

# LANDLORD INCENTIVE PROGRAM



The County of Humboldt Housing Authority Voucher program has created a new Landlord Incentive Program. The incentive program is funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act to assist voucher families find affordable housing during the pandemic.

## **New Landlord Signing Bonus\***

This is a one-time signing bonus of \$1,000 for any newly participating Landlord or returning Landlord that has not participated in the HCV program for the last 12 months.

## **New Unit Signing Bonus\***

This is a one-time signing bonus of \$500 for any unit that has not been an HCV assisted unit previously or in the past 12 months.

## **Existing Landlord/Existing Unit Signing Bonus\***

This is a one-time signing bonus of \$250 for any unit that has been an HCV assisted unit in the past 12 months.

## **Expanded Liaison Services**

County of Humboldt Housing Authority has a Housing Advocate who will assist you as follows:

- Listing your unit
- Navigating the voucher process
- Provide Landlord liaison services
- Completing paperwork for bonus and ongoing

\* Bonus Payments will be processed and paid within two weeks following the initial HAP payment. A 12-month lease must be executed along with the Housing Assistance Payment contract. Incentives available through 12/31/21 or until funding is exhausted.

**Want to participate?**

**Contact**

**Housing Advocate**

**Jennifer Boone at**

**[jboone@eurekahumboldtha.org](mailto:jboone@eurekahumboldtha.org)**

**707.443.4583 x217 or 707.599.0729**

For general program questions

Or

**Accounting Manager**

**Nicole Marie at**

**[nicolem@eurekahumboldtha.org](mailto:nicolem@eurekahumboldtha.org)**

**707.443.4583 x223**

For application/payment questions

*The Landlord Incentive Program is only available for units rented under the HCV program in Humboldt County and may discontinue once funding is exhausted.*

## **NEW! Incentives may be available for landlords who rent to Housing Choice Voucher (aka "Section 8") participants in Humboldt County.**

### **Some of the Benefits for Landlords Include:**

- ✓ **Leasing Bonus:** Existing landlords may receive up to **\$500** for each unit newly leased to a program participant (or not leased to a program participant in over twelve months) or existing landlords may receive up to **\$250** for each unit that has been leased to a program participant in the last 12 months. New or returning landlords (who have not leased to program participants previously or in over twelve months) may receive up to **\$1,000** for program participation.
- ✓ **Landlord Liaison:** Dedicated staff will provide individual customer service to our valued landlord partners.
- ✓ **Free advertising:** Our website links to AffordableHousing.com, a site connecting voucher holders with potential landlords, where you can list your rental unit for free.

### **FAQs**

Q: This will be my first time participating in the Housing Choice Voucher (HCV) Program. Where can I find more information on the process and program?

A: Please visit our website at <https://eurekaumboldt.org/landlords/> where you can have many of your questions about becoming a landlord answered.

Q: I have rented to voucher holders in the past. How do I know if it has been more than 12 months since I rented a unit to a program participant?

A: Thank you for your past support. If you are not sure when you last received a subsidy for a voucher family or a specific unit, you can contact our Finance department with questions by calling Nicole Marie at 707.443.4583 x223.

Q: How do I get paid the bonus?

A: When the Landlord selects a family with a voucher for tenancy, he/she completes and submits paperwork (called the Request for Tenancy Approval - ~~RTA~~ ~~RTA~~) to the Housing Authority as well as the Landlord Incentive Application. Staff conducts HUD required due diligence and when the landlord submits the Residential Lease and Housing Assistance Payment (HAP) contract and the rental assistance begins, staff will process the appropriate bonus. Bonus payment will be within two weeks of landlord receiving the first HAP payment.

Q: What is HUD required due diligence?

A: Every unit is inspected before contracting for assistance, to ensure it meets HUD's Housing Quality Standards (HQS). On our landlord webpage at <https://eurekaumboldt.org/landlords/>, click at the bottom on ~~Inspection Checklist~~ ~~Inspection Checklist~~ under Resources for a list of common inspection deficiencies and a checklist to ensure your unit is inspection-ready.

Q: Do I get a bonus for every unit?

A: Yes! During the incentive period, the bonus is a one-time payment for each unit leased up. The dollar amount of the bonus is determined by whether the landlord is existing or new and if the unit has been leased by an HCV participant within the last 12 months or has not.

Q: How will I receive my bonus payment?

A: We ask that our landlords use easy and convenient direct deposit for payments. Bonuses will be paid in the same manner that the landlord is paid HAP monthly payments.

Q: How do I market available rental units?

A: Our website has a link to AffordableHousing.com. We encourage clients and landlords to utilize this free resource for listing rentals and doing rental searches.