



Bremerton Housing Authority Landlord Fact Sheet

The process, benefits and other useful information for landlords who partner with the Bremerton Housing Authority

The Process

**Steps 1-3 are optional; if you've already found a tenant, skip to Step 4*

Step 1*

Decision to partner with Bremerton Housing Authority (BHA)

Step 2*

Decide what you'll charge for rent & utilities; double check with Landlord Liaison to see if you've priced unit affordably

Step 3*

List your unit on AffordableHousing.com

Suggested items to list:

- Rent amount
- Location
- Bedrooms
- Deposit Amount
- Tenant-paid utilities
- Screening fee
- Pet policy
- Amenities/features

Step 4

Once you've found a tenant you've approved, complete the RFTA packet with them and submit to BHA

Step 5

BHA will process your RFTA packet to determine if the unit is considered "rent reasonable" and affordable by HUD standards

Step 6

If unit is rent reasonable and affordable, BHA will schedule inspection

Step 7

Once unit passes, landlord and participant can sign lease!

Step 8

The last step! Once BHA receives all paperwork, the HAP contract between BHA and landlord is executed. Payment will be processed afterwards; BHA does check runs every 1st and 15th of each month.

The Benefits

- ✓ Reliable and guaranteed rent payments
- ✓ Long-term tenants (voucher holders typically live in a rental longer than non-voucher holders)
- ✓ Access to Landlord Mitigation funds to help with some move-in, vacancy and damage cost(s)
- ✓ A dedicated Landlord Liaison at Bremerton Housing to contact when you have questions, concerns or issues
- ✓ List your unit for free on AffordableHousing.com
- ✓ The opportunity to get paid while providing housing stability for families

Dos & Don'ts



Do remember that a person's voucher can be considered and counted as income!



Do remember that voucher holders only have to make 2.5-3x their portion of the rent, not the full rent amount, if that is part of your screening criteria

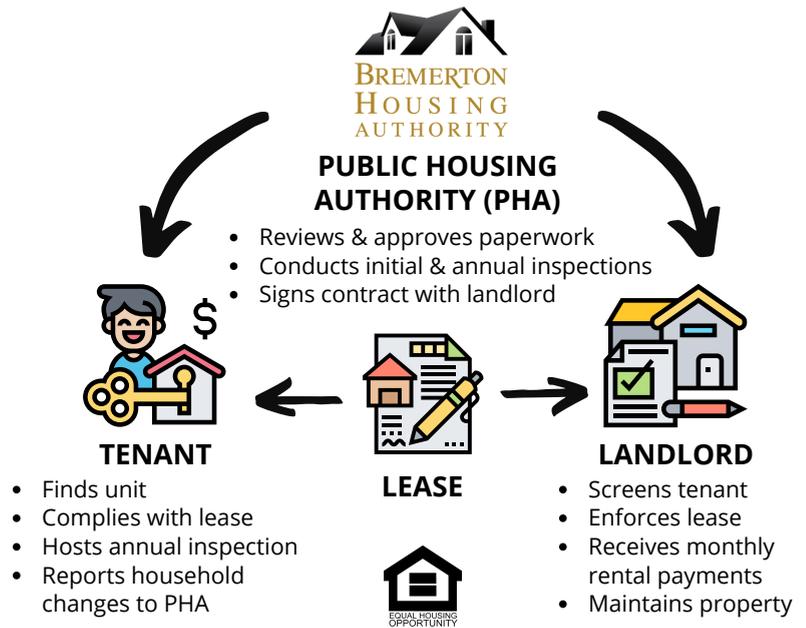


Don't automatically refuse someone because they're a voucher holder - that could be considered income discrimination in Washington state



Don't rely on Bremerton Housing to screen your tenants! It's important that you have complete control over who you choose to approve for your rental, as long as you are following Fair Housing guidelines

How the Section 8 Program Works For & With Landlords



Myths vs. Facts

A breakdown of common misconceptions about the Section 8 program and voucher holders

Myth: Bremerton Housing Authority screens tenants for credit, rental and criminal history for landlords and property managers.

Fact: Bremerton Housing Authority only does a very basic and minimal criminal background check. We do not screen for credit and rental history, or even extended criminal history.

Myth: Bremerton Housing Authority covers utility costs.

Fact: Bremerton Housing Authority does not assist with utility payments. All tenant-paid utilities should be listed in the lease. To find out if a household qualifies for utility assistance, please contact Kitsap Community Resources.

Myth: If landlords rent to one Section 8 voucher holder, they will have to rent all of their other units to voucher holders.

Fact: There is no rule that mandates an all-or-nothing approach to renting to voucher holders. Landlords are free to rent to as few or as many as they want.

Myth: Working with Section 8 is not worth the hassle.

Fact: If you properly screen your tenant(s), voucher holders are no more likely to cause issues than private renters.

Myth: Landlords are legally prevented from evicting Section 8 tenants.

Fact: Landlords are allowed to enforce their lease with voucher holders just as they would any other tenant.

Myth: The HQS (Housing Quality Standards) inspections required by the Section 8 program are difficult to pass and can end up being costly as well.

Fact: HQS inspections are really just focused on 2 things: health and safety concerns. These are both issues that landlords would want to know about anyway. HQS inspections do not take the appearance of the unit into account.

Myth: Once a landlord commits to renting to a voucher holder, they will never be able to raise the rent.

Fact: After the initial 12-month lease term, landlords may go through the process of requesting a rent increase. BHA will either approve or deny it based on various factors, and notify the landlord in writing of their decision.

Myth: If a voucher holder I rent to damages my unit, I'll have no recourse to get compensated for the cost(s).

Fact: If you've properly screened your tenants, there is no more chance of unit damage from Section 8 households than private renters. Additionally, landlords who rent to Section 8 households actually have access to funds that are not available for private renters. Contact BHA's Landlord Liaison for more information.