

The Housing Authority's aim is to provide low-income families with an opportunity to live in comfortable, affordable homes. As a property owner, you can benefit with a program backed by both the Federal Government and the Housing Authority.

Housing Choice Voucher Program

Renters who qualify for the program include:

- Working families struggling to financially get by
- Senior or disabled persons trying to make do with their limited Social Security payments
- Individuals in training to move from the dependency of welfare to the independence of working



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The Housing Choice Voucher Program offers landlords many advantages



The Housing Choice Voucher Program



The Relationship

Rent Payment to You

Qualified tenants pay a percentage of their income toward rent. The Housing Authority pays the difference between that amount and what you charge for rent --- all directly to you.

Contracts

You sign a contract with the Housing Authority and a lease with the tenant. Your relationship with the tenant is virtually like that on the open market.



The Ease of Joining

We Can Advertise for You

Let us know if you have a vacancy and we'll post it for you. Or, potential voucher tenants may contact you on their own. If you agree to join the program and have a qualified tenant in mind, we'll send an inspector out to evaluate the unit.

Sign a Contract and Lease

You have the option to use your own lease agreement. We simply ask you to sign a contract with us and include the HUD-required lease addendum.

Easy Unit Inspection

We look for possible hazards like smoke alarms without a battery or an outlet without a cover plate. The inspection may alert you to problems you might not know about so that you may make any necessary repairs. If everything checks out, the home passes and is ready for occupancy.

Charge Market Rent & Security Deposit

You get the same rental rate you charge others for similar units in your complex, as long as it's the going rate in your neighborhood. You can also charge the same security deposit and late fees that you would charge other tenants.

Landlord Guarantee Fund

The State of Oregon operates a Landlord Guarantee Fund for tenant damages and unpaid rent claims.

Program Advantages

Guaranteed Rent Payments

We guarantee we'll pay our portion of the rent on time every month directly to you. And because the tenant's portion of rent is based on the tenant's income and is always affordable, the tenant is more likely to pay the rent on time.

Free Advertising

We'll advertise your units free of charge to families on our program who are looking for a place to live.

Choose Your Own Tenant

Select and screen your HCV tenant the same way you select any other tenant.



Free Inspections

In addition to the inspections you already conduct at your rental property, we'll send a trained inspector out to the unit who checks for safety hazards. We may also alert you to preventative maintenance issues, thereby reducing the chance of major repairs.

Easy Paperwork

We ask you to fill out a few simple forms once you have chosen a tenant and conclude the transaction by signing a contract to protect our individual and mutual interests.

Flexible Lease Term

Start with a one-year lease. After that, the choice is yours as long as you follow your customary leasing practices.