

Housing Authority of the City of New Haven's
Elm City Communities
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Landlords

Let's Get Moving Together!

A place to live. A community for living and growing.

As a landlord, you know the challenges of renting your properties. Wouldn't it be great to receive guaranteed rent payments, deposited directly into your account? Wouldn't it help your bottom line to reduce vacancy rates and time spent showing units? Or having pre-screened residents?



Housing Authority of the City of New Haven's (HANH) Elm City Communities is looking for responsible property owners in New Haven who would like to expand their opportunities by providing otherwise unavailable living locations to some of our residents. An alliance with Elm City Communities will let your property work harder for you ... and help build a stronger community.

The Goals

One of Elm City Communities' long-term goals is to increase availability of desirable, safe, affordable housing choices for its residents. Under the Section 8 Rental Voucher (Housing Choice Voucher, or HCV) Program, Expanded Housing Program and Accessible Housing Program, families are able to choose and lease or purchase privately owned rental housing outside of established Elm City Communities developments that may increase opportunities such as proximity to jobs, school districts and health care facilities. If you are a landlord who takes care of your property and residents, and can offer decent, safe and sanitary housing, Elm City Communities invites you to consider the advantages of becoming an HCV landlord.

We have a specific need for handicap accessible housing, properties in low-impacted areas and properties with large numbers of bedrooms (4-5), but generally, all types of accommodations are sought.

And, if you are already an HCV landlord who would like to expand your alliance with Elm City Communities by offering additional properties under different programs, or a landlord who is interested in the HCV program, there is a place for you with Elm City Communities.

The Advantages

- Steady income through guaranteed Housing Assistance Payments (HAP), deposited right into your account. Think of it as consistent cash flow.
- Fully rented properties will enhance stability of the neighborhood and keep property values up.
- Elm City Communities maintains an apartment listing to assist landlords with vacancies. Your unit is listed and has the potential of being seen by about 3,000 participants. This will keep your vacancy rate low.
- Landlords are assured of reliable residents since they must meet Elm City Communities' stringent occupancy requirements and background checks. However, landlords may also conduct their own screenings. (Elm City Communities only conducts an income eligibility and criminal background screening. It is the landlord's responsibility to conduct a screening for suitability. Elm City Communities has no liability or responsibility to the owner for the family's behavior or suitability for tenancy.)
- Elm City Communities advises HCV residents on avoiding eviction, reducing the chances of this happening.
- Elm City Communities provides free workshops to landlords to help you manage your property using sound business practices.
- You will have the satisfaction of providing safe, decent and affordable housing to families who are motivated to improve their living environments and quality of life.

The Process is Easy

There is no application fee, waiting list or bid process to become an HCV landlord. The landlord and tenant fill out a Request for Tenancy Approval (RFTA) packet and an Elm City Communities Housing Quality Standards (HQS) inspection is scheduled. The unit must pass before occupancy can take place. The process usually takes 30-60 days, depending on when the RFTA is submitted.

The RFTA is given to the tenant at the initial or update appointment when they receive a voucher. It is not given to the landlord; however, the landlord and tenant must fill out and provide the necessary information and documents. The RFTA can be mailed back or dropped off. Elm City Communities will not accept a fax because we will need to see the original seal from the City tax office. We prefer that the tenant drop the RFTA off or come in for an appointment because it is quicker than U.S. mail and we can verify that all the information is correct.

Are Elm City Communities' Landlord Workshops Mandatory?

No, they are for the landlord's benefit but are not required. Workshops are held quarterly and landlords receive a mailed reminder announcing the times and dates.



Is my Property Subject to any Sort of Elm City Communities Standard or Inspection?

Yes. Elm City Communities Housing Quality Standards (HQS) inspections are conducted bi-annually according to our Rent Simplification process and by the City of New Haven annually, unless the landlord failed the inspection the previous year. Properties must pass the HQS inspection. If a unit fails, the landlord is allowed a cure period and then a re-inspection is scheduled.

Where Can I Get More Information About Working With Elm City Communities?

An alliance with Elm City Communities is a smart, solid business decision. If you are ready to decrease your vacancy rate, increase the consistency of rent collection and add stability to your property's neighborhood, please visit our web site at www.newhavenhousing.org (click on "opportunities," then "landlords"). Or call the Service Center Department at (203) 498-8800 for more information. Staff is available to answer your questions and help you through the process by phone or appointment.

Make your move today!

