



Administrative Office - 1402 D Street – Brawley – CA 92227
P: (760) 351-7000
F: (760) 344-9712
1690 West Adams Ave. – El Centro – CA 92243
P: (760) 337-7500
F: (760) 337-1585
www.ivha.org

LANDLORD INCENTIVES FOR EMERGENCY HOUSING VOUCHERS

As part of the American Rescue Plan Act, Imperial Valley is slated to receive approximately 200 Emergency Housing Vouchers (EHV), as part of an allocation of 70,000 vouchers issued to public housing authorities nationwide, by the U.S. Department of Housing and Urban Development (HUD). In collaboration with 991393Continuum of Care (CoC), the County's allocation will be administered by Imperial Valley Housing Authority (IVHA). The Emergency Housing Vouchers (EHVs) will assist residents most in need, including individuals and families who are experiencing homelessness, at risk of experiencing homelessness, fleeing, or attempting to flee, domestic violence or human trafficking, or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

IVHA may use part of this funding to pay landlord service fees, in order to provide the widest range of services to participating households.

These services include:

Landlord incentives-Participating landlords will receive a one-time \$500 payment if they enter into a Housing Assistance Payment (HAP) contract with IVHA on behalf of an Emergency Housing Voucher holder.

Retention Payments-IVHA will make a retention payment to the owners that agree renew the lease of an EHV participant. The retention payment will be in the amount of \$250 and will only apply for the first annual recertification.

Holding Fees-A holding fee of \$250 will be paid to the landlord if the client is at fault for not entering into a lease.

Security deposit assistance-The PHA may pay the security deposit assistance directly to the owner. The amount of the deposit may not exceed more than one month's rent.

Pre-Inspections-In order to maintain a pool of eligible units and to expedite the leasing process, IVHA may pre-inspect available units that EHV families may be interested in leasing. Pre-inspections would begin July 1, 2021.

If you are an owner, landlord, or property management company interested in renting to Emergency Housing Voucher participants, please contact Mari Arreola at marreola@ivha.org. Your information will be added to a contact list that will be made available to these participants.