

EMERGENCY HOUSING VOUCHERS (EHV)

Frequently Asked Questions



What benefits are available to landlords who agree to accept an EHV tenant? There are a variety of benefits available to participating landlords, including:

- Having a contracted monthly assistance payment deposited directly into an owner's bank account.
- Reduced likelihood of tenants defaulting on their rent. If the tenant's income decreases, the landlord's Housing Assistance Payment (HAP) may increase.
- Minimal paperwork is required to get set up and landlords are allowed to use their own lease and screening process.
- Inspections are completed by the Public Housing Agency, or their designee, which will aide owners in identifying maintenance issues on the property.
- EHV Service Fees can cover security deposits, holding fees, application fees, and renter's insurance (where necessary).

What is required to be an EHV or HCV eligible landlord? The HCV program requirements at 24 CFR 982.306 set forth eligible housing requirements which landlords must meet for PHA approval of an assisted tenancy.

- Verification of property ownership.
- Property taxes must be current.
- Owners may not have any unpaid debt to the Public Housing Agency.
- A valid property management agreement if you are an agent for an owner.

How do I become a landlord for the EHV program? When an applicant with an EHV applies for your unit, you are responsible for following your standard application screening process to determine suitability. Once you have approved the applicant to rent the unit, you will complete the request for tenancy (RFTA) provided by the applicant and return it to the Public Housing Agency with a copy of your unexecuted lease. If you are a contracted property management firm, you will also need to provide a copy of your management agreement with the property owner. Once your paperwork has been received, the Public Housing Agency will contact you with next steps. Once the RFTA has been processed and initial determination of rent reasonableness has been conducted, an inspector will contact you to schedule an inspection of the unit. The inspection is followed by a final review of rent reasonableness. If your unit passes inspection and is determined rent reasonable, you will be notified that you can now proceed with signing a lease. If your unit does not pass the inspection, you will receive written notification of failed items and a follow-up inspection will be scheduled. Once the unit has been approved and the lease signed, a representative from the Public Housing Agency will contact you with the Housing Assistance Payment (HAP) contract for signing.

Are EHV tenants screened by the PHA to ensure they are responsible tenants? No. In accordance with CFR 24§ 983.307, the owner is responsible for screening and selection of the family to occupy the owner's unit. The PHA is responsible for screening families to determine eligibility for the HCV program.

Can a security deposit be required? Yes. Landlords are permitted to collect a security deposit.

Who is responsible for ensuring that the tenant pays their required share of the rent? The tenant is responsible for paying the family's share of the rent, and the owner is responsible for enforcing the lease if the tenant fails to do so. The landlord must also send any notices issued to the tenant for non-payment or noncompliance to the PHA.

What is the purpose of Housing Quality Standards (HQS)? The goal of the Emergency Housing Voucher (EHV) program is to provide decent, safe, and sanitary housing at an affordable cost to low-income families experiencing or at risk of homelessness. Housing Quality Standards (HQS) help accomplish that goal by establishing the minimum quality criteria necessary for the health and safety of program participants. All housing units must meet HQS in order to participate in the EHV program.