



OFFICE OF HOUSING & COMMUNITY DEVELOPMENT

LANDLORD INCENTIVE PROGRAM

The Office of Housing and Community Development is looking to partner with rental property owners to provide housing opportunities for participants of the Housing Choice Voucher program. Learn how you may be eligible for a one-time incentive of up to \$1,000 in gift cards from local retailers.



The Pilot Program is funded by the CARES Act to assist qualified households secure affordable housing. This program was designed to provide rental property owners with a financial incentive to become part of the housing solution. This program is for eligible contracts with an effective date on or after April 1, 2020. Funding is limited.

Incentives for new or "returning" property owners or leasing to those with a HUD-VASH (Veteran), Mainstream or Foster Youth Voucher

Information can be found at:

<https://www.hawaiicounty.gov/departments/office-of-housing/housing-choice-voucher-section-8-program> or

We're here to answer your questions . . . connect with us by email at sec8info@hawaiicounty.gov or calling 959-4642.

PARTNER WITH US AND BE PART OF THE SOLUTION.

HOUSING CHOICE VOUCHER LANDLORD INCENTIVE PROGRAM Questions & Answers

This program is funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act to assist qualified families find affordable housing in Hawai'i 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 difficulty leasing up. This program seeks to provide incentives to encourage landlords to house low-income families.

To qualify, the Landlord must have leased to a qualified family on or after April 1, 2020. Funding is limited and may be discontinued once funding is exhausted.

QUESTIONS

ANSWERS

What are the incentives?	Your choice of gift cards from ACE, HPM, Home Depot, or Lowe's (while supply lasts) of up to \$500 for each qualifying incentive.
I have not participated in the voucher program before. How can I learn more about this program?	<p><u>Resources</u></p> <ul style="list-style-type: none"> • Housing Choice Voucher Fact Sheet: https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet • Housing Choice Voucher Emergency Landlord Incentive Pilot Program: https://www.hawaiicounty.gov/departments/office-of-housing/housing-choice-voucher-section-8-program • Or contact Kau'i at (808) 959-4642
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 incentive?	Thank you for your past support. Our office will verify eligibility.
Do I have to sign up to receive the incentives?	No. When the Landlord selects a family with a voucher, he/she completes and submits required forms (Request for Tenancy Approval HUD 52517). Staff conducts a review for eligibility.
How do I get my incentive?	Incentives will be processed monthly. After the OHCD receives a copy of the executed Residential Lease Agreement and the original Housing Assistance Payment (HAP) Contract, staff will process the appropriate incentives. Upon approval, the Landlord will be notified when the incentive will be available for pick up. Managing Agents will be responsible to notify the entitled owner of the gift cards obtained.
Do I get an incentive for every unit?	<ul style="list-style-type: none"> • For a new or returning landlord renting to a family with a voucher, the New or Welcome Back gift card is a one-time incentive. • The Leasing incentive is for 6- or 12-month initial leases with a HUD-VASH, Mainstream, or Foster Youth voucher only. Lease renewals do not qualify. • Different units with the same owner do not qualify.
How do I market available rental units?	You may e-mail your detailed unit rental information or informational flyer to sec8info@hawaiicounty.gov .
Is there a finder's fee if I refer a colleague?	No, there is no finder's fee.
Are the gift cards taxable?	Yes. The amount of the incentive will be included in the 1099.