



GRHC Landlord Incentive Program



Earn up to **\$1,500** cash when you rent to a family that participates in the Grand Rapids Housing Commission (GRHC) Section 8 Housing Choice Voucher Program!

ATTENTION PROPERTY OWNERS AND MANAGERS!

Enjoy the benefits of partnering with the GRHC to serve low-income households, including...

- Free advertising of available units
- Consistent rent payments received monthly via direct deposit
- Highly motivated tenants that often stay longer, reducing unit turnover

Now there's yet another great reason to rent your units to GRHC Housing Choice Voucher (HCV) Program participants because the Housing Commission offers cash incentives to new, returning and current landlords!

INCENTIVE PROGRAM OPTIONS:

New or Returning Landlord* - \$1,000

One-time payment of \$1,000 to a new landlord who has not participated in the GRHC Housing Choice Voucher Program or who left the program in the last 12 months and is now returning.

**Payment received when the Housing Assistance Payments (HAP) contract is signed.*

Referral Bonus - Up to \$1,000

Referral bonus of \$200 to current participating landlords for each new landlord who executes a HAP contract. Limited to five referrals.

Participating Landlord*- Up to \$1,500

One-time payment of \$500 to a landlord who currently participates in the GRHC Housing Choice Voucher Program and who rents up to three additional units—that's \$500 per additional unit!

**Payment received when the HAP contract is signed; lease renewals are not eligible.*

Vacancy Loss Payment - One month's* contract rent

Vacancy loss payment worth one month of contract rent, payable upon execution of a new HAP contract.

**Payment prorated if the unit is vacant for less than a full month.*

Incentive Program | Questions and Answers

Q: I have never participated in the Housing Choice Voucher (HCV) Program. How can I learn more about this program?

A: Please visit the following link to learn more about becoming a prospective landlord with the HCV Program: <https://youtu.be/M6n9bwwMH30>. Contact GRHC wcouch@grhousing.org or 616-235-2600 ext. 1903 to learn more and schedule a meeting to sign up as a participating landlord.

Q: Do I need to sign up for the Landlord Incentive Program in order to receive a cash incentive?

A: Yes, a Landlord Incentive Form is available at www.grhousing.org/pdf/LandlordIncentive.pdf. When the landlord selects a family with a voucher, he/she completes and submits the Landlord Incentive Form and the Request for Tenancy Approval (RFTA) and submits both to the GRHC. Staff conduct HUD-required due diligence, and when the landlord submits the Residential Lease and Housing Assistance Payments (HAP) contract and the rental assistance begins, GRHC staff process the appropriate incentive payment. There is also a section on the form current landlords can use to claim a referral bonus.

Q: How do I market available rental units through the GRHC?

A: Please visit <https://www.affordablehousing.com> to list your rental units for free.

Incentive available for units in Kent and Ottawa counties only. Program may be discontinued when available funding is exhausted.



**GRAND RAPIDS
HOUSING COMMISSION**

1420 Fuller Avenue SE | Grand Rapids, MI 49507
(616) 235-2600 | www.grhousing.org



Landlord Incentive Program

Landlord Name _____ Tax ID Number _____

Management Agent (if applicable) _____

I, _____ agree to enter into a rental agreement with the following applicant: _____ at unit address _____ effective _____

\$1,000 New and Returning Landlord: One-time payment to a landlord who has not participated in the Grand Rapids Housing Commission (GRHC) Housing Choice Voucher Program in the last 12 months, or who left the GRHC Housing Choice Voucher Program and is now returning.

Up to \$1,500 Current Landlord: One-time payment of \$500 to a landlord who currently participates in the in the GRHC Housing Choice Voucher Program and who rents up to three additional units. Lease renewals are not eligible.

Up to \$1,000 New Landlord Referral Bonus (bonus available to current landlords for up to five referrals, \$200 per referral): Name(s) of landlord(s) you referred:

Payment Information

Please make check payable to _____
(Landlord/Property Manager Name)

Address _____

Phone Number _____ Email Address _____

I certify that I am the landlord/property manager of the unit and all of the information I have provided is true and correct. I certify that the property does not have a current foreclosure or a pending real estate sale. I understand that I will receive an incentive payment after the above participant has successfully signed the lease/ rental agreement and the HAP contract has been signed.

Landlord/Property Manager Signature _____ Date _____