

DO YOU HAVE A VACANT RENTAL UNIT?

RENT TO A YOUNG ADULT
PARTICIPATING IN THE FOSTER
YOUTH TO INDEPENDENCE
PROGRAM AND RECEIVE

\$1,000

FOR EACH UNIT RENTED!



Youths participating in the FYI program have access to the following services:

- Case management
- Life skills
- Guidance on compliance with rental lease requirements
- Assistance/referrals for security deposits, utility hook-up fees, and utility deposits
- Job preparation and financial support for higher education
- Post-move & subsequent move counseling and support
- Education regarding tenant responsibilities
- Landlord-tenant mediation
- Referral to legal and other services as needed
- Budget and credit management counseling

Foster Youth to Independence (FYI) assists young adults (18 - 24 years old), who formerly were in foster care, obtain a Section 8 Housing Choice Voucher. As a landlord participating in this program, you are directly paid a portion of the rent.



Contact Monique Lueras, Assisted Housing Division
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Help eliminate homelessness among youth who age out foster care.

How much rent can I charge?

- We must approve all new unit rents.
- The rent requested must be reasonable and is approved based on rents that are paid for similar units in the area.
- Gather as much data as you can about the market and comparable units before setting your rent.

Housing inspections

- The unit must meet the HUD Housing Quality Standards.
- If your properties are well maintained, you are likely to meet HUD standards.
- Rental units must pass an inspection before the monthly housing subsidy can be paid to an owner.

How much will the tenant pay?

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

What kind of lease is needed?

- Landlords are required to have a lease and are responsible for enforcing the lease, just as they would with any other tenant.
- We are not a party on the lease.

Will you screen tenants?

- That is the responsibility of the landlord and we encourage you to screen participants as you would any other prospective tenant.

“ **Participating in the Foster Youth to Independence program has been a positive experience.** A voucher recipient moved into one of the properties that we manage at 19 years old. **He has proven to be a responsible resident** who pays his rent on time, respects the lease and is a good neighbor. This program provides landlords the opportunity to make a difference in the lives of youth who are transitioning into adulthood and desperately need stable housing that they can afford. ”
- Alliance Asset Management