

## About Us

CCHRA'S mission is to create quality, affordable housing and sustainable development opportunities which revitalize and strengthen our communities.

## Our Core Values

- *advocacy*
- *collaboration*
- *compassion*
- *effective leadership at all levels*
- *efficient service*
- *ethics*
- *innovation*
- *professional development*
- *safety*
- *social equity*

[www.cchra.com](http://www.cchra.com)



HOUSING & REDEVELOPMENT AUTHORITIES  
OF CUMBERLAND COUNTY

*Better Places, Better Lives*



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The Cumberland County Housing  
and Redevelopment Authorities

*Better Places, Better Lives*

**Cumberland County  
Landlord Incentive  
Program**

## What does the program do?

Landlords are vital to our mission to provide everyone with a safe, sanitary, and affordable home. Together, we are able to provide a far greater number of these housing opportunities than if working alone. To demonstrate the value of this partnership, we have created the **Cumberland County Landlord Incentive Program**. Participating landlords will receive reimbursement for short-term vacancies and minor unit repairs when they rent their unit to a renter with a housing voucher or in need of Emergency Shelter.

## What are the benefits of enrolling?

### New Landlord Participation Bonus

Landlords currently not accepting housing vouchers are eligible to receive a New Landlord Bonus of \$1,000.

### Property Damage Reimbursement

Landlords may be reimbursed up to \$500 for physical damages to a unit occupied by an ESG or HCV tenant.

### Vacancy Reimbursement

Landlords may be provided a holding fee to hold a unit.

## What does the process look like?

- **Application** - A family applies to the agency to enroll in the program. ("Family" also includes elderly, disabled and displaced persons who live alone.)
- **Certification** - The family is certified by the agency to participate in the program.
- **Housing Selection** - The family chooses a place within 60 days that meets program housing standards and rent reasonableness limits. Their present dwelling may qualify too.
- **Negotiation** - You and the family come to agreement on lease terms.
- **Agency Review** - The agency evaluates the lease and inspects the unit to make sure they both meet program standards. You and the family must inspect the unit too.
- **Contract** - You and the agency execute a housing assistance payments (HAP) contract in order for payments to begin.
- **Payments** - The agency pays you part of the rent each month. The family pays the rest.

## What kind of housing is eligible?

Any type of rental housing—single-family dwelling to high rise apartment—is eligible.

## How do I receive my rent payment?

Through housing assistance payments (HAP payments). The Housing Authority pays the difference between the contract rent and what the tenant pays. These payments are made on a monthly basis.

## How much rent does the tenant pay?

The tenant's rent share is based on 30% of their adjusted income and the payment standard for the number of bedrooms in the unit. The 30% figure takes into account the number of dependents and the cost of dependent child care and, for elderly or disabled persons, any extraordinary medical expenses.