

EMERGENCY HOUSING VOUCHER (EHV) Information for Landlords

What are EHV's?

Emergency Housing Vouchers (EHV) are a type of Housing Choice Voucher rental assistance funded by the U.S. Department of Housing and Urban Development (HUD). This voucher is not time limited, meaning that it is continually funded so long as the EHV holder is compliant with regulations.

How does the program work? Tenants receiving EHV's:

- Use the voucher to rent units throughout the city available on the private market
- Identify market rate units and pay 30% of their household income on rent. The rest is paid through the San Francisco Housing Authority
- Work with a city-funded Housing Specialist to understand the terms of the lease and program, resolve any potential conflicts with neighbors or landlords, and receive other housing stability support as needed.
- Receive funds for move-in expenses (i.e. security deposits, moving costs, furniture)

Please note that the services and funding described here for EHV holders applies to those leasing in San Francisco and may not be guaranteed in other counties.

You can be part of the effort to end housing insecurity in San Francisco.

Whether you have one unit available or one hundred, accepting a tenant with an EHV can bring multiple benefits:

- ❖ Qualified tenants looking for long-term, stable housing who have gone through a vetted application process and background check through the San Francisco Housing Authority
- ❖ Guaranteed monthly rental payments backed by the Federal government
- ❖ Financial incentives through the new San Francisco Landlord Rental Bonus Program
- ❖ Low vacancy rates and turnover
- ❖ Access to a seasoned Housing Specialist to streamline the leasing and move-in process and support positive tenant relationships



Frequently Asked Questions

What is the voucher lease-up process?

1. The prospective tenant applies to your unit like any other applicant
2. If approved for the unit, you and the prospective tenant submit a Request for Tenancy Approval form to the Housing Authority. If this is your first unit in the program, you will also fill out a New Property Owner Packet.
3. The Housing Authority determines if the unit is priced reasonably for the market and affordable to the tenant when utilities are factored in. This processing can take 1-4 weeks.
4. If the unit passes these determinations, the Housing Authority will conduct an inspection.
5. Once the unit passes inspection, they will issue a Housing Assistance Payment (HAP) letter outlining the tenant portion and the Housing Authority's portion.
6. You determine a move-in date, generate a lease, and proceed with the move in.

Who would be paying for the unit?

- A city-funded Housing Location Provider can issue security deposits when a lease is signed. This funding comes from local and state sources dedicated to housing services, such as Proposition C and HSH General Funds.
- The tenant will pay their portion of rent – 30% of their income – directly to you as you would normally collect rent.
- The Housing Authority will issue a Housing Assistance Payment (HAP) contract, paying their Federally-funded portion each month by check or direct deposit.

What is the SF Landlord Rental Bonus Program?

If you rent to an EHV program participant (or some other HSH-funded programs), you are eligible for a one-time **\$1,000 first-unit rental bonus plus \$500 for each additional unit rented to a participant**. This would be distributed through the same Housing Location Provider issuing the deposit. Find out more at <https://hsh.sfgov.org/san-francisco-landlord-incentive-program>

What kind of supportive services come with the voucher?

All HSH-funded services are optional and based on participant need. Services may include:

- A Housing Specialist that can serve as your point of contact and liaise with the tenant and with the Housing Authority.
- Housing-focused wraparound case management to support the tenant's transition into housing and success in the unit.

DID YOU KNOW?

Beginning January 1st, 2020, landlords cannot discriminate against an applicant or tenant because they are receiving rental assistance or a voucher.

Violations of this law include:

- Not allowing a voucher holder to apply to a unit
- Refusing to enter a lease agreement with a voucher holder
- Charging a higher deposit or rent
- Refusing or delaying repairs
- Treating a voucher holder differently than other applicants/tenants in any other way

Considering Income

If you use income thresholds as part of your review process, you can only consider the tenant portion of the rental contribution. Because tenants will pay 30% of their income toward rent, they will always meet a 3x income threshold requirement.

Find out more about protections for voucher-holders here:

<https://calcivilrights.ca.gov/housing/providerResources/>



Reports of discrimination against program participants will be submitted to the Department of Fair Employment and Housing

How does the voucher affect a credit check? Background check?

- To receive the voucher, applicants have gone through a thorough application process with the Housing Authority. This includes a background check, as well as maintaining tenancy requirements to keep the voucher.
- Because most of the rent will be paid through the Housing Authority, which is guaranteed by the Federal government, credit checks to assess risk are less critical for voucher holders.