

How do Owners Participate?



Owners interested in leasing their property may advertise their unit at

www.gosection8.com

Owners are expected to screen their prospective tenants for suitability in accordance with fair housing laws. Voucher participants may be charged a security deposit just like market rate tenants and other fees as outlined by the terms of the lease.

Housing Assistance Payments (HAP)

Families participating in the program pay approximately 30 percent of their monthly income toward rent and utilities and the MDHCV program pays the difference between the contract rent and the tenant's portion directly to the owner. Owners enter into a HAP contract with MDHCV.

What are the benefits to Owners?

Joining the HCV Program gives Owners the following benefits:

- Lower vacancy rates
- Free property listing
- Potential increased tenant stability
- Reliable monthly rent
- Annual property inspections



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Miami-Dade Housing Voucher Program At-A-Glance



Welcome to the Miami-Dade Housing Choice Voucher (MDHCV) Program!

The Housing Choice Voucher (HCV) assist low-income families, the elderly, and people with disabilities choose and pay for housing in the private market. The HCV program offers Participants access to safe, decent and clean homes at prices they can afford.



EQUAL HOUSING
OPPORTUNITY

How the Program Works

The HCV program provides “tenant based” rental assistance for low-income families that are free to choose housing in Miami-Dade Public Housing and Community Development jurisdiction or outside of the jurisdiction, that meets the program requirements as set for the by U.S. Department of Housing and Urban Development (HUD).



The HCV program is a partnership between HUD, Miami-Dade Public Housing and Community Development, property owners, and participating families. To administer the program, the four key partners work together:

Participant Families:

- Find eligible housing and move in only when authorized
- Pay rent and utilities that are the responsibility of the tenant according to the lease
- Provide and maintain appliances as determined to be family responsibility in the lease
- Keep unit/property in good condition
- Follow the rules and regulations as outlined in the Statement of Family Obligations, the lease and tenancy addendum

HUD:

- The federal agency that monitors performance, develops regulations, and appropriates funding to housing agencies to administer the HCV program.

PHCD MDHCV:

- Establish local policies, determine participant and owner eligibility, approve rental unit and make housing assistance payments (HAP).
- Monitor owner and participant program compliance.
- Inspect units to make sure they meet federal Housing Quality Standards (HQS).

Property Owners:

- Screen participants for suitability, execute lease, and comply with the HAP contract.
- Keep unit/property in good condition by making regular and timely repairs
- Collect rent, security deposit, late fees, repair fees, and other eligible charges to the participating family
- Abide by the terms written in the HAP contract, the terms of the lease, and addendums
- Allow an annual inspection of the subsidized unit
- Pay for utilities and services the lease and HAP determine to be the owners responsibility
- Provide and maintain appliances as determined to be owner responsibility in the lease
- Follow Fair Housing and local landlord tenant laws and ordinances

How do Families Participate?

As vouchers become available, MDHCV pulls applicant names from the waitlist. If a family did not apply when the waitlist was open, they are not eligible for the HCV program (certain exceptions apply), but may apply when the list opens again. MDHCV will make a public announcement for the waitlist opening. As part of eligibility determination, families go through a rigorous process to include meeting income limits. Citizenship verification, and criminal background checks.

Housing Search



Applicants who meet the eligibility criteria are issued a voucher and time to look for a unit. When looking for units families may contact owners directly, utilize www.gosection8.com newspaper listings, or work with real estate agents to assist them in their search.

HQS Inspection & Rent Determination

The inspection and rent reasonableness determination are critical elements of the lease up process. The inspection ensures the unit meet HQS guidelines. Rents charged for units under the HCV program must be “reasonable” when compared to similar privately owned units in the same community.

