers serve elderly or non-elderly disabled families. About 45 percent of vouchers assist single-parent families.
- + You may rent to as many or as few Housing Choice Voucher residents as you choose.

You will get timely and dependable payments from the Yonkers Housing Authority

- + Participating, compliant landlords will receive timely and dependable housing assistance payments (HAP) each month once the HAP contract and lease are signed.
- + Housing Choice Vouchers payments are deposited directly in the Landlords Account by the 3rd day of the Month.

You may request annual reasonable rent increases*

- + Compliant landlords may request a rent increase at the annual anniversary 60 days prior of the HAP contract by written notice to the Yonkers Housing Authority.

**Subject to rent reasonable study*

Income Based Payments

- + If the participant’s income decreases, the amount of the housing assistance payment will increase.

Yonkers Housing Authority will perform regular inspections

- + Some landlords appreciate the routine inspections because they provide an opportunity to check on the condition of the unit. This can result in identifying maintenance needs that may have otherwise gone unnoticed for some time.

Continued Support

- + Yonkers Housing Authority will provide continued support regarding program information, payment and inspection inquiries. Monday–Friday 8:30 am to 4:30 pm.

FAQs

Can landlords charge HCV participants the same rent as their non-HCV tenants?

Landlords can charge the full rent no matter who the tenant is. Yonkers Housing Authority must determine that the proposed rent is reasonable and is not higher than units in that area with similar amenities.

Are HCV participants problem tenants?

Actually, HCV tenants are typically long-term tenants, living in a unit for 7-8 years on average. There are no documented statistics showing that HCV participants are any more likely to damage units or not pay rent than are non-HCV tenants. Landlords use their own screening criteria and should screen HCV tenants as they would screen any other tenant to avoid problem tenants.

Is it impossible to evict a HCV tenant when they violate the lease?

HCV tenants are bound by the terms of their rental agreements and are subject to eviction as any non-HCV tenant.

If you accept one HCV Program tenant, then all of your units must be rented to HCV Program Tenants?

Renting unit(s) to HCV tenants does not in itself further obligate you to rent to other HCV tenants. For each vacancy, you should follow your established policies for screening prospective tenants.



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