

## Benefits of Working with HOM



You receive the first HOM housing assistance payment as soon as the HAP Contract and Lease are executed and returned to our office.



You receive the ongoing monthly HOM housing assistance payment on the first day of the month



All HOM forms and paperwork are easy to understand and use — most are electronic!



HOM maintains an informative and user-friendly website at [www.hominc.com](http://www.hominc.com), where you can learn about the program and obtain program forms



List and market your properties and available units on Padmission, our online housing search platform for our participants and their case managers



Most importantly, HOM staff are prompt, courteous and knowledgeable and dedicated to assist you

## To Learn More

To obtain more information about HOM and our programs, please contact the staff member on the attached business card.

You may also visit our website at [www.hominc.com](http://www.hominc.com) and click on the Landlord Information button.

### On the HOM web site you can:

- Learn more about HOM, its history and our value
- Get detailed overviews of all of the programs and services that we provide to all of our non-profit and public housing authority (PHA) partners
- Add your properties and available units to Padmission
- Access and complete housing program paperwork
- Meet/contact our dedicated and professional team
- Connect with us on:   

We look forward to partnering with you to end homelessness in our communities!



### HOUSING OPERATIONS & MANAGEMENT

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[www.hominc.com](http://www.hominc.com)



**BRIGHTER  
FUTURES,  
STRONGER  
COMMUNITIES**

Rental Assistance Programs



## Who is HOM

HOM works with public and private partners to end homelessness for individuals and families with permanent housing solutions. These solutions include **Permanent Supportive Housing** and **Rapid Re-Housing** programs that provide households with rental assistance and supportive services. HOM administers the rental assistance and our partners provide the supportive services. These programs are funded primarily by the U.S. Department of Housing and Urban Development (HUD) and include the Continuum of Care program, Emergency Solutions Grant program, and the Section 8 Housing Choice Voucher program.

For over 25 years, HOM and its partners have helped thousands of individuals and families end their homelessness for good with housing assistance and support. We can't do that without the partnership of property owners and landlords throughout the community. HOM program participants lease rental units from over 800 different owners and landlords; including large and small apartment complexes, condominiums and town homes, and single-family homes managed by professional property management companies, individual owners and in between.

*Many people refer to us as a "private, special needs housing authority," and that's not a bad description. Think of a state-of-the-art Section 8 voucher program with passionate and brilliant customer service — that's us.*

We pride ourselves on efficiently and effectively administering rental assistance and providing unparalleled customer service to our program participants, landlords and supportive services provider partners. We are confident that these programs will be a tremendous benefit to your properties and owners!



## How the Programs Work

The programs are tenant-based, in that the tenant leases the unit directly from you, the landlord. We execute a Housing Assistance Payments (HAP) Contract with you on behalf of the tenant to make monthly housing assistance payments directly to you.

One of the major benefits of the program is that HOM pays all fees required for the tenant's initial move-in at your property. These include any applicable application fees, security deposits, and non-refundable fees.

Landlords are encouraged to use their normal tenant selection criteria in screening HOM program applicants for tenancy. Once the applicant has been approved for tenancy, the landlord completes a few simple forms to provide us with information about the unit, property and lease.

Once the Landlord Paperwork is completed and submitted to HOM, an initial Housing Quality Standards (HQS) inspection is scheduled for the unit. Upon successfully passing the inspection, the tenant and landlord execute the lease and submit it to our office. The HAP Contract is then executed and the rental assistance begins – and you get paid!

HOM pays Housing Assistance Payments to landlords via ACH, an electronic funds transfer system, so that rent is received fast and hassle-free. The ACH process benefits landlords by removing delays in payment from mail delivery, eliminating the possibility of lost, stolen or forged checks and saves trips to the bank. We also email landlords a HAP Itemization Report when we make ACH payments for documentation and posting purposes. Best of all, we process payments daily!