

Housing Choice Voucher Landlord Resources

Partner Portal-(<https://partnerportal.mainehousing.org>)

Find the following information:

- Families you have housed with the HCV Program
- Units in which you have housed tenants through the HCV Program
- All payments made to you through the HCV program
- Some forms and other HCV Program Information

Please direct any questions to:

- Wendy Gosselin at (207) 626-4696 or hcvfinancial@mainehousing.org
- Brandi Santo at (207) 626-4618 or hcvfinancial@mainehousing.org

MaineHousingSearch.org

Maine's free rental listing service

- Linking people who need housing with the housing they need
- Capacity to Include detailed information and photos
- 24 hour access to update your listings
- Toll free call center support
- register online at MaineHousingSearch.org or by calling 1-877-428-8844

HCV Lease Up Incentive Program

In an effort to incent Landlords to participate in MaineHousing's Housing Choice Voucher ("HCV") program MaineHousing will pay landlords up to a \$350 Signing Bonus for every unit newly leased to a MaineHousing HCV participant.

Criteria for the Program are as follows:

- Rental rates are affordable within HCV program guidelines
- The rental unit passes a Housing Quality Standards Inspection
- Landlords enter into a one-year lease with a new tenant and sign a contract with the MaineHousing before funding is exhausted
- Landlords must not have any open housing discrimination claims
- Landlords receive \$350 at or around the time of the first monthly payment
- Project Based Voucher (PBV) Low-Income Housing Tax Credit (LIHTC) and Mod Rehab Units are not eligible

Please direct any questions to:

- Melissa Cloutier at (207) 626-4691 or mcloutier@mainehousing.org

HCV Landlord Repair Grant Program

In an effort to help landlords participating in MaineHousing's Housing Choice Voucher (HCV) Program make repairs for certain failed items identified during the initial inspection, a program called the Landlord Repair Grant Program has been created. MaineHousing's goal in offering this reimbursement program is to assist HCV landlords who do not have other funds readily available to complete their repairs.

Criteria for the Program are as follows:

- Only failed initial inspection items qualify
- The landlord pays the first \$250 toward the repair
- MaineHousing's reimbursement to landlord will not exceed \$5,000 a year
- The unit is required to pass HQS inspection before payment can be made
- A one-year lease and Housing Assistance Payment Contract will need to be executed before payment is disbursed
- Project Based Voucher (PBV) Low-Income Housing Tax Credit (LIHTC) and Mod Rehab Units are not eligible

Qualifying failed items are (but not limited to) the following:

- Bedroom windows that do not meet egress
- Deteriorated paint
- Installation of hard-wired smoke detectors
- Installation of sprinkler system
- Roofing
- Tie downs

Please direct any questions to:

- Kevin Bernier at (207) 624-5739 or kbernier@mainehousing.org

HCV Damage Reimbursement Grant Program

To help Landlords participating in MaineHousing's Housing Choice Voucher (HCV) Program make repairs for damages caused by a family who has vacated their unit, MaineHousing will offer the Damage Reimbursement Grant Program. Project Based Voucher (PBV) Low-Income Housing Tax Credit (LIHTC) and Mod Rehab Units are not eligible

Landlords may request up to \$1,500 from this fund for physical damages to the unit that are:

- Above and beyond normal wear and tear as defined by Maine State Law §6031; AND
- The cost of fixing 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 cost of repair(s) of damages

Please direct any questions to:

- Kevin Bernier at (207) 624-5739 or kbernier@mainehousing.org