

Emergency Housing Vouchers Landlord Incentives Program

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What are the three EHV's landlord incentives?



INSPECTION/ HQS
REPAIR FUND



LOST RENT FUND



DAMAGES FUND

Inspection/HQS Repair Fund

A fund to reimburse landlords for repairs to pass inspection.



When: failed inspection on or after 7/1/22 and before 12/31/23

Amount: Up to \$1,000 reimbursement (with proof of receipt)

For what: To repair necessary items to pass inspection

Things to remember: EHV's are time sensitive, RAA and property owner will have to work together schedule the inspection as soon as possible

CoCs/Providers/EA Responsibility:

- Outreach
- Market
- Leverage incentives

RAAs Responsibility:

- Schedule timely inspections
- Collect receipts of paid invoices for repairs paid by the landlord for reimbursement
- Process checks directly to landlord/owner
- Document the HQS repair funds

Lost Rent Fund

A fund to offset lost rent in the case that a EHV tenant vacates before the end of the lease or after the lease in the case of non-renewal by tenant's choice.



When: units rented to EHV households through 12/31/23

Amount: Up to 2 months of rent

For what: for lost rent if EHV household vacates before the end of the lease or if tenant decides to not renew. (Eligible if next tenant holds a DHCD administered voucher)

Things to remember: DHCD Voucher holding household must have signed leased or occupied unit before landlord can apply for lost rent

CoCs/Providers/EA Responsibility:

- Outreach
- Market
- Leverage incentives

RAAs Responsibility:

- Collect signed lease with another voucher holding household
- Collect a tenant ledger showing lost rent portion

Damages Fund

A fund to reimburse landlords for repaired damage by EHV voucher holder



When: First 12 months of EHV tenancy

Amount: Up to \$1,000 reimbursement (with proof of receipt)

For what: to repair damages caused by EHV household (Eligible if next tenant holds a *federal* DHCD administered voucher)

Things to remember: DHCD Voucher holding household must have signed leased or occupied unit before landlord can apply for reimbursement

CoCs/Providers/EA Responsibility:

- Outreach
- Market
- Leverage incentives

RAAs Responsibility:

- Inspect for damages
- Collect receipts of repairs paid by the landlord for reimbursement
- Collect signed lease with another voucher holding household

Purpose:

Encourage property owners to participate in the Emergency Housing Vouchers Program by informing them of the EHV landlord incentives program.

Reach landlords to create, build and maintain a network of landlord relationships while keeping voucher holders as tenants.

Provides support to landlords by offsetting financial risk and maintaining DHCD voucher holders housed.