

## **Re-Renting Bonus**

*Effective May 1, 2017*

### **Qualifications:**

1. The unit is not a Project Based unit.
2. The vacant unit is re-rented to another voucher holder within 45 days of vacancy.
3. The previous voucher holder must have resided in the unit for a complete lease term.

The following are conditions for which the lease term may be waived:

- a. Mutual agreement to an early termination of the lease is approved by HACM.
- b. The tenant was terminated due to lease violations. In such cases, verification of the landlord's effort to cure the violations or terminate tenancy is required.
- c. The sole household member is deceased.
- d. The sole household member is unable to live independently due to health crisis.
- e. The term of the lease agreement between the landlord and the new voucher holder is for at least 12 months.
- f. HACM terminated the tenant due to voucher violations.

### **Benefit/Bonus:**

To receive additional Housing Assistance Payments (HAP) you must re-rent the unit to another voucher holder within 45 days. After a tenant moves out, the Housing Authority will continue to pay the HAP for the remainder of the same month. Payment will be made after the new contract and lease are signed.

**Example:** Previous tenant moves out on 5/3/17. We will pay HAP through 5/31/17 after new contract is signed.

Please email at [leasingdept@hamonterey.org](mailto:leasingdept@hamonterey.org) for more information or by calling (831) 775-5000 extension 6683.