

# PHA LANDLORD MONETARY INCENTIVES

## SIGNING BONUSES

## DETAILS

### New monetary rewards to HCV owners for participating in or adding more units to the program.

- The signing bonus payment will appear as a HAP adjustment on the PHA HAP statement for the owner/property manager receiving the bonus, and does not need to be applied under the specific HCV participant's rent ledger.
- Owners **cannot** request the signing bonus be deposited to a separate account from the HAP payee.
- Signing bonus payments only apply to tenant based vouchers; project based vouchers are not eligible for the signing bonus

#### **EHV Signing Bonus: \$750**

Owners and property managers who submit a RFTA for an Emergency Housing Voucher (EHV) will receive a **\$750 signing bonus** upon execution of an approved PHA HAP Contract.

#### **Signing Bonus: \$1000**

Landlords who participate in HCV's **Housing Opportunity Program (HOP)** and successfully rent a unit to an HCV participant in a qualified **opportunity area** are eligible to receive a **\$1,000** signing bonus.

**PHA reserves the right to deny the signing bonus payment for owner non-compliance during the leasing process.**

## HCV OWNER ASSURANCE

## DETAILS

- The Owner Assurance Fund was designed to protect property owners from unexpected damages in excess of normal wear and tear.
- PHA will reimburse property owners who participate in the HCV program up to \$2,500 to help cover repair expenses net of any security deposit that was withheld for damages.
- An Owner Assurance Fund Claim must be submitted with appropriate documentation to support the claim.

1. Owner Assurance Fund payments are eligible for owners who participate in the HCV program and rent to an HCV participant; they can be accessed only within the **first two years** of tenancy (**Initial Lease Term**)
2. Landlords must submit an Owner Assurance Fund Claim within **30 days** of the tenant vacating the unit and/or landlord retaking possession of the rental unit.
3. Maximum reimbursement cannot exceed **\$2,500** net of the security deposit withheld.
4. Landlords must deduct any applicable payments, security deposit, fees (including lease break fees), or pre-paid rent collected from the Tenant from the requested reimbursement amount.

**The Owner Assurance Fund will not reimburse for tools needed to repair damages, landlord's personal time to repair damages or other activities related to the claim, items allegedly stolen, or damages not represented in the move-in/out condition report.**

## SECURITY DEPOSIT

## DETAILS

- PHA will provide security deposit assistance up to one month's contract rent for new Emergency Housing Vouchers (EHV).
- Security deposit assistance for EHV voucher holders **ONLY**.

1. Security Deposit payments are only eligible for voucher holders who received an Emergency Housing Voucher (EHV listed at top of voucher)
2. The Security Deposit assistance is only available for up to one month of **PHA's Approved Contact Rent** listed on the HAP Contract.

**For example, if the Contact Rent is \$1,000 the maximum security deposit assistance is \$1,000.**