

BIG NEWS!



Recent legislative changes in Section 8 regulations and State property tax law have rendered the program much more “landlord-friendly”.

In effect, these developments increase the benefits to property owners and managers of participation in the Section 8 Program, while significantly reducing the risks.

Relaxation of Section 8 Regulations The U.S. Department of Housing and Urban Development has made permanent changes to the Section 8 regulations to make the program more landlord-friendly.

- ✓ **No “take one, take all”.** Because you rent to one Section 8 resident, you are not required to accept others.
- ✓ **No maximum security deposit.** Landlords can now charge Section 8 residents the same deposit amount as non-assisted residents.
- ✓ **No “never-ending lease”.** After the initial lease, a landlord does not need to give a reason for non-renewal of a lease.
- ✓ **All Vouchers.** The Certificate program has ended. All Section 8 participants are now under the Housing Choice Voucher program.
- ✓ **Initial Affordability Determination.** The HRA determines that the family will be able to afford the initial rent, as the resident is limited to paying no more than 40% of their adjusted income.

There are many **MYTHS** about the *burdensome administrative procedures involved with Section 8*. In fact, you use your own lease, and the typical annual procedure is as easy as one, two, three.

1. Complete a rent inquiry form;
2. Have unit inspection; and
3. Sign a payment contract with the HRA.
4. Apply for a rental license with the City of Plymouth. Call Janice Bergstrom at (763) 509-5403.

Your participation is **CRITICAL**. We are committed to creating a mutually beneficial and harmonious relationship between the HRA, property-owners, and residents. **WE WELCOME YOUR IDEAS ON HOW WE CAN MAKE THE SECTION 8 RENTAL ASSISTANCE PROGRAM WORK BETTER FOR YOU.** Please call the HRA at (763) 509-5410.

Sec8/Forms/Brochlandpart

SECTION 8 & COMMUNITY DEVELOPMENT

Since 1976, the Plymouth HRA has operated a federally funded Section 8 Rental Assistance Program that provides over 200 low-income families with subsidies to rent private market apartments scattered throughout the City.

More than ever before, we as a community are beginning to understand the importance of housing choice as a means to community and economic development. Over the past decade, the great majority of employment growth in the metropolitan area has taken place in suburban communities such as Plymouth. The sustainability of this economic growth is largely dependent on employers’ ability to recruit new workers. However, many families cannot find affordable housing in Plymouth. Not surprisingly, Plymouth employers have identified the Section 8 Program as a valuable resource for their employees.

The Section 8 Program strengthens our community. It helps our grandparents, our children, individuals experiencing major changes such as divorce or death of a spouse, young families just starting out, employees of Plymouth businesses and others to live in and enrich our community. Housing choice empowers families to move toward self-sufficiency by expanding their employment opportunities, providing them with a safe and decent place to live, and enabling them to choose a residential location in which they can more effectively meet their needs.

Please call the HRA for more information at (763) 509-5410

A Plymouth resident and former program participant describes the powerful impact Section 8 can have in the lives of families

“Having Section 8 available to me has made it possible for my son and me to live in a decent place, in a good neighborhood and further my education while being available emotionally and physically to my little boy. The effects of this program have affected him the most. He is well adjusted, and at the top of his fourth grade class. I am reminded of the day that I was told I had moved to the top of the waiting list. My situation was dire. I am so far from that now and although I still have some distance to go, I want to do it on my own and free up a voucher for someone else who needs it so much. Never forget that your efforts are far-reaching and drastically change the futures of children.”

YOUR ROLE ...

Affordable, safe and adequate housing is essential to foster growth and stability for the families and children who live in our community. Unfortunately, families with Section 8 are experiencing great difficulty in finding housing in Plymouth. Your participation in the Section 8 program is crucial to its success. ***You, the property owner and manager, play a significant role in providing the necessary foundation for healthy communities.***



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City of Plymouth Housing
And Redevelopment Authority

SECTION 8 HOUSING ASSISTANCE PROGRAM



LANDLORD PARTICIPATION

Your contribution to community development, stability, and vitality is valued. And more than ever before, your participation is rewarded.