



# RENT ASSISTANCE Happenings

We're  
Making  
it Easier  
for You

- **Streamlining Rent Reasonableness Determination for Tax Credit Units**
- **Rent Well New Tenant Education Classes**

Also, during 2009 HAP met with the Project-Based landlord community to provide clarity on:

- New site inspection process
- Rent Increase requests
- Waitlist requirements for Project-Based Voucher (PBV) units

March 2010

## Rent Reasonableness Determination for Tax Credit Units

The Housing and Economic Recovery Act of 2008 (HERA) streamlined the process of determining rent reasonableness for certain tax credit units. A rent comparison with unassisted local market units is no longer required for tax credit units if all of the following conditions are met:

- The unit is occupied by a family with Section 8 tenant-based voucher assistance, and

- There are other identical tax credit units of the same size (same number of bedrooms) in the project not occupied by families with Section 8 tenant-based assistance.

If these conditions are met, the requested rent is considered reasonable if it does not exceed the greater of: the rent for other identical tax credit units of the same size (with the same number of bedrooms) in the project

that are not occupied by families with Section 8 tenant-based assistance; or the payment standard established by HAP for a unit of the size involved.

Updated forms include this information and are available on HAP's website: [www.hapdx.org/landlords](http://www.hapdx.org/landlords)

**If you have any questions please call: Landlord Services Team, (503) 802-8333 — Select Option 5.**

## We Aim to Please!

**Did you know?** HAP strives to give our Section 8 landlords excellent customer service by providing and accepting documents electronically. We believe our landlords deserve prompt service at all times.

**Did you know?** Once you have determined a Section 8 participant meets your rental criteria as a suitable tenant and you both complete and sign a Request for Tenancy Approval and Disclosure of Lead Based Paint, you can now fax the documents to our office to begin the lease-up process.

**Did you know?** Once we have determined your unit rent is reasonable, affordable to the Section 8 participant, and the unit has passed inspection, we can now email or fax the contracts to you for signature. All you have to do is review the contracts, sign them and the attached copy of your rental agreement, and fax or email them back for prompt payment. If you have this capability, fax or email to: **Leasing Team Fax #: (503)-802-8330, Email: Leasing-team@hapdx.org**

**Landlords often ask:**

**Q: How do I make a unit available to voucher holders?**

**A:** You may call us at: **(503) 802-8333** to have the unit posted on our list of available units. Landlords may advertise properties online for free at: [www.Housingconnections.org](http://www.Housingconnections.org), or you may also advertise in the newspaper. Whenever you advertise be sure to use the phrase: **"will accept Section 8."** Our families look for those listings.

HAP is pleased to announce **Rent Well** - a new tenant education curriculum in our community! HAP and the Portland Housing Bureau (PHB), in partnership with Washington, Clackamas, and Clark Counties, made the decision to develop their own tenant education curriculum. With the implementation of **Rent Well**, we will no longer be using the Ready to Rent<sup>®</sup> tenant education curriculum.

### **What is Rent Well?**

**Rent Well** is a 15-hour course, taught by certified instructors, that teaches people how to be responsible, stable tenants. Topics include: land-

lords' perspectives and expectations; tenant responsibilities; communicating with your landlord; and maintaining a clean, safe, and healthy home, and also addresses screening barriers.

During the course, students pre-screen themselves, create a personalized housing plan, develop a workable household budget, and learn how to read rental documents and understand common terms.

**Rent Well** Graduates have access to the **Rent Well Guarantee Fund** of up to \$2000 to compensate a landlord for damages, unpaid rent, or costs associated with eviction.

Starting on January 1, 2010, the Landlord Guarantee Fund offered by Multnomah County (via HAP) will be available only to **Rent Well** graduates. However, if your prospective tenants graduated from Ready to Rent<sup>®</sup> in 2009, their guarantee will be honored and you can still sign up for the guarantee.

### **Does Rent Well replace Ready to Rent<sup>®</sup>?**

It is important to note that **Rent Well** is not considered a new version of Ready to Rent<sup>®</sup>. **Rent Well** is a completely new and separate course, administered by HAP and PHB.

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## Questions Regarding Rent Well?

Please call Jaclyn Eaton, the Housing Authority of Portland's **Rent Well** Coordinator, at (503) 280-3730, (503) 280-3739, or email: [JaclynE@hapdx.org](mailto:JaclynE@hapdx.org).

## HAP Landlord Services

HAP now has dedicated staff working with landlords to ensure that your business with HAP is handled efficiently and that you always receive prompt responses to any questions or concerns. You can reach the Landlord Services Team at:

(503) 802-8333 — Select Option 5

Available: Monday - Thursday from 8am to 5pm and on Fridays from 8am to 4:30pm.

For the Inspection Team — Select Option 4