

Opening Doors Landlord Risk Mitigation Fund



Jennifer Henderson, Director
Planning and Housing Development

Opening Doors Program

Providing participating households with an opportunity to access housing, while protecting the property and investments of property owners and landlords.

- Stable Housing
- Coverage of Loss



Program Parameters



Maximum Claim
up to \$2,000



Term of Guarantee
up to 18 months



Eligible Claim Expenses
Physical Damages
Lost Revenue

How Does It Work?



PARTICIPATING CARE
COORDINATION
AGENCY PROVIDERS
(PCCA PROVIDERS)



COVERED CLIENTS



LANDLORDS/PROPERTY
MANAGERS



NORTH DAKOTA
HOUSING FINANCE
AGENCY

Identify and
refer eligible
households

Individualized
goal setting

Assist with
leasing process

Provide monthly
in-home visits
with clients

Make quarterly
contact with the
landlord

Point of contact for
the landlord for
tenancy concerns

PCCA Provider Responsibilities

Client Eligibility

Clients must meet **ALL** criteria

- Enrolled or eligible to enroll in Medicaid or Medicaid Expansion.
- Have an intellectual, developmental, physical, aging-related or behavioral health condition or be a youth exiting the foster care system.
- Have a housing barrier that disqualifies the applicant under ordinary rental criteria.
- Willing to **Actively** participate in support services.

Application Process

- Approved PCCA provider determines that a household meets eligibility requirements and submits an application to Opening Doors.
- If approved, NDHFA issues a Commitment of Coverage.
- PCCA provider and client search for and identify suitable housing arrangements, perform a pre-lease inspection, review the lease agreement and sign the lease.
- Client and Landlord sign lease agreement.
- Client signs release of information form.
- Client/Landlord/PCCA Provider discuss and sign communication agreement.
- PCCA provider submits documents to NDHFA to issue a Certificate of Coverage.

Reporting Requirements

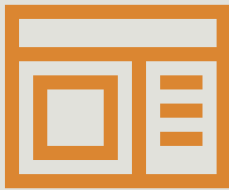
PCCA provider makes monthly in-home visits with the client and submits a check in form to NDHFA.

PCCA provider makes quarterly contact with the landlord and submits a quarterly check-in form to NDHFA.

Landlord Expectations

- Allow a pre-lease initial inspection of the unit and lease agreement.
- Complete a Move-In Condition Report with the tenant and PCCA provider
- Execute a lease agreement with a covered tenant.
- Timely contact the PCCA provider when concerns arise.
- Participate in quarterly contacts from the PCCA provider.
- Complete a Final Inspection Report with the tenant and PCCA provider at the end of occupancy or coverage.

Interested In Becoming A PCCA?



Complete a PCCA application.



Provide a list of authorized providers.



Each authorized provider must attend an initial training and sign a program acknowledgement.

Questions?

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Program Details will be available on our website: www.ndhfa.org

