

MORE REASONS TO RENT TO TENANTS WITH VOUCHERS:

LANDLORD PARTICIPATION INCENTIVE PROGRAM



To improve landlord participation and voucher utilization, Caribou Housing Authority is participating in the statewide Landlord Participation Incentive Program, created by Maine State Housing Authority and Maine's public housing authorities.

Landlord Signing Bonus, will be offered to landlords with newly leased units.

- \$750 signing bonus for every rental unit leased to a Caribou Housing Authority voucher participant.
- Signing bonus is paid directly to the landlord with the first month's rent paid.

To Qualify:

- Rental rates must fall within Caribou Housing Authority's Payment Standards
- The rental unit must pass a Housing Quality Standards (HQS) inspection
- Landlords must engage in a one-year lease with a new tenant and sign a HAP contract
- The landlord must not have any open housing discrimination cases
- The Landlord Signing Bonus will be paid directly to the landlord with the first month's rent paid

INCENTIVE PROGRAMS:

Security Deposit Assistance, to help first time voucher holders lease a unit that do not have the funds

- The tenant request assistance in writing with an explanation of the need.
- Caribou Housing Authority will pay the security deposit the landlord lists on the *Request for Tenancy Approval (RFTA)*.
- The landlord will be required to complete and sign the *Request and Acknowledgement of Security Deposit* form to request the funds.
 - The landlord certifies the following; Upon receipt from Caribou Housing Authority, the security deposit funds will be held to the following Maine State Statute, Title 14, Chapter 710-A, Section 6031-6039.
- The Security Deposit is paid directly to the landlord with the first month's rent paid.



- Families are not required to repay the funds to Caribou Housing Authority. If the family moves out of a unit with no payment owed, the landlord is required by Maine law to return the security deposit back to the Caribou Housing Authority within a reasonable time.

Landlord Repair Grant, helps landlords fix certain failed items found during the initial Housing Quality Standards (HQS) inspection. Funds may be used to repair items are subject to the following:

- Only failed initial inspections items qualify
- Qualifying failed items include but are not limited to the following:
 - Bedroom windows that to not meet egress
 - Deteriorated paint
 - Installation of hard-wired smoke detectors
 - Installation of sprinkler system
 - Roofing
 - Tie downs
- The landlord pays the first \$250 toward the repair.
- Caribou Housing Authority's reimbursement to the landlord will not exceed \$5,000 a year.
- The unit needs to pass HQS inspection before payment will be made.
- A one-year lease and HAP Contract will need to be executed before payment is disbursed.
- A *Landlord Repair Grant Agreement* signed by Caribou Housing and the landlord is required.

Damage Reimbursement Grant, to assist landlords financially to compete repairs to damaged units. Reimbursements to a landlord will not exceed \$6,000 per calendar years (if submitting more than one date reimbursement request).

- The landlord may request up to \$1,500 if there is physical damage to the unit and is:
 - Above and beyond normal wear and tear as defined by Maine State Law §6031;
 - AND**
 - The cost to fix the damages is greater than the security deposit collected.
- Landlords must supply the following to access the grant funds:
 - Date stamped pictures of the specific damages they are requesting reimbursement for **AND**
 - Copies of receipts from the cost of repair(s) of damages.
- A *Damage Repair Reimbursement - Landlords Request for Payment* form must be signed by Caribou Housing Authority and the landlord is required.

If you have been hesitant or reluctant to participate in the voucher program, now is the time to give the program an opportunity



Questions? Please contact Lisa Plourde, Executive Director, at lpourde@cariboumaine.org or (207) 493-5971.

