

LANDLORD INFORMATION

Housing Choice Voucher Rental Assistance



**Idaho Housing
and Finance**
Association



A man and a woman are sitting at a table, looking at documents together. The man is wearing a plaid shirt and the woman is wearing a blue shirt. They are both smiling and appear to be in a professional or collaborative setting.

HOUSING CHOICE VOUCHER RENTAL ASSISTANCE

WHAT IS HOUSING CHOICE VOUCHER RENTAL ASSISTANCE?

Idaho Housing and Finance Association (IHFA) administers the U.S. Department of Housing and Urban Development's (HUD) Housing Choice Voucher rental assistance in 34 of the 44 counties in Idaho. This program 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 help 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.
- Receive your checks quickly and conveniently by 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?

Under the HUD Housing Choice Voucher Rental Assistance 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

ARE THERE RENTAL UNIT REQUIREMENTS?

To be accepted in the program, units must:

- Have adequate living space.
- Have adequate heating, electrical, water, and sewer systems.
- Be free from any conditions that might endanger the health and safety of the participant.
- Have a rent that is reasonable when compared to similar unassisted units.

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

DOES IHFA PRE-SCREEN VOUCHER HOLDERS' RENTAL HISTORY?

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?

To remain in the program, participants must:

- 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.
- Immediately report any changes in their household composition and income.
- Not commit any serious or repeated lease violations.

EQUAL HOUSING OPPORTUNITY.

The Housing Choice Voucher 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.

WHERE CAN I LIST AVAILABLE RENTAL UNITS?

List your rentals free with Idaho's best rental locator service *housingidaho.com*.



NEED MORE INFORMATION?

To learn more about how you can become a landlord in the federal rental assistance program, please view our informational video at idahohousing.com and click into Rental Assistance then select the Landlord link. You may also contact Idaho Housing and Finance Association's main office in Boise at 855.505.4700, or your nearest branch office:

Coeur d'Alene Branch

915 W. Canfield Avenue
Coeur d'Alene, ID 83815
208.762.5113 • 866.621.2994
rentalassistancecca@ihfa.org

Idaho Falls Branch

1235 Jones St.
Idaho Falls, ID 83401
208.522.6002 • 866.684.3756
rentalassistanceif@ihfa.org

Lewiston Branch

2338 Nez Perce Drive
Lewiston, ID 83501
208.743.0251 • 866.566.1727
rentalassistancelew@ihfa.org

Twin Falls Branch

844 Washington St. N., Suite 300
Twin Falls, ID 83301
208.734.8531 • 866.234.3435
rentalassistancetf@ihfa.org

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 855.505.4700 for assistance.

A photograph of two women, one older with short grey hair and one younger with long blonde hair, both smiling and looking down at a document on a table. The older woman is wearing a blue blazer and a patterned scarf. The younger woman is wearing a red top. The image is partially covered by a dark teal overlay at the bottom where the title is located.

ABOUT IDAHO HOUSING AND FINANCE ASSOCIATION

Idaho Housing and Finance Association improves lives and strengthens Idaho communities by expanding housing opportunities, building self-sufficiency, and fostering economic development. Idaho Housing is self-supporting and generates its revenue through fees for work performed.

For complete program descriptions, visit idahohousing.com.

Housing Choice Voucher Rental Assistance Program

P.O. Box 7899 • (565 W. Myrtle)
Boise, Idaho 83707-1899

855.505.4700

* Programs are subject to change at any time.
Funds are limited, and certain restrictions apply.



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www.idahohousing.com