

The Housing Choice Voucher Program (also known as Section 8) offers an opportunity for property owners and landlords to earn secure income. If you are a landlord, building manager or real estate professional, you can expand your selection of renters by partnering with New Hampshire Housing. Contact us if you would like to find out about renter opportunities: 603-310-9239 | rentinfo@nhhfa.org



ARE YOU A LANDLORD OR PROPERTY OWNER?

Find out how you can participate in the Housing Choice Voucher Program



The **Housing Choice Voucher (HCV) Program** is a rental assistance program funded by the Department of Housing and Urban Development (HUD). The program assists low-income households with obtaining safe, decent and affordable housing.

With a voucher, a portion of the rent is paid directly to the landlord by New Hampshire Housing, on behalf of the participant. The participant's portion of the rent is based on their adjusted income, and they pay the difference between the rent charged by the landlord and the amount subsidized by the program.

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

32 Constitution Drive, Bedford, NH 03110
Mail: PO Box 5087, Manchester, NH 03108

603.472.8623
NHHFA.org



How much rent can I charge?

All new unit rents must be approved by New Hampshire Housing. The rent requested must be reasonable and is approved based on rents that are paid for similar units in the area. The amount of rent to charge for your unit is an important decision. You should gather as much data as you can about the market and comparable units before setting your rent.

How much will the tenant pay?

Households initially pay 30% - 40% of their income towards rent plus utilities. The difference between that amount and the approved contract rental amount is paid directly to the landlord by New Hampshire Housing. If an HCV participant suffers a loss of income, the portion of the rent paid by New Hampshire Housing will increase.

Will New Hampshire Housing inspect my property?

Landlords in the Housing Choice Voucher Program provide families and individuals with a healthy, safe and affordable place to live. The dwelling unit must meet the HUD Housing Quality Standards and be maintained up to those standards as long as the owner receives housing assistance payments. If your properties are well maintained, you are likely to meet HUD standards. Rental units must pass an inspection before the monthly housing subsidy can be paid to an owner.

What kind of lease is needed?

Landlords are required to have a lease and are responsible for enforcing the lease, just as they would with any other tenant. New Hampshire Housing is not a party to the lease.

Will New Hampshire Housing screen the tenant for a suitable renter?

New Hampshire Housing does not screen families or individuals for their suitability as tenants – that is the responsibility of the property owner. As a landlord, you are encouraged to screen Housing Choice Voucher tenants as you would any other prospective tenant.

How do I find voucher holders or list my property with New Hampshire Housing?

Contact New Hampshire Housing and a Rental Assistance Manager will assist you. They will let Housing Choice Voucher holders know of the available unit. You may also advertise with the phrase “will accept Housing Choice Vouchers.” Families often look for those listings. You can also post your unit on our Vacant Unit List at affordablehousing.com/list-your-property/

If you wish to rent to a household with a Housing Choice Voucher with benefits such as lower vacancy rates and tenant stability, please contact New Hampshire Housing to learn more about this opportunity.

New Hampshire Housing’s partnership with owners and landlords is critical to maintaining our mission of ensuring that families and individuals have choice in finding and retaining decent affordable housing.