

4.a. Vacancy Loss

To incentivize a landlord's continued participation in the HCV program, the NHA is authorized under its Moving-To-Work (MTW) status to make vacancy payments to participating landlords. Vacancy payments will only be made after an HCV family vacates the unit and the new tenant is also an HCV family. The following conditions and requirements apply:

- Payments to the landlord must be equal to no more than one month contract rent under the departing tenant's HAP contract;
- Payment will be made when the next HAP contract is executed between the owner and the NHA;
- The owner must request the vacancy payment along with submission of the Request for Tenancy Approval (RTA) for the new tenant; and
- Upon receipt of an owner's written request for vacancy payment, the NHA will review internal records to verify that the last tenant of the unit was an HCV voucher holder. In the event that the last tenant held a voucher from another agency, the landlord will be required to provide documentation of the last tenant's subsidy. The amount paid will not exceed one month contract rent as based on the departing tenant's contract rent.