



LANDLORD INCENTIVE PROGRAM: Questions & Answers

Welcome to the Housing Choice Voucher (HCV) Landlord Incentive Program. This program is funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act to assist HCV families find affordable housing in Sacramento County during the pandemic. There is a significant shortage of housing which is heightened with COVID-19. Limited affordable units are currently on the market and families are having a hard time leasing up.

This incentive program provides monetary bonuses to landlords signing up to house HCV families. In addition it provides financial resources to families applying for units and provides payment for security deposits. For details on the HCV program please go to www.shra.org

Funding is limited and only available until December 31, 2020.

QUESTIONS

ANSWERS

<p>I have not participated in the voucher program before. How can I learn more about this program?</p>	<p>Please go to our website at https://www.shra.org/click on Landlord Resources, Resources for HCV Program Landlords, and Landlord Incentive Program Flyer or copy and paste this web address https://www.shra.org/wp-content/uploads/2020/07/Landlord-Incentive-Program-Flyer-revised-1.pdf. Also, please sign up for our landlord orientation. Information is also on our website under Landlord Resources.</p>
<p>I have rented to voucher holders in the past. How do I know if it has been more than 12 months since I received payment so that I can qualify as a returning landlord for this bonus?</p>	<p>Thank you for your past support. If you are not sure when you last received a subsidy for a voucher family, you can sign in to the landlord portal at https://portal.shra.org/landlord2 to see a history of your past payments.</p>
<p>Do I have to sign up to get a bonus?</p>	<p>No. When the Landlord selects a family with a voucher, he/she completes and submits paperwork (called the <i>Request for</i></p>

	<i>Tenancy Approval (RFTA)</i>) to SHRA. Staff conducts HUD required due diligence and when the landlord submits the <i>Residential Lease</i> and <i>Housing Assistance Payment (HAP) contract</i> and the rental assistance begins, SHRA staff processes the appropriate bonus. Bonus payment will be paid within the week after the first HAP payment.
Do I get a bonus for every unit?	No. The bonus is a one-time payment for each new/returning landlord renting to a family with a voucher.
How do I market available rental units?	Please list your available units at http://sacramento.gosection8.com
How do I get paid the bonus?	The landlord must choose a family with a Housing Choice Voucher as a tenant, then complete and submit the document called the <i>Request for Tenancy Approval (RFTA)</i> . SHRA will process the bonus once the family is leased up, the HAP contract is fully executed and rental assistance begins.
Is there a finder's fee if I refer a colleague?	No there is no finder's fee.
What is the time frame to get paid?	All bonus payments will be paid within seven (7) business days of landlord receiving the first HAP payment. All bonuses will be paid after the landlord signs the lease with the family and the Housing Assistance Payment (HAP) contract and rental assistance begins.
Application Fee Questions	
Is there a maximum paid to each family for application fees?	Yes. The family can receive a maximum of \$50 for each application for a maximum cumulative total of \$150 <i>for each family</i> .
How do I get the application fee reimbursed?	The family will provide the landlord the Landlord Incentive Program Rental Application Fee Reimbursement Request

	Form. Complete the form and submit to SHRA via email at LandlordIncentiveProgram@shra.org or via fax to (916) 449-1285
The landlord charges an application fee for each adult member. Will I get the full amount for all family members?	The family with a voucher is eligible to receive a maximum cumulative total of \$150 for application fees.
Security Deposit Questions	
How does the family/landlord access the security deposit?	The <i>Security Deposit Request</i> form can be requested from and submitted to landlordincentiveprogram@shra.org .
No Loss Bonus Questions	
How do I get the No Loss Bonus? Is it a separate check or added to my Housing Assistance Payments (HAP)?	Once the RFTA is submitted, SHRA staff will determine the amount for the No Loss Bonus. Payment will be made within seven (7) business days of receiving the first Housing Assistance Payment (HAP) check.
Will I receive the No Loss Bonus if I do not lease up the family on the RFTA?	No. The No Loss Bonus will only get paid once the <i>Lease</i> and <i>HAP contract</i> are fully executed and the rental assistance begins for the family named on the RFTA.
Can I receive the “No Loss Bonus” if I am not a new or returning landlord?	This bonus is currently only for new landlords or those returning to the program (within last 12 months).
Damage Claim Questions	
If a family with a voucher causes damage to my unit, can I request compensation?	<p>A landlord may apply for up to \$2,500 per unit for damages. To qualify the landlord must have leased the unit to an HCV participant after July 1, 2020. The claim can be filed for amounts over and above the security deposit and in excess of normal wear and tear.</p> <p>The landlord must submit to landlordincentiveprogram@shra.org a Statement of Security Deposit Accounting, pictures of damages, and receipts showing payments were made to repair damages.</p>

<p>What is not covered under damages?</p>	<p>Damages that are normal wear and tear will not qualify. Damages that are caused by the tenant will <i>qualify after the Security Deposit has been applied.</i></p>
<p>With this program ending in 6 months, how will damage claims be handled if the tenant is leased in place past the 6 month time frame?</p>	<p>Alternative funds will be made available for units after the six-month period contingent on funding availability.</p>
<p>Can I receive compensation to cover damage to my rental if I am not a new or returning landlord?</p>	<p>This compensation is for landlords who leased up HCV families on or after July 1, 2020.</p>