



## **NEW LANDLORD INCENTIVES!!**

**Effective 7/1/2023 until funds have been exhausted.**

Lake MHA has decided to employ two landlord recruitment and incentive payments to help facilitate the successful leasing and use of housing choice vouchers by families.

### **(1) New Landlord Incentive**

Lake MHA will offer a one-time incentive signing bonus of \$1,000.00 to new landlords, upon the execution of a new HAP contract for a tenant-based HCV participant. The HAP contract must be effective on or after July 1, 2023. A “new landlord” is defined as “a landlord who has not rented to any tenant-based voucher participant within the past twelve (12) months.” This incentive payment is not available for existing landlords or HAP contracts executed for unit transfers, lease renewals, or lease changes.

### **(2) Damage Mitigation Reimbursement Incentive**

Landlords who have an HCV participant vacate a unit on or after July 1, 2023, are eligible to apply for damage mitigation reimbursement funds if certain conditions apply. The landlord will be eligible to receive up to \$1,500.00 per unit in reimbursement of costs when HCV participant’s tenancy ends and there is tenant-caused damage (above and beyond normal wear and tear) to the unit in excess of the security deposit collected by the landlord. The reimbursement is intended to assist the landlord with recovery of cost for damages that exceed the security deposit. To justify the reimbursement, Lake MHA will require:

- Landlord must have conducted a separate non-HQS inspection of the unit within the past 12 months. Certification of this inspection date is required.
- Landlord letter to HCV participant regarding the status of the security deposit balance with an itemized list of damages and out-of-pocket/repair estimate documentation. The letter to the participant must be dated within thirty (30) days of the participant vacating the unit.
- Pictures of the damages.

The Landlord must apply for the damage mitigation reimbursement within sixty (60) days of the end of the HCV participant’s tenancy.

***If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact Lake Metropolitan Housing Authority.***



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