

## RENT DETERMINATION FAQ



### **Q How much rent will Section 8 approve?**

**A** There are no pre-set or maximum rents for Section 8 units. OHA pays market rents based on comparables in your rental market.

To determine the market rent OHA will compare your unit to similar non-Section 8 units that have recently rented in your neighborhood (called *comparables*, or *comps*). This rent analysis will be completed after the Move-in Inspection and will take into consideration the size, condition, and amenities of your property.

Before deciding what rent to request, survey your neighborhood to find out what the current rents are for similar non-Section 8 units. This market data will give you the best indication of what OHA will approve for rent. OHA cannot approve a rent amount that is not supported by market comps.

### **Q What if OHA doesn't approve the rent I'm asking for?**

**A** If OHA cannot approve the rent you requested, the Representative will tell you what rent can be approved and will work with you to reach an agreement. If we cannot come to an agreement, you can choose not to rent to the tenant up until you have signed the lease and HAP contract and OHA has approved the tenancy.

**You are not permitted to accept more money from the Section 8 participant in order to receive a higher rent.** Collecting "on the side" payments is fraud. If you accept additional payments you could be banned from the program and you could face civil and criminal charges.

### **Q How much rent does the Section 8 participant pay?**

**A** Section 8 participants pay between 30% and 40% of their income toward the rent. Your tenant will pay their rent portion directly to you (or your property manager) each month. OHA will mail you a check, called a *Housing Assistance Payment (HAP)*, for the balance of the contract rent at the beginning of each month.

### **Q Is there a cap on the tenant's portion of the rent?**

**A** Under HUD regulations, Section 8 participants cannot pay more than 40% of their income toward the rent and utilities during the initial lease term. After OHA staff determine whether the rent you requested is comparable they will let you know if the rent will be affordable to the tenant. Not every Section 8 participant will be able to afford to rent your unit at a market rate rent, even with their housing subsidy. This is no different than the private market. In such cases, OHA staff will tell you the maximum amount of rent the tenant could afford. You can then decide to rent to the tenant at the lower rent or look for another tenant..



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