



**BECOMING A LANDLORD WITH THE PINELLAS
COUNTY HOUSING AUTHORITY'S**

HOUSING *Choice* Voucher Program





The housing voucher gives participants the **CHOICE** of where to live. This can create **BETTER** employment and school opportunities for the family.

**YOUR
RENTAL
CAN
CHANGE A
FUTURE!**

WHAT IS A HOUSING CHOICE VOUCHER?

The housing choice voucher program is the federal government's major program for assisting families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, manufactured homes, and apartments.

Participants are free to choose housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing Choice Vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Rental units must meet the minimum housing quality standards of health and safety, as determined by the PHA and Federal Regulations.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.



Landlord BENEFITS

WORKING WITH THE HOUSING CHOICE VOUCHER PROGRAM (HCVP) OFFERS LANDLORDS AN ADVANTAGE IN COMPARISON TO RENTING TO TENANTS NOT ON THE PROGRAM.

- **CONFIDENCE THAT RENT WILL BE PAID!** Landlords are paid the full market rent that is agreed upon monthly. The Housing Authority direct deposits their portion of the rent and the tenant pays theirs directly to the landlord. The tenant's portion is typically 30% of their household income with an adjustment for utilities and the housing authority covers the difference. **In the event that the tenant ever loses income or a job, the housing authority, after verified by the housing authority, would adjust the portion to cover the difference.**
- **QUICK LEASE-UP!** With over 3,500 participants on the program in Pinellas County there is a large pool of renters that may want your unit. When you let the Housing Authority know you're willing to accept the voucher you can advertise your rental on the Housing Authority website.
- **LOW-TURNOVER.** The majority of participants on the program are long-term tenants. Having long-term renters can help keep your costs down while keeping a steady stream of income.
- In the unlikely event that a situation ever arises with the tenant, **landlords are able to reach out to the Housing Authority to help** resolve the program related problem. Participants are required to pay their portion of rent on time and abide by their lease. If a participant fails to follow program guidelines or abide by their lease they can be terminated from the program. Housing inspections are conducted annually to check units for tenant compliance and verify the unit is kept in a decent, safe, and sanitary condition.

HOUSING CHOICE VOUCHER PARTICIPANTS COME FROM ALL WALKS OF LIFE

Participants of the program consist of everyday people who need assistance to make sure they have a safe place to call home. Pinellas County Housing Authority participates in a variety of programs that make a positive impact in participants lives as well as the community that they live in.



HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)

The Housing Authority designates a number of vouchers that are specifically assigned to veterans and their families who might otherwise not have a safe place to call home. This program works hand in hand with the local VA to provide supportive services.

STANDARD AND OTHER SPECIALTY VOUCHERS

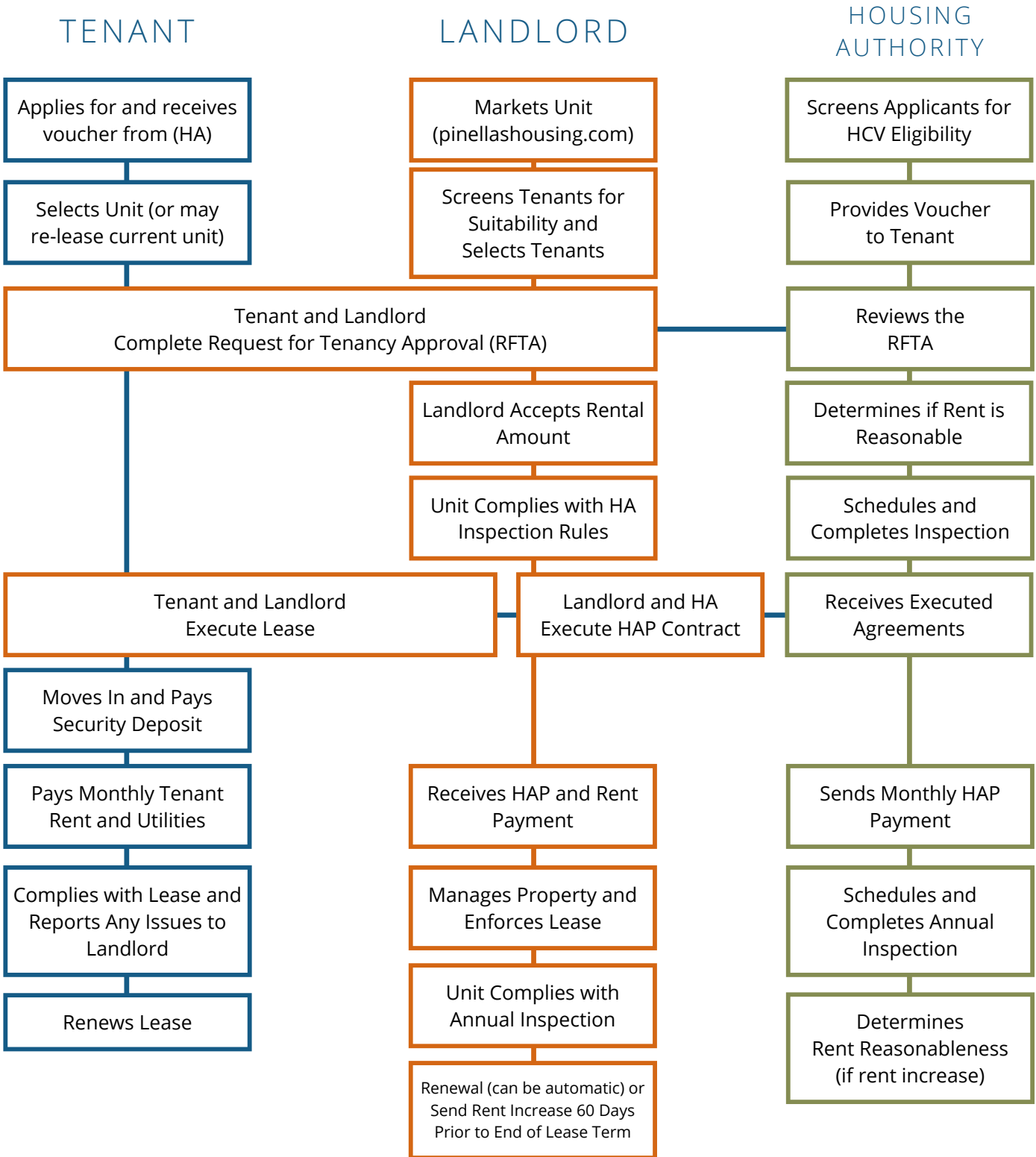
The Housing Authority administers over 3,500 Housing Choice Vouchers. Some of the specialty vouchers include:

