



Town of Mamaroneck
Public Housing Agency - Housing Choice Voucher Program
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10 Reasons Why You Should Consider Renting To A Housing Choice Voucher Tenant

The Town of Mamaroneck Public Housing Agency (PHA) administers the Housing Choice Voucher Program, also known as Section 8. This program provides rental assistance to individuals and families whose gross household income is at or below 50% of the median income of Westchester County based on their family size. Here's why you should consider renting to our Voucher holders:

1. Tenants are pre-screened. Before a voucher is issued, and annually thereafter, the PHA conducts a limited criminal background check on household members age 18 and older, and verifies the family's total household income. We encourage all landlords to conduct their own screening of tenants in accordance with their own guidelines.
2. The Town of Mamaroneck PHA pays market rents to landlords based on HUD guidelines. The Fair Market Rents by zip code are updated annually. Units in this range should include the heat and hot water.

The Fair Market Rents can be found at <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html> Follow the "lookup" instructions on the web page to find the market rent by zip code.

3. The family's total household income from all sources is verified at least annually to ensure that the tenant's portion of the rent is between 30% and 40% of their gross income, making their share of the rent affordable.
4. The Town of Mamaroneck PHA pays the difference between the tenant's share and the total monthly rent to participating landlords by direct deposit, no later than the 3rd business day of the month.
5. If the tenant's income changes due to the loss of a job or other circumstances, the PHA reduces the tenant's share and increases the housing assistance payment.
6. The Housing Quality Standards Inspection helps to ensure that the apartment meets the minimum guidelines for health, safety, and security.
7. Inspection photos may be taken upon request before a tenant moves in to document the condition of the apartment as a protection for both the landlord and the tenant in the event the condition changes over time, other than normal wear and tear.
8. The PHA enforces the lease between the tenant and the landlord, intervening if either the tenant or the landlord is not in compliance with the lease terms. Serious and repeated violations of the lease are grounds for losing the voucher assistance, which most tenants want to avoid.
9. Landlords can list vacant units with the Town of Mamaroneck PHA at no cost, tapping into a pool of pre-screened prospective tenants available to lease their apartments.
10. Landlords accepting the voucher assistance help eligible individuals and families to live in stable, quality housing that they might otherwise be unable to afford.