



**HOUSING AUTHORITY OF
HOPKINSVILLE**



**P. O. Box 437, 400 N. Elm St
Hopkinsville, KY 42240
Phone: (270) 887-4275
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LANDLORD/OWNER FREQUENTLY ASKED QUESTIONS

Q. What kinds of rental units qualify for Section 8?

A. Any existing rental housing may be eligible, including (but not limited to) single family homes, apartments, mobile homes, townhouses, duplexes, etc. All units must conform to Housing Quality Standards.

Q. Where can the unit be located?

A. All units must be located within the city limits of Hopkinsville, KY

Q. May I raise the rent once I have signed a contract?

A. Not in the first year of the lease. After the initial year has passed, you may request an increase in the rent. In the case of a voucher rent increase, the family may pay the entire amount of the increase OR they may move to another unit if they feel they cannot afford the increase. The landlord must request an increase in writing at least 60 days prior to the anniversary date in order to receive the rent increase by that anniversary date. If the request is received at a later date, then the increase will be effective (if approved) at least 60 days later.

Q. May an owner sell a property while it is under contract with the Housing Authority?

A. Yes, an owner may sell the property even if it is under contract-see the Voucher contract for more details.

Q. How often are units inspected by the Housing Authority?

A. Units are inspected prior to a contract being signed and at least annually thereafter.

Q. Can I get an inspection before I find an eligible family that wants to rent my unit?

A. No. The Housing Authority's resources are limited and we can only do inspections after your unit has been selected by an eligible family. Once a Request for Tenancy Approval has been completed and any tenant-supplied utilities have been turned on in the tenant's name, then an inspection may be requested. We also request that you make any necessary repairs *prior* to an inspection in order to avoid additional inspections or delays in the start of the lease and contract.

Q. What are the benefits for participating Landlords?

A. The Housing Authority portion of the rent is direct deposited to your account between the 1st and 5th working day of each month. The voucher program allows you to fill vacancies faster by having a pool of potential tenants readily available. Because our potential tenants are participants in the program, their portion of the rent should be affordable which means you have a greater assurance of receiving your full rental payment every month. Also, because the tenant's portion is based on their income, we are able to adjust both the tenant portion and the Section 8 HAP payment accordingly so that changes in income do not drastically effect the tenant's ability to pay. In other words, if a tenant reports a decrease in their income to one of our Housing Specialists, then we can adjust their portion of the rent to reflect that change while increasing the HAP portion to make up for the difference. The landlord still receives the full rent amount, but the tenant's portion is still affordable based on their income.

Q. What are the family's responsibilities?

A. The participating family is responsible for paying the rent and utilities for which they are obligated under the lease. They are also responsible for following all of the terms of the lease. The family is responsible for normal housekeeping. (Please ask for a copy of Participant Obligations for information on additional program obligations for the family)-this document can also be found on our website on the Forms & Policies>Section 8 Tenants page.

Serious or repeated lease violations can result in the termination of housing assistance under federal regulations. If the family damages the rental unit beyond normal wear and tear, then they are responsible for paying for those repairs. Damaging the unit may also result in the termination of the family's assistance.

Q. What are the rent payment limits?

A. The Voucher payment standards are rent amounts at which the participating family would be paying 30% of their monthly income toward their rent. Families may pay slightly more if they have the financial resources to do so but they may not pay more than 40% of their income toward rent and utilities.

The Housing Authority determines the maximum allowable payment to the owner. This amount cannot be increased even if the rent exceeds the payment standard. Voucher rents may also be certified as reasonable in comparison to other open market rents in the area.