

## **NEW! Incentives may be available for landlords who rent to Emergency Housing Voucher (aka "EHV") 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. 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 Emergency Housing Voucher (EHV) 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 - ~~RFTA~~) 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~~ 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.

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.