

# BENEFITS OF HOUSING CHOICE VOUCHERS FOR LANDLORDS



## WHAT IS THE HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher program subsidizes a portion of a family's rent, allowing them to afford housing they might not otherwise be able to. Voucher holders can choose any type of dwelling unit (apartments, condos, single-family homes, etc.) that meets affordability, rent reasonableness, and Housing Quality Standards (HQS) requirements. Landlords retain their private property rights, including tenant selection, management, and maintenance responsibilities.

## BENEFITS OF ACCEPTING HOUSING CHOICE VOUCHER

- **Consistent, On-Time Payments:** OCHA pays its portion of the rent at the beginning of each month.
- **Protection Against Tenant Financial Hardship:** If a tenant's income decreases, OCHA's portion of the rent increases, mitigating financial risk for the landlord.
- **Free Marketing & Access to Potential Tenants:** OCHA offers free vacancy listings, providing access to a large pool of prospective tenants. (Note: Landlords should still conduct their own screening.)
- **Incentive for Tenant Lease Compliance:** OCHA provides counseling and support to tenants at risk of eviction due to lease violations. Tenants may be terminated from the HCV program if they violate their lease agreement.
- **Safeguard Against Lost Rent During Eviction:** OCHA may continue to pay its portion of the rent during the eviction process.
- **Competitive Rents:** OCHA pays market rents if comparable rents exist in the neighborhood. Rent increases are not capped if the unit isn't subject to local rent control rules.
- **Prevention of Overcrowding:** OCHA restricts the number of individuals allowed in a unit based on the number of bedrooms.
- **Free Unit Inspections:** OCHA conducts unit inspections to ensure compliance with Housing Quality Standards (HQS). These inspections can identify potential maintenance issues early on.

## HOW TO PARTICIPATE AS A LANDLORD

1. A voucher holder will contact you to inquire about renting your property. Verify they have a current voucher.
2. Screen the applicant using your standard screening procedures.
3. If you decide to rent to the voucher holder, complete the "Request for Tenancy Approval" (RTA) form with the voucher holder.

## WELCOME HOME OC

If you are a landlord looking for new tenants, consider a voucher-holder. The Welcome Home OC Program is tailored to Orange County property owners as well as qualified families, veterans, foster youth and seniors in need of permanent housing. Every property owner is then eligible to receive:

- Double security deposit
- Daily holding fees
- Protection from damage and loss
- Signing bonus with their first 12-month lease

<https://unitedtoendhomelessness.org/welcomehomeoc-rentals-lease-now/>

## ORANGE COUNTY HOUSING AUTHORITY

- Website: [www.ochousing.org](http://www.ochousing.org)
- Owner Vacancy Referral: [www.ochousing.org/owner/vacancy\\_form](http://www.ochousing.org/owner/vacancy_form)
- Information for Landlords: <https://www.ochousing.org/sites/ocha/files/import/data/files/17292.pdf>
- Email: [ocha.referral@occr.gov](mailto:ocha.referral@occr.gov)
- Owner Hotline: (714) 480-2866

