

The PHARE Act was established in 2010 to provide funding throughout the Commonwealth to assist with the creation, rehabilitation, and support of affordable housing. Currently, the program is funded by two funding sources, the Realty Transfer Tax Fund and the Marcellus Shale Fund.

**A Local property owner Matthew Gray of Gray Matter Properties noted that LIP** *"helps bridge the gap between housing providers and individuals who need both housing and support," adding that the program reduces friction in the leasing process and creates opportunities to house individuals who may otherwise struggle to secure stable housing. He emphasized that ECCM's communication and coordination have made participation both practical and effective from a landlord's perspective.*

# Erie County Dept. of Human Services MH/ID Office

JANUARY 2026

## Landlord Incentive Program (LIP)

Erie County, PA



The partnership between Erie County Department of Human Services and Erie County Care Management (ECCM) has been long-standing. Since ECCM's inception in 2006, both organizations have worked collaboratively to address the needs of vulnerable individuals throughout Erie County. In 2018, ECCM became the county's Coordinated Entry access point, and in 2022, the partnership expanded further to support individuals and families identified as high-risk tenants. These households often face significant barriers to securing housing, including limited or poor credit history, prior evictions, criminal records, and mental or physical health disabilities.

To address these challenges, the Landlord Incentive Program (LIP) was launched in 2023. The program was designed in response to several countywide issues: a shortage of affordable housing units, long wait times for Permanent Supportive Housing and Rapid Rehousing placements and increasing housing instability that contributes to prolonged periods of homelessness.

In 2024, Erie County DHS was awarded \$75,000 in PHARE funds to support the LIP. With this investment, the program assisted 34 households and served 57 high-risk individuals, including those with prior evictions, mental illness, criminal records, substance abuse disorders, intellectual disabilities, and pregnant women. The program successfully engaged 14 new landlords who had not previously rented to HUD program recipients and strengthened relationships with 12 existing landlords by providing financial support for damages and vacancies.

Since its launch, the Landlord Incentive Program has served 92 high-risk individuals. Of those served, 88% were households meeting the criteria for having a disability, and 49% had incomes at or below 50% of the area median income. Together, these efforts demonstrate how the LIP reduces barriers, fosters accountability, and creates stability for both landlords and tenants, ultimately expanding access to safe, quality housing across Erie County.