

COLORADO STATE PUBLICATIONS LIBRARY
 LOC11.2/R29/1995/2 c.2
 /Housing your neighbor local



3 1799 00023 3445

Colorado
 Division of Housing

Advances

The source for current housing trends

HOUSING YOUR NEIGHBOR

The Colorado Division of Housing and local housing authorities keep lists of families and elderly persons seeking rental properties. These families are qualified to receive rental assistance from the state or a local housing authority. By using these lists, landlords can save money in marketing their rental properties. As a landlord or property manager participating in the Section 8 Rental Assistance Program **YOU** retain all the usual landlord rights and responsibilities.

LANDLORD BENEFITS:

- **YOU** continue to screen and select your renters
- Guaranteed rental assistance payments are made directly to **YOU**
- **YOU** may qualify for low-cost financing to upgrade your rental property
- **YOUR** renters may qualify your property for weatherization improvements
- The housing agency will visit **YOUR** property annually to ensure its safety
- **YOU** can request annual rent increases
- **YOU** will have an opportunity to help elderly and families with low incomes

COMMUNITY BENEFITS:

- Reduces need for construction of public financed housing
- Least costly way to provide affordable housing
- The landlord and the family will have more spendable income

RENTER BENEFITS:

- Families can keep their privacy while receiving public assistance
- Families pay about 30% of their income toward rent allowing to pay for school expenses and medical care
- Families may live anywhere within their community
- A portion of their rental assistance could be set aside in an escrow for future home downpayments or tuition.

Landlords interested in renting to low-income families could contact us at (303) 866-2033 for further information.