

# INFORMATION FOR LANDLORDS

## LANDLORD MITIGATION RESERVE PROGRAM

Individuals in recovery from a substance use disorder often have difficulty finding and securing safe, decent, and affordable housing. To help address this problem, the Governor's Office, the Division of Mental Health and Addiction (DMHA) and the Indiana Housing and Community Development Authority (IHCDA) have partnered to create the Landlord Mitigation Reserve Fund.

The goal of this program is to encourage landlords to lease available units within their property to individuals in recovery and with a felony on their record that relates to their Substance Use Disorder (SUD). This is done by providing participating landlords with the ability to submit reimbursement claims to IHCDA if program participants: do not pay their rent, break their lease, or damage the unit.

### Eligibility requirements

A landlord will be eligible to participate in the program if they meet the following criteria:

- The property to be rented must be located within the State of Indiana; and
- Landlord must not be suspended or debarred by IHCDA.

*Note: Program participants will be provided with a list of participating landlords to help them find housing.*

### How the program works

#### STEP 1 – PARTICIPATE IN THE PROGRAM

Interested landlords should complete the Landlord Registration of Interest form that can be found at [www.in.gov/ihcda/LMRP.htm](http://www.in.gov/ihcda/LMRP.htm) and return to [landlordmitigation@ihcda.in.gov](mailto:landlordmitigation@ihcda.in.gov).

#### STEP 2 – LEASING TO PROGRAM PARTICIPANTS

Program participants will provide landlords with a certification that identifies them as eligible for the program. The landlord is expected to use their regular form of lease without adding any additional documents or changing any requirements for program participants. The one exception is a Program Lease Addendum that covers information about this program and must be signed by both parties.

#### STEP 3 – SUBMITTING CLAIMS

In the event a program participant does not follow the lease agreement, participating landlords can submit claims for reimbursement if the following situations occur:

- **UNPAID RENT** – If the program participant abandons the unit and owes unpaid rent, the program will reimburse the landlord for up to two months of unpaid rent.
- **BREAKS LEASE** – If the program participant breaks the lease prior to lease termination date without paying the applicable fee, as defined in the lease, the program will reimburse the landlord for the lease break fee.
- **DAMAGES** – If the program participant moves out of the unit and the unit has incurred damages beyond normal wear and tear, the program will reimburse the landlord for the damages up to \$2500.

For more information about the Landlord Mitigation Reserve Program, please visit:  
<https://www.in.gov/ihcda/LMRP.htm>