



# Emergency Housing Vouchers

## A guide for owners and landlords



Homes and  
Community Renewal

### What are Emergency Housing Vouchers? (EHVs)

Emergency housing vouchers are a federal subsidy program that helps qualified, low-income and homeless tenants pay rent. An outcome of President Biden's American Rescue Plan of 2021 and distributed on behalf of the U.S. Department of Housing and Urban Development (HUD), the program strives to decrease homelessness and assist in obtaining decent, safe and sanitary housing by subsidizing a portion of each family's monthly rent, based on their income. The subsidy is paid directly to the property owners or managers. Single family dwellings, apartment buildings, legal accessory apartments, townhouses and condominiums are eligible. Paperwork is minimal and the owner retains normal management rights and responsibilities including tenant selection, rent collection, property maintenance and lease termination.

### How the Emergency Housing Vouchers benefit owners:



1. Vacancies are filled with qualified applicants.
2. Payment of the subsidy portion of rent is guaranteed.
3. \$2,000+ of incentives, including a bonus paid at lease signing, covered security deposit, repair fund, and more.
4. Assist the community by providing shelter for the most vulnerable.

### Who is eligible to receive an EHV?

Eligibility is limited to individuals and families who are:

- Homeless
- At risk of homelessness
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability

### Owner Incentives

A robust incentive package is offered to owners to facilitate occupancy:

- ✓ **A landlord bonus of one month's rent** is paid to the owner at time of lease signing.
- ✓ **Security deposit** is fully covered for the household.
- ✓ **Repairs can be reimbursed up to \$1,000** to ensure the unit meets Housing Quality Standards.
- ✓ **Landlord guarantee:** Should the landlord be forced to evict the tenant for non-payment of the tenant share of rent, HCR will reimburse the landlord for losses accrued prior to the date of eviction.