

# ARE YOU A MANCHESTER LANDLORD?

MANCHESTER HOUSING AND REVELOPMENT AUTHORITY

IS OFFERING **INCENTIVES**

TO LANDLORDS WHO LEASE AN  
APARTMENT TO A HOUSING CHOICE  
VOUCHER HOLDER

- One-time Incentive fee per apartment leased (can receive more than one bonus - please inquire about program restrictions)
- HQS Unit Repair Fees available
- Incentive payments will be paid within 30 days of the executed lease and Housing Assistance Payment (HAP) Contract

**Have a vacant apartment? Interested in receiving this Incentive? Call today for landlord briefing information**

Nicole Hudson, Leased Housing Coordinator @ 603-506-7313 or  
[nhudson@manchesterhousing.org](mailto:nhudson@manchesterhousing.org)

# Frequently Asked questions

## Landlord Incentive

### HOW MUCH WILL THE PARTICIPANT PAY?

- Participants initially pay between 30-40% of their monthly income towards rent plus utilities.
- MHRA pays the landlord the difference between that amount and the approved contract rental amount.

### HOW MUCH RENT CAN I CHARGE?

- The requested rent must be reasonable and is approved based on rent paid for similar apartments in the area.
- MHRA must approve all new apartment rents.

### DO I NEED A LEASE?

- Landlords are required to have a lease and are responsible for enforcing the lease.

### WHAT ABOUT HOUSING INSPECTIONS?

- The apartment must meet HUD Housing Quality Standards
- Apartments are required to pass an inspection before the monthly housing subsidy can be paid
- For Incentives, MHRA will require a current Certificate of Compliance (COC) from the City of Manchester

### DO I HAVE TO SCREEN POSSIBLE TENANTS?

- **YES.** MHRA does not screen voucher holders for their appropriateness as tenants.

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