

Opening Doors provides households with a rental barrier the opportunity to access housing. The barrier could be poor credit or prior rental history, or a criminal conviction. The program also encourages landlords to lease housing units to households that may not meet all their rental criteria by providing coverage if there is excessive damage or lost revenue.

ELIGIBILITY CRITERIA

Landlords who have vacancies they wish to fill and who are willing to rent to individuals with rental barriers can agree to be a Participating Landlord. In return, they will receive the following:

- Tenants who have indicated a readiness to succeed in rental housing.
- Tenants who receive support services including monthly provider visits.
- Quarterly contacts from Participating Care Coordination Agency (PCCA) providers to proactively identify any concerns.
- Damage or lost rent claim coverage for up to \$2,000 for qualifying damages or unpaid rent losses from Opening Doors covered tenants.

LANDLORD RESPONSIBILITIES

1. Allow a pre-lease initial inspection of the available unit and lease agreement.
2. Complete a Move-In Condition Report with tenant and PCCA provider.
3. Execute a lease agreement with a covered tenant.
4. Timely contact PCCA provider when a tenancy concern arises.
5. Participate in quarterly contacts from the PCCA provider.
6. Complete a Final Inspection Report with the tenant and PCCA provider at the end of coverage.

APPLICATION PROCESS

Agreeing to participate in the program is not a binding commitment to lease to tenants covered under Opening Doors. It is merely an indication that the landlord is willing to consider tenants who may not meet all the rental criteria but are working towards successful tenancy with support service providers. Landlords who are interested in participating can complete the Landlord Participation Agreement (SFN 61517) and send it to the Opening Doors Program Administrator at hfahomelessprograms@nd.gov. Forms will be accepted on an ongoing basis.

Landlords who wish to participate on a case-by-case basis only will be required to follow the Landlord Expectations and sign a Landlord-Tenant-PCCA Communication Agreement (SFN 61518) and Landlord Expectations Form (SFN 61528) when a lease is signed.

QUESTIONS

Contact NDHFA's Community Housing and Grants Management Division at (701) 328-8080, (800) 292-8621 or hfahomelessprograms@nd.gov.