

“Our mission is providing safe, sanitary and decent housing for persons of low income in Jackson County, Illinois”

Ready to become an HCV Landlord?

Please reach out to our office to inquire about being added to our Landlord List and to notify us of any available properties.



Jackson County Housing Authority

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Jackson County Housing Authority

Becoming a Housing Choice Voucher Landlord



What is the Housing Choice Voucher Program?

The Housing Choice Voucher program, commonly known as Section 8, is a program administered by Housing and Urban Development (HUD). The purpose of the program is to assist low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.

HCV participants are able to rent a unit of their choosing on the private market, where the owner agrees to rent under the program. The unit must be able to pass our health and safety inspection and the rent must be reasonable for the area. New participants may even use their assistance in their current residence.

The HCV program, administered by the Jackson County Housing Authority, allows participants to receive assistance in units inside of Jackson County or surrounding counties. A good rule of thumb is that if the rental is located within a 1-hour drive of Murphysboro, IL, we can assist.

The family is assigned a portion of rent, based on their household income that is to be paid directly to the landlord. The difference between the family's portion of rent and the landlords contract rent is referred to as a Housing Assistance Payment (HAP). This payment is paid to the landlord directly by the HCV program on behalf of the participating family.



What are the benefits to becoming an HCV Landlord?

Consistent rental income in an otherwise unstable economy

We don't have to tell you how hard the last few years have been on landlords. With the HCV program, landlords are guaranteed their monthly HAP. If a tenant has a change in their income for any reason, our HAP portion will change to meet the needs of that household.

We pre-screen all HCV participants

All applicants have to submit to background checks prior to admission into our program. While this does not replace your own landlord screenings, it is an extra reassurance.

Consistent flow of ready to move tenants, resulting in lower vacancies

Have you had a tenant move out and struggle to find another suitable person to replace them? This results in loss of income. Our program has a steady flow of new participants who are joining the program.

Lower turnover rate

A lot of our participants are looking to settle down and stay put!

Free advertising!

The cost of advertising your property can really add up! That is why we provide our HCV landlords with free listing services. Each participant receives a landlord directory and a continual listing of HCV landlords' current and upcoming vacancies.

Annual rent increases

Each year HUD releases new fair market rent prices for our area. This could mean that you are able to increase your contract rent year to year when your HAP contract is renewed, as long as the increase is found to be reasonable.

Regular inspections

We complete yearly inspections for all of our HCV participants. This is beneficial for not only the tenant, but also the landlord. Some landlords don't have the time or ability to regularly check in on their properties, especially if they don't live in the area. Our annual inspections are an opportunity for you to have some reassurance that your property is in good shape and being properly cared for.

Helping low-income families

The HVC program provides decent, safe, and sanitary housing for low income families. This is a much-needed resource in Southern Illinois. Becoming HCV landlords you help make this program possible, by providing the stability these families need to maintain self-sufficiency and rise above their current circumstances.