

TB Tenant Based RA Rental Assistance

Grant County is home to many individuals with incarceration records navigating the complicated process of “re-entry”. The term “re-entry” describes the process and challenges faced by the vast numbers of people released from prison and jail each year, such as drug/alcohol addiction, homelessness, unemployment, physical/mental impairment or illness, etc. “Housing a major component of successful reentry,” states GC Probation officer Reggie Lipscomb. In the 2018 report, “No Where to Go: Homelessness Amongst Formerly Incarcerated People,” the Prison Policy Initiative estimated that formerly incarcerated people are 10 times more likely to be homeless than the general public. At Affordable Housing Corporation, we believe that access to safe, stable, decent, and affordable housing is critical to reducing the likelihood of re-offending and promoting recovery from substance use disorders.

To address this need, we have launched a new program in Grant County: the **Tenant Based Rental Assistance Program (TBRA)**. TBRA helps formerly incarcerated individuals with reentry and community re-integration through rental assistance.

As a Grant County landlord, you are an important piece of this program’s success. The TBRA Program is designed to remove the barriers that may prevent you from renting to individuals with incarceration records. If you choose to rent to a TBRA Program Participant, you will receive 12 months of **guaranteed** rental payments (as long as the tenant continues to occupy the unit) and the satisfaction of knowing that you are helping an individual obtain safe, stable housing.

The individuals selected for the TBRA Program are enrolled in case management and housing counseling; this means they are professionally supported and receiving monthly check-ins and assessment of their progress.

If you decide to rent to a TBRA Program Participant, the process will work as follows:

- TBRA Program Participant/Tenant and Case Manager tours your unit and submit it for unit approval
- Affordable Housing Corporation conducts a unit inspection to ensure it meets habitability standards
- TBRA Program Participant/Tenant and Landlord executes a 1-year lease (with TBRA lease addendum attached)
- Landlord and Affordable Housing Corporation execute payment agreement
- Landlord submits an invoice to Affordable Housing Corporation each month to receive monthly rent payment

Still hesitant to rent to formerly incarcerated individuals? Fortunately, there exists a program designed to further mitigate your risk. Consider registering for the **Landlord Mitigation Reserve Fund (LMR)**! LMR is a program that encourages landlords to lease available units to formerly incarcerated individuals through allowing participating landlords to submit reimbursement claims if the tenant damages the unit, breaks the lease, or fails to pay rent. You must become a LMR participating landlord through filling out the Landlord Registration of Interest Form (on the following page) and emailing it to landlordmitigation@ihcda.in.gov.

If you want to learn more about the TBRA or LMR Program, please contact Lorri Cox: lorri@ahcindiana.org or (765) 662-1574 ex 101

If you are willing to work with the TBRA Program and rent to TBRA Program Participants, please reach out to Lorri Cox at the contact information above ^

Sincerely,

Lorri Cox
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Help your community at NO RISK

TB **RA**

Tenant
Based
Rental
Assistance

TBRA is new program (launched in Feb 2022) that helps formerly incarcerated individuals secure housing in Grant County through:

- 12 Months of Rental Assistance
- Case Management and Supportive Services
- Housing/Financial Counseling

How it Works:

- Tenant and Case Manager tour your unit and submit it for unit approval
- Affordable Housing Corporation conducts a unit inspection to ensure it meets habitability standards
- Tenant and Landlord execute 1-year lease (with TBRA lease addendum attached)
- Landlord and Affordable Housing Corporation execute payment contract
- Landlord submits an invoice to Affordable Housing Corporation each month to receive monthly rent payment

Landlord Mitigation Reserve Program (LMR)

LMR mitigates the risk of renting to formerly incarcerated individuals through allowing participating landlords to submit reimbursement claims if tenant:

- Does not pay their rent
- Break their Lease
- Damage the Unit

How it Works:

- Landlord submits the Landlord Registration of Interest Form
- Landlord is added to the IHCD's internal list of registered landlords
- Eligible tenants will register for LMR and get matched with a registered landlords with available units
- Tenant and Landlord execute 1-year lease (with LMR lease addendum attached)
- If the Landlord incurs damages or tenant breaks the lease, the Landlord will submit a claim to landlordmitigation@ihcda.in.gov and get reimbursed

REGISTER TODAY: <https://www.ahcgrantcounty.com/landlords>

QUESTIONS? Reach out to (765) 662-1574 ext 105

Brought to you by:





Indiana Landlord Mitigation Reserve Program

Landlord Registration of Interest Form

The Indiana Landlord Mitigation Reserve Fund provides a protection to landlords that are willing to house eligible tenants who are in recovery from opioid addiction and have a criminal record associated with their addiction. Eligible tenants are certified by the Indiana Division of Mental Health and Addiction (DMHA) as having a minimum of two years of time in treatment and at least 18 months of continuous employment. Landlords who house eligible tenants will be reimbursed through the Indiana Housing and Community Development Authority (IHCDA) if certain events occur, such as the tenant causing damages or breaking the lease. Additional information and the full program policy can be found on [IHCDA's Landlord Mitigation Reserve Fund webpage](#).

By signing this Registration of Interest, a landlord notifies DMHA and IHCDA of their interest in participating in the program. DMHA and IHCDA will maintain an internal list of registered landlords to help clients find housing. This list will not be released on any public websites. The landlord still maintains the right to conduct screening on the applicant. Completing this form does not obligate the landlord to house any certain individual.

Landlord Entity: _____

Contact Name: _____

Contact E-mail: _____

Contact Phone: _____

Property Name (if multiple properties attach a list to this form):

I hereby sign this Registration of Interest for the Indiana Landlord Mitigation Reserve Program and notify of DMHA and IHCDA of my interest in being a participating landlord.

Printed Name

Signature

Date

Return completed form to IHCDA via e-mail to landlordmitigation@ihcda.in.gov or via fax to 317-232-7778 Attn: Landlord Mitigation