



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

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Emergency Housing Voucher (EHV) Program Ending Frequently Asked Questions for Landlords

Q1: Why is the EHV program ending?

The EHV program was funded by Congress as a temporary emergency program. HUD has announced that EHV funding is being exhausted sooner than anticipated and housing authorities will no longer receive sufficient funding to continue EHV rental assistance indefinitely.

Q2: When will EHV subsidy payments stop?

The Housing Authority of the City of Santa Barbara (HACSB) anticipates that EHV funding will be available through September 2026. Landlords will be notified if HUD provides additional funding or if the anticipated end date changes.

Q3: Will the HACSB continue making Housing Assistance Payments (HAP) after EHV funding ends?

No. Once EHV funding is exhausted, the HACSB will no longer be able to make subsidy payments on behalf of EHV participants.

Q4: What happens to the lease when EHV assistance ends?

The lease between the landlord and tenant remains in effect. The ending of EHV assistance does not automatically terminate the lease or tenancy.

Q5: Will the tenant be responsible for the full rent?

Yes. Unless the tenant receives another form of rental assistance, the tenant will become responsible for paying the full contract rent directly to the landlord after EHV assistance ends.

Q6: Can the landlord terminate the tenancy because the EHV program is ending?

The end of EHV funding alone does not automatically terminate the tenancy. Landlords must comply with all applicable federal, state, and local landlord-tenant laws, lease provisions, and notice requirements.

Q7: Is the HACSB providing relocation assistance to tenants or landlords?

No. The expiration of EHV funding does not create entitlement to relocation assistance payments from the Housing Authority.

Q8: Will EHV households automatically receive a regular Housing Choice Voucher?

No. HUD has not authorized the automatic conversion of EHV assistance to regular Housing Choice Vouchers. Households may apply for other housing assistance programs for which they qualify, subject to funding availability and program requirements.

Q9: What should landlords do now?

Landlords are encouraged to:

- Communicate with their EHV tenants regarding future rent obligations.
- Review lease expiration dates.
- Consider discussing payment arrangements or other housing options with tenants.
- Monitor correspondence from HACSB regarding EHV funding updates.
- Contact HACSB with questions regarding the EHV program timeline.

Q10: Who should landlords contact with questions?

Landlords should contact the HACSB directly for questions regarding EHV funding, payment timelines, and program requirements. **Landlords are encouraged to consult with their own legal counsel regarding their rights and responsibilities under applicable federal, state, and local laws, including any requirements related to lease enforcement, tenancy termination, rent increases, and eviction procedures following the end of EHV assistance. HACSB cannot provide legal advice to landlords or tenants.**

Disclaimer: This FAQ is intended for informational purposes only and does not constitute legal advice. Program requirements remain subject to HUD guidance, federal regulations, and funding availability.