

## LANDLORD INCENTIVES

“WE’VE ALWAYS ASSURED LANDLORDS THAT TENANTS WITH HCV PROGRAM ARE JUST AS GOOD AS TENANTS IN THE PRIVATE MARKET. IN MANY WAYS, THEY’RE BETTER. SECTION 8 TENANTS NOW COME WITH A CERTAIN DEGREE OF PROTECTION FOR LANDLORDS!”

*Ellann Johnson, Executive Director*



## WE MAKE IT CONVENIENT FOR BUSY LANDLORDS LIKE YOU:

- List your rental property for free on our Landlord List;
- View Housing Assistance voucher history and unit information on our landlord portal;
- Document delivery and pickup;
- Landlord walk-in hours;
- A single point of contact dedicated to providing landlords with excellent customer service.



**Jacksonville Housing Authority**

Ph (903) 586-7585 F (903) 586-7554

Physical 597 S. Ragsdale St Ste A - Mailing P.O. Box 8457  
Jacksonville, TX 75766

Email [intake@jhatx.org](mailto:intake@jhatx.org) Website <http://jhatx.org>



## HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) LANDLORD BENEFITS

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597 S Ragsdale St

P.O. Box 8457

Jacksonville, TX 75766

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## THE HOUSING AUTHORITY UNDERSTANDS YOUR BUSINESS NEEDS:

- Direct Deposit
- Prompt and consistent payments. If your tenants experience a loss of income, the Housing Authority adjusts the level of subsidy. You continue to get the rent you require every month, and the portion paid by the Housing Authority adjusts to keep the unit affordable to the tenant.

**“I’VE BEEN RENTING TO SECTION 8 FAMILIES FOR 25 YEARS; IT’S NO DIFFERENT – WE SCREEN THEM – SOME GOOD, SOME BAD, LIKE ANYTHING ELSE. I’VE NEVER HAD A CHALLENGE WITH THE PAPERWORK. AFTER THE INITIAL CONTRACT PROCESS, WE GET OUR CHECKS BETWEEN THE 1ST AND THE 3RD.**

*Chuck Fischer,  
El Camino Realty & Investments Inc.*



## MARKET RATE RENTS:

We work hard to keep up with the ever-changing market in Cherokee County. Earn rental income while helping individual tenants and families who otherwise couldn’t afford to live in our community. You can make a real difference in the affordable housing shortage.

**WE’RE COMMITTED TO MAKING THE SECTION 8 PROGRAM WORK FOR LANDLORDS. WE KNOW THAT IF IT DOESN’T WORK FOR LANDLORDS, THEN IT DOESN’T WORK FOR ANYONE.**

## YOU STAY IN CHARGE OF YOUR PROPERTY:

- You choose and screen your own tenant. To attract tenants with vouchers, you may choose to list your unit with JHA.
- You use your own rental agreement. The tenancy is between you and your tenant. Tenants must abide by your rental agreement.
- You establish the rent. You can increase the rent with 60 days written notice after 1 year of tenancy
- The Housing Authority inspects for safe, decent and sanitary units that meet Housing Quality Standards, not code enforcement.