

FREQUENTLY ASKED QUESTIONS BY POTENTIAL SECTION 8 LANDLORDS

Q: Does Statesville Housing Authority Choose My Tenant for Section 8?

A: Section 8 only insures that potential tenant has met Section 8 requirements for admission to the program. We only conduct criminal record searches for drug related criminal activity or violent criminal activity within the last five years or a repeated history of such activity. Sex Offenders are banned for life.

Q: What type of screening can I do?

A: You may conduct any type of screening criteria you wish. (i.e. credit checks, criminal records, references, etc.)

Q: Am I allowed to Increase The Rent? What is the Procedure?

A: You may increase the rent after the initial one year lease term. You must give the tenant a sixty (60) day written notice prior to the proposed effective date of the rent increase. The Housing Authority must receive a copy of this notice as well.

Q: Who Is Responsible For Security Deposit?

A: The tenant is responsible for any required security deposit.

Q: How Does My Property Qualify for Section 8?

A: Once you have selected a tenant, you should complete a Request For Tenancy Approval (RFTA), which the selected tenant will have, and submit to the office for a Housing Quality Standards (HQS) Inspection. In addition, please ask the tenant to see a copy of his/her voucher so that you may verify that Section 8 Rental Assistance has been approved.

Q: What are Some Common HQS Fail Items?

A: Hot Water Heater must have discharge line at least 6 inches from the floor. All Bedroom windows must be openable. Screens must be on all openable windows. All utilities must be on at the time of the inspection. Appliances- Stove & Refrigerator- must be present at the time of inspection. This is required whether the utilities are tenant or owner supplied.

Q: How Long Is Initial Lease/Contract?

A: Initial Lease/Contract is for One (1) Year. After that, lease becomes month-to-month unless owner requests an additional year and offers a new lease. However, another one year contract is not mandatory. Lease can continue month to month.

Q: When can I expect to receive payment for Section 8 Rental Unit?

A: Initially, there may be a wait for payment due to our accounting being submitted once per month. If the unit passes after the cut off for a particular month, you will receive payment the month following the first initial full month. However, once the payment is paid, you will receive all retroactive monies due to you. After this, the money will be direct deposited in to the specified bank account on the fifth (5th) business day of the month.

Q: If there are damages to the property, who is responsible for paying damages?

A: Tenant will be responsible for paying damages. Section 8 does not do damage claims.

Q: Whose name do the utilities have to be in?

A: This is at your discretion. HUD rules state that all tenant paid utilities must be on. If water, electricity, and/or gas are disconnected for more than 24 hours, this is considered a life-threatening emergency and a termination will be issued. Tenant is allowed to have utilities in his/her name. Please notify the housing authority of any agreement that you and tenant may have regarding this issue.

Q: If my unit fails HQS Inspection, how long do I have to make repairs?

A: Thirty (30) Days from date of letter from Housing Inspector.

Q: What does the term “abatement” mean?

A: Abatement means that a unit is not within HQS compliance after the re-inspection date, which is after the expiration of the thirty days. The owner will lose HAP payments for each day the unit is not in compliance. The tenant is not responsible for any unpaid HAP (Housing Assistance Payments).