



Low vacancy rates and high rental costs are contributing to an increase in lengths of stay at local shelters serving individuals and families experiencing homelessness. Subsequently, shelters are routinely at or over capacity, resulting in longer wait lists for those seeking emergency shelter and a greater number of households remaining unsheltered or unstably housed. Many individuals and families caught in this shelter bottleneck are ready to move on to permanent housing but are unable to find affordable housing options or landlords willing to accept rental assistance.

WHAT IS THE AFFORDABLE HOUSING INCENTIVE PROGRAM?

The Affordable Housing Incentive Program (AHIP) is an initiative of Granite United Way and the Home for All Coalition that serves three NH communities: the Seacoast (Rockingham and Strafford Counties), Belknap County, and Merrimack County. AHIP addresses the immediate needs related to homelessness and the shortage of affordable housing, by partnering with local landlords to increase affordability within existing housing stock and reduce barriers to participating in assisted housing programs, like the Housing Choice Voucher Program.

This results in less time a rental unit is vacant, opens the door to permanent, housing for households experiencing or at risk of homelessness, and helps ensure tenants are connected to supportive services to help prevent returns to homelessness or housing instability.

AHIP TENANT BENEFITS

AHIP helps ensure that tenants are moving into clean, maintained units and a place that anyone - regardless of their circumstance - can proudly call home.

AHIP also offers financial assistance to partner social service agencies for providing 12 months of housing stability supportive services to tenants housed in AHIP units to help ensure that even the most vulnerable individuals can maintain their housing.

WORKING TO END HOMELESSNESS IN OUR COMMUNITIES

The best way to combat homelessness is to prevent it from happening in the first place. AHIP provides everyone with an opportunity for stable housing and access to individualized supportive services to ensure long-term housing stability.

Affordable housing options are essential for communities to thrive. By engaging landlords in a solution to address homelessness, AHIP helps increase housing affordability and accessibility within the communities we serve.

*For further information about the Affordable Housing Incentive Program,
please email housing@graniteuw.org.*



Understanding and mitigating the concerns of landlords is a critical part of the Affordable Housing Incentive Program (AHIP). AHIP's menu of landlord incentives remove barriers to providing affordable housing, offset missed rental income due to periods of vacancy or repairs required to meet HUD's housing standards, and add "voucher-ready," units to the communities we serve.

We all play an important role in solving the issues of homelessness and housing instability. AHIP partners with landlords and property managers to create pathways to affordable housing for some of the most vulnerable members of our communities. By providing safe and affordable housing, you are becoming part of the solution.

AHIP LANDLORD PARTNER SUPPORTS

Streamlined Process: AHIP helps make affordable housing easier to navigate. We simplify the process and provide support to landlords and property managers from the application process through the length of tenancy.

Rent Ready Tenants: Our agency partners work closely with all prospective tenants to prepare them for the responsibilities of being a renter to ensure a smooth transition into housing and successful tenancy.

12 Months of Housing Stability Supportive Services: We partner with over 20 social service agencies to provide ongoing and individualized housing stability supportive services to all tenants placed in AHIP units. These agencies have dedicated housing stability case managers who meet with tenants and their families regularly and serve as a resource and point of contact for the landlord if any issues arise.

Sign-On Bonus: A one-time sign-on bonus per unit is awarded to AHIP landlords who participate in the program. Funds are disbursed following the execution of a 12-month lease and occupancy of the unit.

Grant Repair Program for Housing Choice Voucher Units: Grants of up to \$4000 are available for Housing Choice Voucher units that fail the initial Housing Quality Standards (HQS) code inspection. Property owners/landlords are required to cover the first \$250 in expenditures, with grant funds kicking in after that.

30-Day Rental Offset to Hold Available Units: One-time funds of \$1200 are available to hold a unit for up to 30 days in order to accommodate tenant move-in and/or delays associated with the housing inspection process.

ENROLLING A UNIT INTO THE AFFORDABLE HOUSING INCENTIVE PROGRAM

If you are a landlord looking to enroll a unit in AHIP scan the QR code. Upon completion, a representative from Home for All will reach out to you to discuss the unit further and review important program requirements.



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