

RALEIGH HOUSING AUTHORITY

FIRST PASS INCENTIVE PROGRAM

The First Pass Incentive program is a newly designed incentive program for property owners in the Section 8 program with Raleigh Housing Authority who have demonstrated a high level of quality in the management of their Section 8 unit(s). It is designed to further strengthen the partnership between the HA and the property owner.

OBJECTIVE:

Provide ONE YEAR of incentives and rewards to property owners who have a record of passing the first scheduled ANNUAL HQS inspection for two consecutive years, starting with annual inspections for January 2019, May 2019 re-certification.

INCENTIVES/REWARDS:

- Offered the option of no annual inspection for one year, after the two year consecutive criteria is met
- Offered the option of no Quality Control Inspection for one year
- Offered the option for the Owner's information will be listed with RHA for distribution to Section 8 tenants for one year
- Receive Gold Landlord certificate as a High-Performing Landlord for one year

QUALIFICATIONS:

- Unit passed annual HQS inspection for two consecutive years
- Owner in "good standing" with RHA
- "Good standing means the owner does not owe and has not owed reimbursement to RHA for overpaid HAP payments."*
- RHA has received no tenant complaints regarding lack of unit repairs
- Owner has attended an Owner's Briefing offered by RHA within the past two years

PROGRAM MANAGEMENT:

The Inspections Manager will monitor the annual pass inspections every year and maintain a list of qualified property owners. At the end of each year, each property owner who has met the above qualifications will receive a letter stating the start and end date of their incentives/rewards.