

Lease Success Program

Landlord Continuity Bonus (revision #1 – Effective 6/14/16)

Qualifications:

1. The unit is not a Project-Based Voucher unit.
2. The vacant unit is re-rented to another rental subsidy household within 60 days of vacancy. Vacancy is counted from the first day following the month of the move out, and
3. The vacating rental subsidy household must have resided in the unit for minimum of 12 consecutive months.

Following are the conditions for which the 12 month occupancy may be waived:

- a) Mutual agreement to an early termination of the lease is approved by HACSM, or
 - b) The tenant was terminated due to lease violations. In such cases, verification of the landlord's effort to cure the violations or terminate the tenancy is required, or
 - c) The sole household member is deceased, or
 - d) The sole household member is unable to live independently due to health crisis.
4. The term of the lease agreement between the landlord and the new rental subsidy household is 12 months or more.

Benefit/Bonus:

One month **contract rent** based on the approved contract rent amount for the tenant who vacated the unit. If the unit is re-rented within the same month of the move out, the bonus will be reduced by the Housing Assistance Payment already paid on behalf of the new tenant from the bonus.

Example of the bonus calculation:

1. Participant A moved out on September 5th. The contract rent was \$1400. The unit was re-rented to Participant B on October 3rd with a new contract rent of \$1550.
 - The landlord will keep the full month of September Housing Assistance Payment (HAP) under participant A's contract. The landlord will be paid \$1400 for re-renting the unit to Participant B.
2. Participant A moved out on September 5th. The contract rent was \$1400. The unit was re-rented to Participant B on November 25th with a new contract rent of \$1550.
 - The bonus amount will be the same as above.

3. Participant A moved out on September 5th. The contract rent was \$1400. The unit was re-rented to Participant B on December 10th with a new contract rent of \$1550.
 - The landlord does not qualify for the bonus because the unit was re-rented more than 60 days from the last vacancy.
4. Participant A moved out on September 5th. The contract rent was \$1400. The unit was re-rented to participant B on September 25th with a new contract rent of \$1550. The HAP for Participant B is \$1200.
 - The landlord would keep the full month of September HAP under Participant A's contract. The landlord will be paid \$1160 for re-renting the unit to Participant B. The detailed calculation is as follow:

Previous contract rent of \$1400 – 6 days of prorated new HAP ($\$1200/30=\40 , $\$40*6$ days= $\$240$, $\$1400-240=\1160)

Procedure:

1. With the exception of PBV units, upon receipt of the notice to vacate, HACSM will include the Landlord Continuity Bonus brochure with the vacancy notice acknowledgement.
2. Upon receipt of the landlord's next Request for Tenancy Approval (RTA) Form, the Leasing Team Supervisor will review for bonus eligibility.
3. If bonus is approved, upon disbursement of the new contract, Leasing Team Supervisor will prepare and forward the Bonus Invoice to Accounting Department.
4. Accounting Department will send payment to the landlord with a thank you letter.