

LANDLORD UPDATE



A Publication of the St. Petersburg Housing Authority
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February 2012

Are You Ready to “Go Section 8”?

On January 1, 2012 the St. Petersburg Housing Authority (SPHA) became the newest subscriber to GoSection8.com! SPHA is the first housing authority in Pinellas County to be part of the GoSection8 network, which is the largest rental listing service for the Housing Choice Voucher (HCV) / Section 8 program in the nation.

GoSection8’s core mission is to help Americans living in poverty by providing them with free information about all of their current housing options under the federal government’s HCV / Section 8 programs in every national market. SPHA is proud to introduce this service locally.

Through this partnership, SPHA is now able to provide landlords with a Section 8 compliant listing service for their units and to connect them with prospective tenants, using the website at <http://spha.gosection8.com/>. These listings are available to existing and potential HCV / Section 8 tenants seeking apartment units, duplexes, single-family homes or townhomes in the private market. There is never a charge for

tenants to access the rental listings, and the listings are available to them online as well as through the bi-lingual call center at 1-866-466-SEC8 (7328).

Landlords interested in participating in the HCV / Section 8 program simply need to go to <http://spha.gosection8.com/>, click the “ListYourProperty” tab at the top of the page, and provide details about their property for immediate posting. It is recommended that property owners/managers also add pictures to their listing for better advertising and for faster lease up.

Please note that U.S. Department of Housing and Urban Development (HUD) regulations require SPHA to do a comparable unit study before approving rents for a unit that is to be subsidized through the HCV / Section 8 program. SPHA will compare the prospective unit to at least two similar units with similar amenities in the same or similar location in the private, unassisted rental market to determine the unit’s comparable rent. SPHA staff will review factors such as number of bedrooms, square footage, unit type and condition, utilities provided by the owner, and maintenance and upkeep. SPHA’s participation in the GoSection8 network allows us access to a comprehensive rent reasonable database, which is unique to our area and based on the most current market conditions, to help us objectively determine reasonable rental unit costs.

We are confident that you will find GoSection 8.com a useful service for finding and listing HCV / Section 8 rental properties on the Internet. Thank you!

Landlord 101 Workshop

Date: Wednesday, February 29, 2012

Time: 2:00 p.m.

**Location: SPHA’s Central Office,
2001 Gandy Blvd. N., St. Petersburg**

Representatives from GoSection8.com and SPHA staff will be available for questions. If you are interested in attending, please RSVP to section8@stpeteha.org.



We're Moving: This February, SPHA staff, including the Section 8 Department, is moving to a new central office facility. Our new address is 2001 Gandy Blvd. N., St. Petersburg, FL 33702. Due to the move, our offices will be closed from Tuesday, February 14, through Monday, February 20, 2012. The new office will open for business at 8:00 a.m. on Tuesday, February 21.

Fair Market Rents Reduced for 2012

Every October, the U.S. Department of Housing and Urban Development (HUD) publishes its Fair Market Rents (FMRs) for each market area in the country. For 2012, the HUD published FMRs represent a 3 percent average decrease from the prior year's rents. This action is unprecedented in recent years and does not necessarily imply a pattern from which to predict future FMRs.

The St. Petersburg Housing Authority (SPHA) Board at their November 17, 2011 meeting approved the housing agency's Payment Standard at 100 percent of the published FMRs for 2012. The application of the rule requires immediate

SPHA Will Be Offering Direct Deposit

The SPHA Board of Commissioners approved the implementation of direct deposit for housing assistance payments in the coming months. **Please attend the Landlord Training on February 29 to learn more!**

New Landlord Packet

Please note that SPHA requires all landlords who have previously participated in the Section 8 program, **but have had no activity on their accounts in 12 months or more**, to complete the New Owner Packet to remain in the program. You can download the packet from www.stpeteha.org/landlords.htm.

implementation of the new Payment Standards, effective January 1, 2012, for

- 1.) Families moving from their current rental unit and/or
- 2.) New admissions.

Families re-evaluated in 2012 that choose to remain at their present unit with a lease extension are not affected this year and will be advised of the policy change that will take effect at their next annual exam in 2013.

The new FMRs for SPHA's jurisdiction are:

0-Beds	1-Bed	2-Bed	3-Bed	4-Bed
\$690	\$766	\$926	\$1173	\$1417

Internet Resources for Landlords

List Properties:

spha.gosection8.com

www.floridahousingsearch.org

Download Program Information:

www.stpeteha.org/landlords

Check Payment:

www.pal.hmsforweb.com

*Have questions? Contact us at
727-323-3171 (phone) or
section8@stpeteha.org (e-mail)*

