

**Stable,  
Long-term  
Tenants:**

Many renters who find a landlord who accepts Section 8 vouchers stay put for a long time to avoid the process of the rental search again.

**Free Advertising:** We'll help you market your property free of charge to families on our program.

**Online Landlord Portal:** Our landlord portal gives you online access to direct-deposit statements related to your Housing Assistance Payments.

**Personal Satisfaction:** You can feel the satisfaction of making it possible for low-income families and individuals to enjoy good housing as they move on the path toward greater self sufficiency.

## **Who Uses Section 8 Housing Vouchers?**

Renters who qualify have low- to extremely low-income levels. Renters include families, older adults (62 and older), people with disabilities, and veterans — in short, the same people who typically apply to live in your units. With help to meet rent expenses, the person or family often eventually outgrows the program. In other cases, the program enables the participant to live independently and maintain a home near family and doctors for a long time.



*"It's easy and simple to work with KCHA. I appreciate having a single point of contact for daily operations and case management to ensure successful tenancies."*

*Erica VanMeter, assistant manager,  
Creston Point Apartments*

## **How the Program Works**

### **Rent Payment to You:**

Qualified tenants pay a percentage of their income toward rent. Via direct deposit, we pay the difference between that amount and what you charge for rent.

**Contracts:** You sign a contract with KCHA and a lease with the tenant. Your relationship with the tenant is similar to that of any renter on the open market.

**Interested in learning more?  
Please contact:**

Section 8 Office  
King County Housing Authority  
700 Andover Park West, Tukwila, WA 98188

Phone: (206) 214-1300 Fax: (206) 243-5927



or check our website at [kcha.org](http://kcha.org).

## **B E N E F I T S**

of becoming a  
Section 8/Housing  
Choice Voucher  
Landlord



*Try the King County Housing Authority Housing Choice Voucher/Section 8 program. Property owners who participate enjoy timely rental revenue and stable, long-term tenants. As a landlord, you have the power to ease our regional affordable housing crisis.*

## **Why should I be a Section 8 landlord?**

Low-income renters are facing significant cost burdens for housing in our region.

The Section 8/Housing Choice Voucher program makes private market housing affordable to eligible families by paying a significant portion of a unit's rental cost. The King County Housing Authority administers the subsidy, provided by the U.S. Department of Housing and Urban Development, for all housing in King County outside of the cities of Seattle and Renton.

As a property owner or manager, you play a critical role in the success of the Housing Choice Voucher program and addressing our region's housing crisis.

Even if eligible people have vouchers in hand, they can't use them if private-market housing is unavailable.

We have developed our Section 8 program with the needs of property owners in mind. Since 1977, when we first began to administer the Section 8 (Housing Choice) voucher program, thousands of property owners have had positive, successful experiences with program participants.

Together we can make strides in addressing the affordable housing crisis in our region.

*Here are some of the benefits of renting to families and individuals participating in our HCV/Section 8 program.*

### **Benefits**

**Guaranteed Timely Rent Payments:** KCHA's portion of the rent arrives punctually by direct deposit on the first business day of each month. Because the tenant's portion of rent is based on their income, it's affordable to them. If a tenant's income drops, we can increase our share to ensure that you continue to receive the full rent.

**Market Competitive:** Rents are calculated on fair market value, with higher rents allowed in high-cost areas of the county. The program allows flexible lease terms.

### **Simplicity and Control:**

You use your own lease and screening criteria. You select your tenants, following normal procedures for checking references and credit. You treat HCV/Section 8-assisted tenants just like other tenants.

**Minimal Bureaucracy:** Paperwork is minimal for property owners and apartment managers. We simply ask you to sign a contract with us and include the HUD-required lease addendum. We use ZIP-code-based case management to ensure that you have a single point of contact at the housing authority if you have questions or concerns.

**Maintenance:** Our free inspections can help you maintain your property.

