

# DSHA Landlord Incentives

With the Delaware State Housing Authority's (DSHA) Landlord Incentive Program, landlords will receive monetary incentives and support through the rental period.

## Damage Claim Payments

Landlords who provide proper documentation of proof of damages and re-lease to another voucher holder on the DSHA waiting list are eligible for damage payments. DSHA will reimburse the lessor of the cost for repairs for the damage **or** two months' contract rent (minus security deposit).

## Vacancy Loss Payments

DSHA offers compensation up to one month's rent for landlords whose property was previously occupied by a Housing Choice Voucher (HCV) participant and is now rented to a new HCV participant. The payment amount will match the contract rent paid by the previous HCV tenant and will only be issued upon completion of a new Housing Assistance Payment (HAP) contract.

## Signing Bonus

New landlords who sign a HAP contract for their first HCV leased unit, are eligible for a \$1,000 signing bonus. Existing and new landlords will receive an additional payment of \$500 for each new unit they bring into the HCV program, with a cap of five (5) units for a total of \$3,000.

## Security Deposit

Landlords are eligible for a security deposit payment up to the first month's rent, if a tenant qualifies. Landlords must sign a HAP contract for a unit that is leased to a new voucher holder.

## Peace of Mind

A Landlord Liaison is available to provide personal and direct customer service to our valued landlord partners.

For detailed information on becoming a valued landlord partner and the incentive program, please email [Tyrel.Jackson@Delaware.gov](mailto:Tyrel.Jackson@Delaware.gov).

