

**Public Housing Department
Numbered Memorandum 23-29**



To: All Housing Choice Voucher Program Staff
Thru: Michael Singleton, Director, Facilities and Operations
From: Catherine Stone, Director, Public Housing
Date: 12/14/2023

Catherine Stone

Digitally signed by Catherine Stone
Date: 2023.12.26 16:11:42 -09'00'

Subject: Landlord Appreciation Program

1. Purpose. To introduce the Landlord Appreciation Program to assist with leasing for voucher programs.
2. Background. In response to competitive market conditions and the COVID-19 pandemic, AHFC received approval to use MTW Reserves Funding to support family leasing by engaging in a Landlord Appreciation Program.
3. Landlord Appreciation Program: Effective January 1, 2024, AHFC will offer a Landlord Appreciation Payment for each executed long-term lease or renewal for 12 months or more. Each incentive is \$1,000 payable to the HAP recipient on file.
 - This program is limited to available funding and is scheduled to sunset in December 2025.
 - The Landlord Appreciation Program Agreement will be distributed with the Voucher Leasing Packets and will be posted online for landlords to access it through Landlord Housing Choice Voucher website
<https://www.ahfc.us/pros/landlords/housing-choice-voucher-program>.
 - AHFC must have a signed Landlord Appreciation Program agreement on file.
 - Staff will have 3 business days enter the incentive. The 50058 for new admission (1), port move in (4), or unit change (7) must be posted first.
 - Staff will send the Denial of Landlord Appreciation Program Agreement (v05d) when a landlord does not qualify.
 - Ineligible Lease start date, family is already in an ongoing lease, the lease is not for a minimum of 12 months or client is on time limited assistance and cannot fulfill a long term lease.
 - An incentive was paid within the past 12 months. The change in units with the same landlord, does not qualify for a second incentive.
 - Landlord submits form more than 60 days after lease effective date.
 - Staff will send the Repayment of Landlord Appreciation Payment notice to landlords who unhouse a voucher holder without cause or due to termination of the Housing Assistance Payment (HAP) Contract for landlord breach.
 - AHFC will prorate the reimbursement at \$83.33 per month.
 - Send the Repayment of Landlord Appreciation Program Payment (v191a)

Recoup Incentive

- ❖ Tenant was displaced without a notice to quit, court ordered eviction, VAWA, mutual termination
- ❖ Termination of HAP contract for outstanding inspection fails
- ❖ Termination of HAP contract for any other owner breach

Landlord Keeps Incentive

- ❖ AHFC terminates assistance for client non-compliance
- ❖ Sole household member dies
- ❖ Abandonment
- ❖ Court Ordered Eviction
- ❖ Mutual Termination
- ❖ Vacated on a Notice to Quit

- The Landlord Appreciation Program is applicable for the following voucher programs: Classic, Emergency Housing Voucher (EHV), Empowering Choice Housing Program (ECHP), Enhanced Vouchers, Foster Youth to Independence (FYI), Mainstream, Mainstream 811, Making a Home, Moving Home (MHP), Moving Home SAM (MHP-SAM), New Start Voucher (NSV), Non-Elderly Disabled (NED), Returning Home, Stability Voucher, Step, Tenant Protection (TPV) and Veterans Affairs Supportive Housing (VASH).
- This program is not available for Sponsor Based or Project Based Voucher assistance.

The program will provide increased engagement to existing and potential landlords across the state through the incentive, education and the RENTCafé portal. The Landlord website will feature information concerning the upcoming NSPIRE voucher standards, Alaska Housing Locator resource for advertising available rentals, highlighted landlords and information on voucher programs.

4. Further Information. The Table of Contents for these policies will be updated prior to the policy's effective date. If you have any questions regarding these changes, please speak with your supervisor or regional manager. You may also send an e-mail to Public Housing/Help (in your Outlook Address Book).