

## HPD Section 8 Fact Sheet for Landlords & Brokers

### What is the HPD Section 8 Program?

Section 8, also known as the Housing Choice Voucher Program, provides federal funding for subsidies for eligible low-income families to rent decent, safe, and affordable housing in a neighborhood of their choice. Families pay a reasonable share of their income toward rent and the subsidy, paid by HPD directly to the landlord, makes up the difference, within specified limits.

### How does participating in the HPD Section 8 Program benefit me?

Participating as an landlord in one of HPD's rental subsidy programs helps provide critical affordable housing to New Yorkers in need. As an owner, you will also benefit from guaranteed monthly rent payments, low vacancy rates, and free annual inspections by HPD to ensure maximum property upkeep. The city provides additional incentives for landlords who provide apartments for homeless veteran which are listed below:

- **\$1,000 Landlord Incentive** for every apartment and commercial SRO with a one-year lease signed by a homeless veteran.
- **\$500 Room Rental Incentive** for every room with a one-year lease signed by a homeless veteran.
- **15% Broker Bonus** (15% of the annual rent) for brokers who connect homeless veterans with LINC apartments or units that can be subsidized using HUD VASH, HPD Section 8, and MRT vouchers.
- **Access to a Rental Guarantee Fund** of up to \$3,000 per year for landlords, who house veterans, to cover potential damage to the apartment, as well as assist with the payment of rental arrears, as needed.

### Who are my prospective tenants?

Eligible low-income veteran families in shelter.

### How long does the program last?

- Once you have an apartment that is approved and linked to the Section 8 program, you will receive monthly rental assistance payments.
- The tenant is required to enter into a 12 month lease and may enter into a longer term lease at the landlord's discretion.
- The tenant contribution is set for the first year based on what the household can afford. Before renewing a participant for any subsequent year of the program, HPD will recalculate the tenant contribution based upon current income.
- Section 8 vouchers are tenant based and portable so the voucher follows the tenant if they move out of the building.

### What is the amount of the rental payments I will receive?

Program	Max Rent (Family Size)					
	SRO	1	2	3 to 4	5 to 6	7 to 8
HPD Section 8	\$942	\$1,256	\$1,312	\$1,555	\$1,999	\$2,241

The rent for the apartment must be determined by HPD as reasonable rent. This means that the rent is comparable to the rents that are being charged for similar unassisted apartments in the same building or neighborhood.

### What help is available once a tenant has moved in?

Owners are required to execute a lease with their tenants. Tenants receiving subsidies have the same responsibilities as non-subsidized tenants. Tenants must pay their portion of the rent in a timely fashion and may not damage the unit or otherwise violate their leases.

If you have difficulty enforcing the terms of the lease with a subsidized tenant you should provide documentation of the problem to HPD. HPD will review the matter and, if necessary, warn tenants to uphold their responsibilities under the lease. Serious and repeated violations of a lease are grounds for termination of a tenant's rental subsidy assistance.

### Support for Veterans

Additional support services are available for Section 8 tenants who are veterans. The Mayor's Office of Veterans Affairs (MOVA), U.S. Department of Veterans Affairs (VA) and the Department of Homeless Services (DHS) jointly work to provide comprehensive services to veterans living in the City of New York. The agencies created the Veteran Service Unit (VSU), a centralized access point for veterans who are homeless or at risk of homelessness. The VSU links veterans to services and resources, including housing services; medical care; and City, State, and federal entitlements, such as pension benefits and public assistance entitlements.

The City is dedicated to ensuring that veterans who are housed remain in stable housing. The Mayor's Office of Veteran Affairs has a dedicated staff of Veteran Peer Coordinators who will follow up with the tenant to ensure they are receiving the care they need and are upholding their responsibilities under the Section 8 Rental Assistance Program. If you believe your veteran tenant requires assistance please contact MOVA at [movacommish@cityhall.nyc.gov](mailto:movacommish@cityhall.nyc.gov).

### I am interested in offering an apartment to HPD for the Section 8 Program. What are the next steps?

Property owners interested in leasing apartments to HPD rental subsidy clients may list available apartments at [www.GoSection8.com](http://www.GoSection8.com), using the [Go Section 8 Listing Form](#).

- To register an apartment with Section 8 you must complete a landlord packet and submit the completed packet to HPD. The Landlord packet consists of forms that provide HPD with basic information about the rental unit as well as a RFTA, a Lead Based Paint Disclosure and informational fact sheets outlining the requirements of the program.
- Once a complete packet has been submitted and approved HPD will reach out to schedule an inspection. All apartments rented under the Section 8 program must pass inspection using Section 8 Housing Quality Standards (HQS).
- After the unit has passed inspection you must provide HPD with a copy of your proposed lease and RFTA for approval.
- Once the lease and RFTA are approved HPD will reach out to execute a [Housing Assistance Payment Contract \(HAP\)](#) (or Rental Assistance Contract (RAC) for the TDAP program) which details the responsibilities of both parties.
- After you sign and return the HAP contract with an executed lease with matching dates, HPD will send you a Rent Breakdown letter that lists the rent for the unit and amount that will be paid by the tenant and by HPD.

For more information on the process of offering an apartment please visit HPD's website at:  
<http://www1.nyc.gov/site/hpd/owners/landlord.page>.