

PRICHARD HOUSING AUTHORITY

Landlord Incentive Program

The Housing Authority of Prichard has developed a Section 8 Housing Choice Voucher Program Landlord Incentive Program in an effort to expand housing opportunities for **New Section 8 Participants**. The incentive program is aimed at:

1. Supporting, retaining, and recruiting new Landlords to the HCV program
2. To increase the number of units available for HCV families to rent
3. To increase the lease-up success rates for vouchers issued
4. To increase the overall voucher utilization rate for the Prichard Housing Authority (PHA)

The Section 8 HCV Program Incentives for Landlords include the following:

1. Signing Bonus for New Landlord

A **\$500** signing bonus will be available for “**new**” Landlords (First time in the HCV Program) that sign new Housing Assistance Payment (HAP) contract with PHA allowing a New Section 8 HCV Participant family move into one of their available units. This is a one-time payment only.

2. Bonus for Leasing to a New Section 8 Participant

All Landlords are eligible for a **\$500** Leasing Bonus for signing a Housing Assistance Payment (HAP) with a new Section 8 HCV Participant.

3. New Application Fee Expenses

The Housing Authority will pay up to **\$50** New Application Fee directly to Landlord who signs a Housing Assistant Payment (HAP) contract with a new Section 8 HCV participant.

4. Rent Deposit for New Section HCV Participants

The Housing Authority will pay up to **\$500** towards Rent Deposit directly to Landlord who signs a Housing Assistant Payment (HAP) contract with a new Section 8 HCV participant.

The above mentioned Landlord bonuses and payments will meet the following criteria:

1. For only new participant
2. This must create new Section 8 unit
3. An existing Landlord does not qualify for signing bonus
4. Transfer of current Section 8 tenants are not eligible
5. An existing Landlord can receive bonus for tenants new to the Section 8 Program
6. The Landlord must sign a 12-month HAP contract to qualify for the Incentive Program
7. Payments under this program is on a first-come, first-serve basis until October 2021 as funds are available or until the CARES Act Fund is exhausted, whichever occurs first.

Landlords may contact Ms. Daniele Thornton at dthornton@prichardhousing.com or by phone at (251) 456-3324 ext. 233 for further details or information.

Utility Deposit Assistance for New Section 8 HCV Participants

The Housing Authority will pay a one-time combination of up to **\$350** for utility (Light, Water and Gas) deposit/transfer fees directly to the utility company.

The Prichard Housing Authority hopes this program will help and assist some families who are struggling during this time.

We look forward to working with you.