



Need More Information?

Come in to view or check out a Section 8 Landlord information video to learn more about how you can become a landlord in the federal rental assistance program. Contact the Idaho Housing and Finance Association's Main Office in Boise at (208) 331-4886 or 1-800-219-2286. You may also contact your nearest IHFA Branch Office:

Coeur d'Alene Office:

610 W. Hubbard, Bay 219, Harbor Plaza
Coeur d'Alene, Idaho 83814
(208) 667-3380 Toll-free 1-866-621-2994

Idaho Falls Office:

390 W. Sunnyside Rd.
Idaho Falls, Idaho 83402
(208) 522-6002 Toll-free 1-866-684-3756

Lewiston Office:

215 Tenth Street, Suite 101
Lewiston, Idaho 83501
(208) 743-0251 Toll-free 1-866-566-1727

Twin Falls Office:

844 Washington St. N, Suite 300
Twin Falls, Idaho 83301
(208) 734-8531 Toll-free 1-866-234-3435

IHFA's statewide telephone number for hearing impaired persons is 1-800-545-1833, ext. 400.

Information in this brochure will be provided, upon request, in a manner which is usable for sight impaired, hearing impaired and mobility impaired persons. Individuals requiring special accommodation to participate may call IHFA at 208-331-4886 or TDD 1-800-545-1833, ext. 400 for assistance.

Idaho Housing and Finance Association, a financial services and housing business organization, provides funding for affordable housing in communities where it is most needed and when economically feasible. IHFA is a self-supporting corporation that must generate all revenue necessary to cover the cost of its operations. It does this by earning fees for work performed and does not use any state-appropriated funds for its operations.



Landlord Information

Section 8 Housing Choice Voucher Program



Your Key to Housing Opportunities

Section 8 Housing Choice Voucher Program

P.O. Box 7899
(565 W. Myrtle)
Boise, Idaho 83707-1899
208-331-4886
1-800-219-2286
Hearing Impaired
1-800-545-1833, Ext. 400
www.ihfa.org



Idaho Housing and Finance
ASSOCIATION

Your Key to Housing Opportunities



What is Section 8 Housing Choice Voucher Rental Assistance?

Idaho Housing and Finance Association (IHFA) manages the Department of Housing and Urban Development's (HUD) Section 8 Housing Choice Voucher program. It is designed to help eligible households rent safe, sanitary and affordable housing by paying some or all of their rental costs.

What are My Benefits as a Landlord?

Landlords who participate in the program are helping low-income Idaho citizens obtain the most basic of needs—housing. In addition, landlords can gain these business benefits:

- Guaranteed receipt of IHFA's portion of the participant's rent through a computerized direct mail system.
- The option of receiving payment through Direct Deposit.
- Lower vacancy rates and reduced tenant turnover.
- The ability to charge a market rate security deposit.
- IHFA may provide the landlord with the potential tenant's current and previous address (if known) as well as available rental history information.

What are My Responsibilities?

Most of what is required is common sense. Under the HUD Section 8 Program, landlords must make repairs on the property, if required. You must comply with all federal, state and local fair housing laws and permit inspections of the unit as requested by IHFA. And, you must comply with the terms of the lease and HUD Tenancy Addendum, the Housing Assistance Payments Contract, and Idaho landlord/tenant laws.

What Kind of Housing Qualifies?

Almost any kind of safe, decent and sanitary housing qualifies.

Units can include:

- Apartments
- Single-Family Homes
- Mobile Homes

To be accepted there must be:

- Adequate living area.
- Adequate heating, electrical, water and sewer systems.
- The home must be free from any conditions that might endanger the health and safety of the participant.

To ensure the home meets these criteria IHFA must conduct and the unit must pass a housing quality standards inspection.

Must I Accept Everyone IHFA Sends to Me as a Potential Renter?

No. You should apply the same pre-rental screening standards to IHFA participants that you would to a non-subsidized renter. It's very important to check references and rental history to ensure you select a suitable tenant.

What are a Participant's Responsibilities?

In order to remain in the Federal Section 8 Rental Assistance Program participants must do the following:

- Pay their share of the rent in a timely manner.
- Pay their utilities (if any).
- Not damage your property, beyond normal wear-and-tear.
- Notify the IHFA Branch Office and landlord if they wish to move to another unit.
- Permit annual inspections to insure your property is in good condition.
- Immediately report any changes in their household composition and income.
- Not commit any serious or repeated lease violations.

Equal Housing Opportunity

The Section 8 Program and IHFA operate under the federal Fair Housing Law (Title VII of the Civil Rights Act of 1968) and other federal and state housing laws that prohibit discrimination on the basis of sex, race, color, religion, familial status, disability, national ancestry or origin.

