



Housing Choice Voucher Program Landlord Outreach Event Q&A

1) *Will an event recording be sent out?*

A recording of the Landlord Outreach Event can be found here:

<https://www.youtube.com/watch?v=vM-Vdkig8aQ>

2) *How do I know what the payment standard is for my rental unit?*

MSHDA's payment standards are determined based on the county and unit size. The payment standard is the maximum amount of subsidy a tenant can receive from MSHDA for rent and tenant paid utilities. MSHDA's recently increased its Housing Choice Voucher (HCV) Program payment standards by 10% across the state. The current [Payment Standards](#) can be found on MSHDA's website.

3) *If I become a MSHDA HCV landlord, will I still be able to rent to non-voucher program participants?*

Renting a unit to an HCV tenant does not obligate you to rent to other HCV tenants. For each vacancy, you should follow your established policies for screening prospective tenants.

4) *If I have a tenant who has benefits from the Covid Emergency Rental Assistance (CERA) Program, can my information be used for the HCV Program, or is this a separate application?*

The CERA Program and HCV Program are separate programs. If you are interested in participating in the HCV Program, we recommend that you reach out to your local MSHDA [Housing Agent](#), and list your property on www.affordablehousing.com.

5) *How can a landlord request a rent increase?*

After the initial lease term has been completed, a landlord may request contract rent increases.

- The request for a rent increase must be received by your MSHDA [Housing Agent](#) and the tenant at least 60 days prior to the requested effective date of the change.
- Once the rent increase request has been received by the MSHDA Housing Agent, a review will be done to ensure that the rent requested does not exceed the rent charged for comparable, unassisted units in the same market area.

6) *As a long term MSHDA landlord, we have found that we are paying a great deal more for utilities like the water bill. Can a landlord also make a request to change the utility responsibilities for the unit?*

Similar to a contract rent increase, after the initial lease term, the landlord may make a request to change utility responsibility for the unit. Please reach out to your MSHDA [Housing Agent](#) to make this request. As with a contract rent increase, rent reasonableness will be determined with the new utility responsibility.

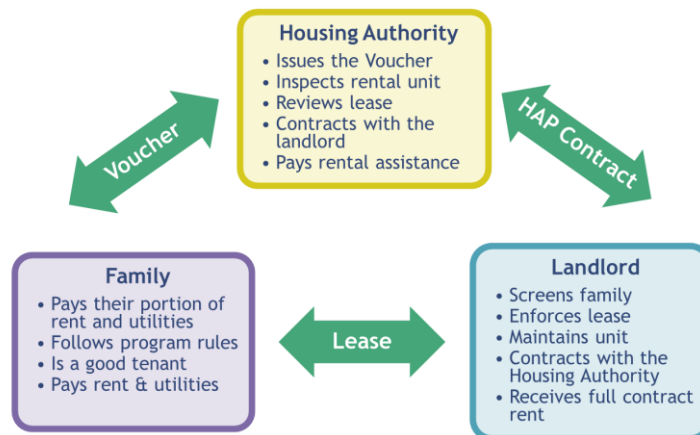
7) *How much can a landlord require for a security deposit and is there any assistance available for this cost? Are there programs for utility assistance for tenants?*

The landlord may collect a security deposit from the tenant that does not exceed one and one-half month's rent. Assistance with security deposit and utility payment may be available by contacting:

- The local [Housing Assessment and Resource Agency](#),
- [MDHHS State Emergency Relief](#), and
- [DTE Low-Income Programs](#)

8) *Do all voucher issuers (Public Housing Agencies) follow the same guidelines that MSHDA does?*

Like MSHDA, there are many Public Housing Agencies (PHAs) who receive funding directly from the [Department of Housing and Urban Development \(HUD\)](#). Each PHA is responsible for complying with HUD's requirements under the HCV Program, but each PHA can make decisions on how they will administer their program on many issues.



HUD has a website specifically for HCV Landlords that can be found [here](#).

- 9) *Do tenants have to obtain references from previous landlords prior to being accepted to the HCV Program?*

MSHDA does not perform screenings of HCV participants for suitability as a tenant. While MSHDA performs criminal screenings on adult household members using the State of Michigan ICHAT and OTIS systems, and the National Dru Sjodin Sex-Offender Registry, the landlord is responsible for applying their established screening criteria and deciding to lease to the family, just as the landlord would with any other potential tenant.

- 10) *My tenants are not currently HCV Program participants. I have two tenants who are currently struggling to make rent. I would like to help my current tenants stay in their units. How can they get a voucher?*

MSHDA regularly updates its [Waiting List website](#) to include information on waiting list opening dates. Your tenant can apply to a waiting list only when it is open, and preference is given to those who are currently living or working in the county they have applied for, and those who are disabled.

- 11) *Do mobile homes qualify for the HCV Program?*

If both the lot fees and the mobile home unit are included in the contract rent, a mobile home is an allowable unit type in MSHDA's HCV Program. The mobile home must pass a [Housing Quality Standards \(HQS\) Inspection](#) and is subject to [affordability and rent reasonableness](#) determinations just like any other proposed unit; however MSHDA may make an exception as a reasonable accommodation for a family member with a disability to utilize the voucher for lot space and other housing expenses, when the manufactured home is owned by the family.

- 12) *I have a current tenant who has applied and been approved for the HCV Program. They are great tenants, and I would consider joining the program to help them out. If I decide to join the program, can my current tenants stay and sign a new lease after the inspection?*

Yes! If a tenant prefers and the landlord is agreeable, a new HCV program participant can begin a new lease at a property they currently reside at. The unit must pass an [HQS Inspection](#) and is subject to [affordability and rent reasonableness](#) determinations prior to any payments to the landlord by MSHDA.

- 13) *Can a voucher holder move their voucher from one agency to another within the same area? For example, from Grand Rapids Housing Commission to MSHDA?*

An HCV participant has the right to lease a unit anywhere in the United States. This is referred to as portability and to be eligible for portability, the HCV participant must be moving out of the jurisdiction of the initial PHA where they currently reside. In the example above, the HCV participant can "port" their voucher to MSHDA if they are moving within Michigan, but outside of the area covered by the Grand Rapids Housing Commission. More information on portability can be found on MSHDA's website [here](#).

- 14) *If the tenant fails to pay their rent, can I still evict them? How do I deal with a tenant who damages the unit, disturbs neighbors, and does not pay rent?*

In addition to documenting the issues and reporting them immediately to your MSHDA [Housing Agent](#), MSHDA HCV tenants are bound to the terms of their rental agreement and subject to eviction just like any other tenant. You are not obligated to keep an HCV tenant in your unit if they are not abiding by the terms of the lease agreement.

However, if you discover after the move-out (currently effective with move-outs through 12/31/2022) that an HCV tenant has caused damages to the unit beyond normal wear-and-tear, you may be eligible for damage claim payments. More information on Damage Claim Payments can be found [here](#).

- 15) *Can I rent a property to an HCV participant who is also a relative?*

MSHDA will not approve a unit if the owner is the parent, child, grandparent, grandchild, sister, brother, stepfamily, or in-law of any member of the tenant family; however, MSHDA may make an exception as a reasonable accommodation for a family member with a disability to rent a unit owned by a prohibited relative outlined above.