



Washington County

Landlord Partnerships

HPAC | November 2022

Department of Housing Services

washingtoncountyor.gov



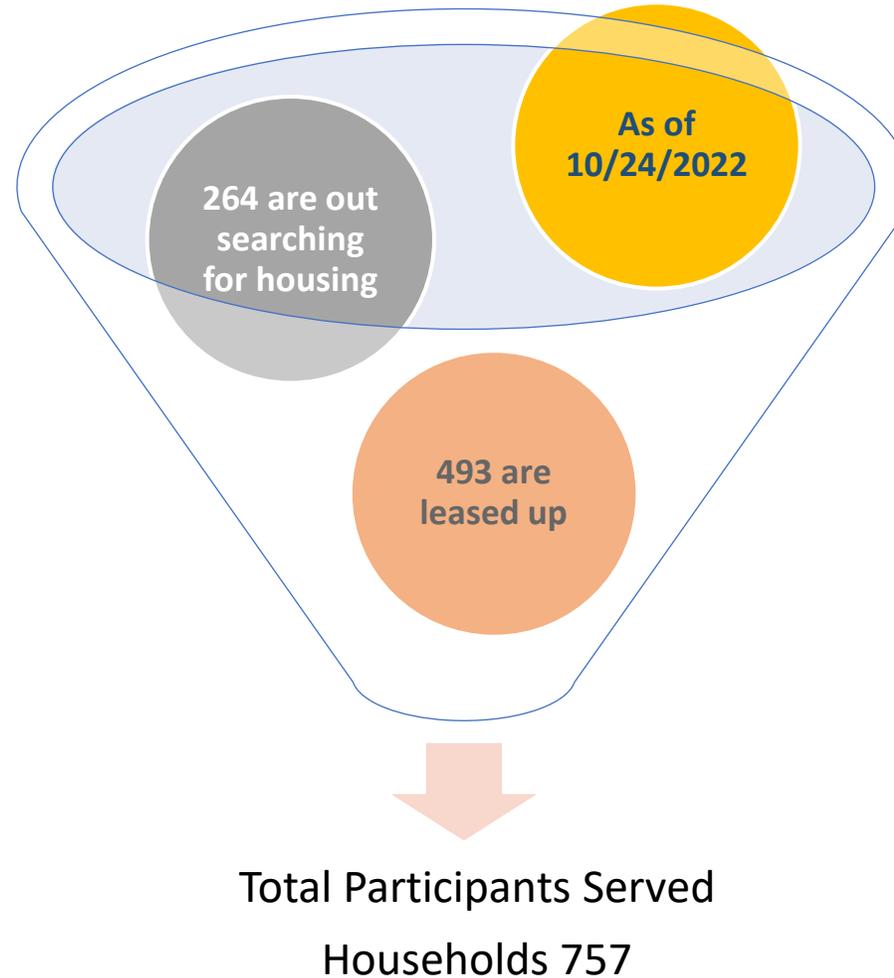
SHS & Landlords



- SHS rent assistance programs are designed to provide access to housing in a trauma informed and low barrier way to serve the hardest to house households. Programs address barriers to housing such as:
 - Lack of rental history
 - Low or zero income
 - Poor credit history
 - Medical conditions
 - Criminal history
- Landlords are an integral part of participants finding success. Partnering with landlords increases the opportunities and options for those seeking housing. By creating successful partnerships and providing landlord incentives and education we are building a network with our landlord partners.



Regional Long-Term Rental Assistance (RLRA) Program summary





RLRA Challenges



- Competitive Market- with 264 household currently searching, participants are competing against each other. Harder to house households lose out to households with less barriers.
- Landlords setting extra barriers- increasing rent amounts or application criteria, screening out households
- Lack of understanding of voucher and rent assistance programs- the benefits and extra supports



Landlord Liaisons Role



Recruiting, engaging, and building relationships with landlords

Providing information about rent assistance program guidelines and supporting landlords with paperwork

Tracking vacancies and supporting the process of connecting tenants, Case Managers and Housing Navigators with available units

Providing neutral third-party mediation between landlords and service providers as needed

A connector for partner agencies and landlords

Hold landlord events and trainings for continued support



Landlord Incentives, Reimbursements & Funds



Incentive payment (move-in bonus)

Beginning at \$500 and up to a month's rent for each unit rented to a household participating in a rent assistance program

Reimbursement

Up to \$1,000 for repairs in excess of \$500 needed to pass a move-in inspection.

Risk Mitigation Program (RMP)- **RLRA ONLY**

Physical damage to unit or common areas beyond normal wear and tear & that exceeds security deposit



Landlord Partnerships



- Finding and retaining landlords is the first step in maintaining housing for participants who have been unhoused.
- With the support from service providers and by increasing the communication to landlords, we are seeing landlords reach out once units are vacant and asking if anyone is searching for a unit.
- New landlords are seeing the benefits that come with renting to a participant who is receiving rental assistance and wrap around services to support long term tenancies.

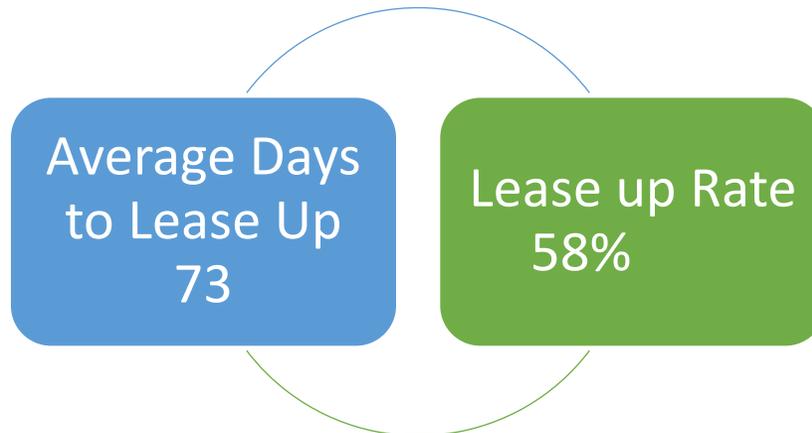


First Quarter Progress



As of Q1 of this fiscal year (7/1/2022-9/30/2022)

Landlord Recruitment	
Number of landlords leasing to RLRA voucher holders	233
Number of landlords that are new to the Housing Authority (PHA)	24
Number of landlords that are new to RLRA program	74
Vouchers issued during Q1	140





Success Story



“Without this program, I don’t know where we’d be right now.

It’s great to wake up in your own house and know it’s just you, and you don’t have to worry about anyone else. To know that you’re okay and you’re going to be okay.

I feel like every addict needs to know there is another way out, and there’s a way they can live and be happy, clean and sober.”



Kahneeta Atkin moved into permanent, affordable housing with her family over the summer



Questions/feedback from Committee



How do we balance the need to increase incentives in a competitive market with program cost efficiencies to serve more people?

What are other strategies to bring more landlord partners to the table with us?