

## OUR MISSION:

Opening doors through individualized, comprehensive services and community partnerships that empower low-income individuals and families to improve their quality of life.

## OUR SERVICES:

Energy Assistance Program (EAP)  
Housing Choice Voucher Program (HCV)  
Weatherization Assistance Program (WAP)  
Head Start Program



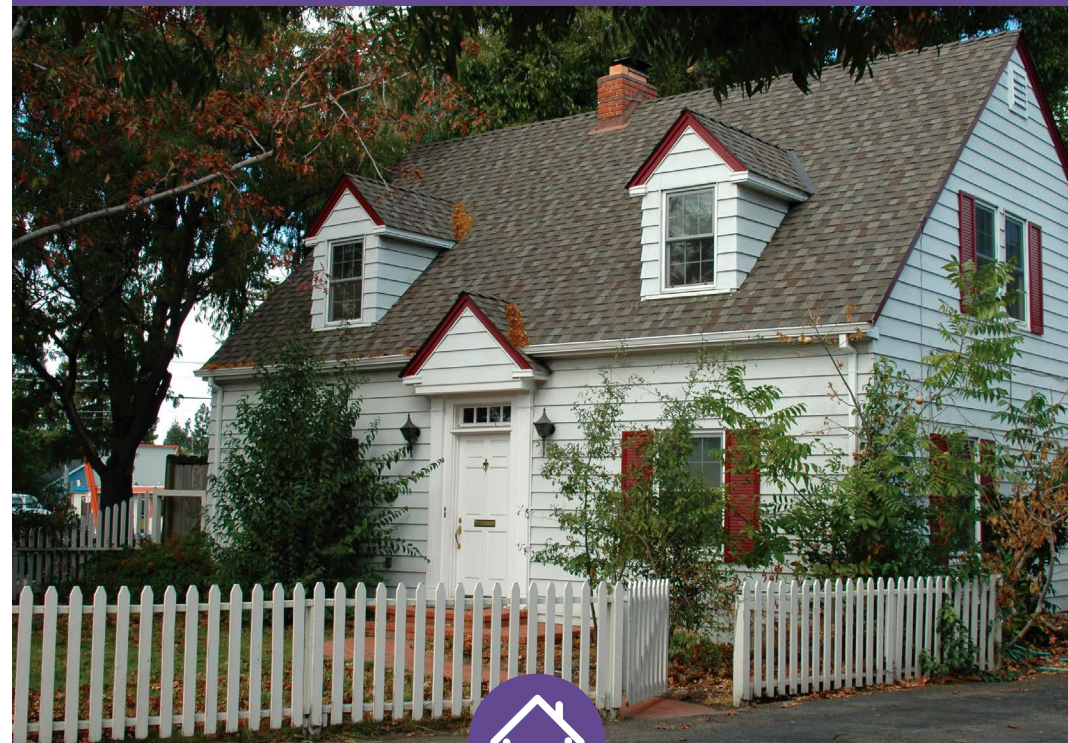
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## HOUSING CHOICE VOUCHER PROGRAM FOR LANDLORDS



Serving the residents of Jefferson,  
Jennings and Scott Counties since 1965



## WHAT IS THE HOUSING CHOICE VOUCHER PROGRAM?

OVO's HCV Program (otherwise known as Section 8) is a federally funded program that provides rental assistance to income-qualified families, including working adults, older adults and individuals with disabilities, so that they may afford safe and decent housing in the community of their choice. Program participants are required to pay a portion of their rent, usually 40% or less of their income. The remainder of the rental cost is supplemented by a Housing Assistance Payment made directly to the property owner or manager by OVO each month; payments can conveniently be provided through direct deposit.

HCV is an excellent program that can help ensure landlords receive timely rent payments while providing an important service for vulnerable members of their community. OVO staff provide support through annual check-ins with participants, biennial inspections of units, and assistance as needed with lease violations and other tenant issues. 98% of landlord respondents to our 2022 survey said they would recommend the program to other landlords.



### Additional Questions?

Contact our office by phone at (812) 265-5858, visit our website at [www.ovoinc.org/section-8-housing/](http://www.ovoinc.org/section-8-housing/) or drop by in-person at our Administration Office at 421 Walnut Street, Madison, IN 47250.

## What do I do when a voucher holder is interested in my rental?

It is important to screen prospective tenants to ensure a good selection. It is important to screen prospective tenants to ensure a good selection. OVO can only certify to you that an HCV participant is income eligible for our program. We cannot provide a reference as to their expected behavior as tenants. You may use screening methods (such as credit checks, criminal background checks, landlord references and home visits) as long as you do not treat HCV participants differently or discriminate. 100% of landlord respondents to our 2022 survey said that HCV participants either caused no major issues or caused no worse issues than other, non-HCV tenants.

If you approve an HCV participant, you will complete a "Request for Tenancy Approval" form, which will be provided by the participant. Once the form has been submitted to our office, one of our staff will contact you to schedule an inspection and brief you on your next steps. Housing Assistance Payments will not begin until the unit has passed inspection, the lease has been approved and you have signed a Housing Assistance Payments Contract with OVO.

## What are the requirements for my unit to be rented under HCV?

The unit must meet Housing Quality Standards (HQS) set by the U.S. Department of Housing and Urban Development (HUD), and the rent must be approved within HUD Fair Market Rates and be comparable to similar units in the area. HCV can approve rent amounts up to 110% of the local Fair Market Rate.

## How do I make my rental available to voucher holders?

When you advertise your available unit, you can include the phrase "Will accept HCV" or "Will accept Section 8." You can also call OVO to let them know about the available unit, which they can share with recently approved HCV participants looking for a new rental home.

## I have a tenant who I think would be a good fit for HCV. How do I connect them to the program?

Individuals and families must be approved to receive HCV assistance by submitting a program application. Before they can submit an application however, they must first be added to OVO's HCV Waiting List. Links to OVO's county waiting list applications can be found on our website: <https://ovoinc.org/section-8-housing/>.