

ARIZONA LANDLORD INCENTIVE PROGRAM (ALIP) RELAUNCH



Arizona Department of Housing Special Needs Division (ADOH)

October 3, 2019

MOST THINGS HAVEN'T CHANGED

- **Competitive Rental Market**
- **Fear of leasing to individuals and families experiencing homelessness**
- **Consequences**

ADOH RESPONSE

- **Arizona Landlord Incentive Program (ALIP) provides supplementary funds to incentivize landlords to participate in housing subsidy programs that serve individuals and families experiencing homelessness.**

- **Statewide Program: Covers all 3 AZ Continua of Care (Maricopa, Pima, and Balance of State).**
- **“Housing Subsidy Providers” providing rental subsidy programs and projects for individuals and families experiencing homelessness.**
- **Housing Subsidy Provider must be participating in local coordinated entry project (Maricopa, Pima, or Balance of State).**
- **Housing Subsidy Provider must be utilizing Homeless Management Information System (HMIS) for their Continua of Care.**
- **ALIP not available for site or project based homeless housing programs/projects.**

PROGRAM ELIGIBILITY REMAINS THE SAME

- **Property damage.**
- **Lost rent due to eviction or abandonment of unit.**
- **Vacancy to hold unit for pending placement of tenant experiencing homelessness.**

WHAT IS COVERED REMAINS THE
SAME

- Repair reimbursement claims under the ALIP are capped at a maximum of **\$2,000** for a one bedroom or smaller unit and **\$3,500** for a multi-bedroom unit.
 - Property damage must be a result of a tenant's occupancy while under a rental agreement at the time the damage occurred.
 - For RRH clients, a claim may be submitted within 3 months after Rapid Re-housing financial assistance ends as long as tenant maintained lease during the 3 months after the termination of the Rapid Re-housing subsidy.
 - Reimbursement will NOT cover normal "wear and tear" or routine maintenance performed in turning over units.
 - Landlord will agree to lease to new eligible client referred by the Housing Subsidy Provider.

- Landlord may request reimbursement of any uncollected tenant portion of the rent or unpaid housing subsidy amount during the period of occupancy, not to exceed \$1,000, less any security deposit paid in conjunction with the lease or rent.

MAXIMUM'S REMAIN THE SAME

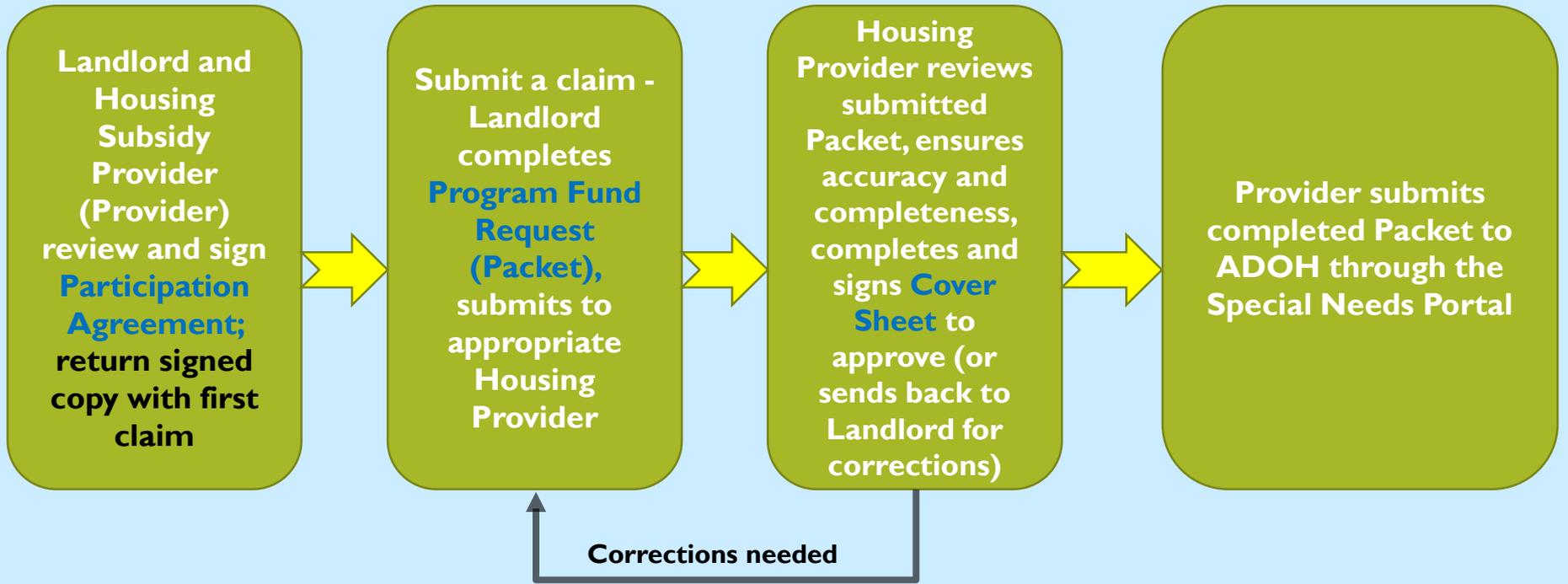
AMOUNT AVAILABLE

- Amount equal to 1/2 of 1 month's rental payment.
- Once a move-in date is established, rental assistance payment will be prorated according to the number of days vacant with relation to the total monthly rent amount.

ELIGIBILITY

- Verify the property owner will rent the unit to a referred tenant as documented in letter or other document provided to the housing subsidy provider.

UNIT HOLDS



HOW IT WORKS

- **ADOSH Special Needs Staff sends email to Housing Provider that Packet has been received**
- **Within 5 days the Packet is reviewed for completeness.**
- **Provider will be notified via e-mail if packet isn't complete. Packet is returned to Provider.**
- **When accepted, Housing Provider will receive an e-mail that request has been submitted for payment.**
- **Within 30 days of submittal, ADOSH system sends check to Landlord.**

HOW DOES LANDLORD GET PAID?

WHAT HAS CHANGED?

- ADOH is the Administrative Agent
- Forms have been revised to reflect this
- Housing Providers are responsible for working with a Landlord to:
 - Explain the program
 - Complete a packet
 - Make sure it's complete
 - Make sure it's accurate

FORMS

Fund Request Cover Sheet

Fund Request Form (2 pages)

Policies and Procedures

Participation Agreement

QUESTIONS?

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Webinar Recordings and Documents

Will be available at:

<https://housing.az.gov/documents-links/forms/special-needs-forms>