- Youth Aging Out of Foster Care
- Homeless families completing the a residential self-sufficiency program.



THE TYPICAL LEASE-UP PROCESS

This is a basic overview of what the lease-up process looks like.



RENTAL AMOUNTS

HUD determines what is referred to as a maximum Fair Market Rent for each zip code within the Housing Authorities jurisdiction. These rents fall in an average range for each zip code. The maximum rent allowed is the "rent reasonable" for the area and unit type. The rent is allowed based on market rents collected by the housing authority. Landlords may submit their own comparables to be considered in determining reasonable rent.

RENTAL AMOUNTS ALLOWED ARE BASED ON LOCATION

To determine if your rental amount falls within the fair market range look below to determine what zone your unit is in and then look under the bedroom size.

Zone 1 Zip Codes

33701, 33702, 33704, 33709, 33710, 33714, 33731, 33732, 33733, 33734, 33736, 33738, 33741, 33742, 33743, 33747, 33756, 33757, 33758, 33761, 33756, 33764, 33766, 33770, 33771, 33773, 33774, 33775, 33779, 33780, 33781, 33784, 34660, 34682, 34689, 34697

Zone 2 Zip Codes

33705, 33711, 33712, 33760, 33778, 34681, 34683

Zone 3 Zip Codes

33703, 33706, 33707, 33713, 33772, 33782, 34677, 34698

Zone 4 Zip Codes

33708, 33716, 33744, 33762, 33777, 33785, 34684, 34685, 34695

Zone 5 Zip Codes

33715, 33767, 33776, 33786, 34688

1 BEDROOM

Zone 1	\$870 - \$980
Zone 2	\$990 - \$1040
Zone 3	\$1060 - \$1110
Zone 4	\$1110 - \$1240
Zone 5	\$1370 - \$1470

2 BEDROOM

Zone 1	\$1070 - \$1210
Zone 2	\$1220 - \$1280
Zone 3	\$1300 - \$1360
Zone 4	\$1370 - \$1530
Zone 5	\$1680 - \$1810

3 BEDROOM

Zone 1	\$1400 - \$1580
Zone 2	\$1590 - \$1670
Zone 3	\$1700 - \$1780
Zone 4	\$1790 - \$2000
Zone 5	\$2190 - \$2360

4 BEDROOM

Zone 1	\$1710 - \$1930
Zone 2	\$1950 - \$2040
Zone 3	\$2070 - \$2170
Zone 4	\$2190 - \$2440
Zone 5	\$2680 - \$2690

Amounts are current as of 6/18/2020. In some cases tenants may qualify for more or less than these rents. If there are additional utilities paid by the tenant these amounts may vary.



GET STARTED!

The process is simple!

Let participants know your unit is available by visiting PinellasHousing.com and listing your unit.



11479 Ulmerton Road
Largo, FL 33778
727-443-7684

PinellasHousing.com

