



RENT ASSISTANCE Happenings

We're
listening
to you!

HAP met with the landlord community throughout 2008 to gather feedback on the Section 8 program.

Now we are implementing a number of new initiatives based on your input:

- **Landlord Guarantee Fund**
- **Additional Month Vacancy Payments**
- **Tenant Education Classes**
- **Landlord Services Team**

MARCH 2009

NEW — Landlord Guarantee Fund

Based on landlord feedback, HAP is piloting a Landlord Guarantee Fund (LGF) in 2009. Under the LGF, for two years after initial tenancy, landlords may collect up to two months rent if a tenant leaves the unit with more than \$1,000 in damage, beyond normal wear and tear.

For the first year, this guarantee will be available only to a *portion* of new Section 8 tenants. HAP will evaluate the success these participants have finding units and the number of new landlords accepting Section 8 as a result of the LGF. If deemed successful, the LGF may be expanded in 2010.

The LGF is extremely easy for landlords to use. Selected tenants will be automatically “enrolled” when they sign a lease. To file a claim, a landlord simply calls HAP to schedule an inspection within 48 hours of when the tenant moves out. HAP will assess the value of the eligible damage and provide payment within two weeks. Landlords will not be required to provide receipts.

QUESTIONS:

How will I know if my tenant is eligible?

Selected tenants will receive certificates to present to prospective landlords. Only select *new* voucher holders will be eligible the first year.



How will HAP assess the value of the damage?

HAP has predetermined a schedule of payments for various types of damage. The inspector will use this list to determine how much HAP will pay a landlord.

How much will I be paid?

The maximum payment is the equivalent of two months rent, and is for damage to the tenant's unit only.

Extended Vacancy Payments

In order to be responsive to landlord concerns, HAP has made a significant change in our response to a tenant failing to give a 30-day notice to vacate.

HAP's former policy was to issue payment only through the end of the month in which the tenant resided in the unit.

Effective January 1, 2009, if a landlord does not receive a proper 30-day notice of intent to vacate, HAP will pay our portion of the rent through the end of the month in which the tenant resided in the unit, plus an additional 30-day payment to cover the notice period. This only applies if the move-out was not the result

of an eviction or landlord notice, and it assumes the unit remains vacant.

It is our hope that this change will ensure that no landlord faces financial hardship due to an unexpected tenant departure.

Section 8 Ready to Rent Classes

In the fall, HAP began offering Ready to Rent classes to people on the Section 8 waiting list who have rental barriers, such as eviction histories, credit problems, and criminal histories. Graduates of the class have access to the Ready to Rent Landlord Guarantee Fund, which provides up to \$2000 for a landlord to cover damages to a unit, unpaid rent, and costs associated with eviction.

Through this class, we prepare our Section 8 voucher holders to be successful tenants. Graduates learn how to understand a rental agreement,

become familiar with the rights and responsibilities of renters and landlords, and learn how to maintain good communication with their landlord.

We are hopeful that this training, and the accompanying guarantee fund, will



encourage more landlords to rent to voucher recipients, even if they have rental barriers.

Remember! Although there is no upfront paperwork for the new Section 8 Landlord Guarantee Fund, *for the Ready to Rent Landlord Guarantee Fund, landlords must submit an application to HAP.* Tenants cannot be covered by both funds.

For more information about HAP's Ready to Rent classes, please call the Landlord Services Team.

HAP Landlord Services Team

HAP now has dedicated staff working with landlords to ensure that your business with HAP is handled efficiently and that you always receive prompt responses to any questions or concerns.

You can reach the Landlord Services Team at:
(503) 802-8333 — Select Option 5

The team is available from 8am to 5pm Monday - Thursday and from 8am to 4:30pm on Fridays.

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