Landlord
Liaison
Program

# What is LLP?

▶ A program committed to increasing access to affordable housing for the Pierce County Homeless System by connecting Tenants with housing opportunities provided by Property Owners & Managers.
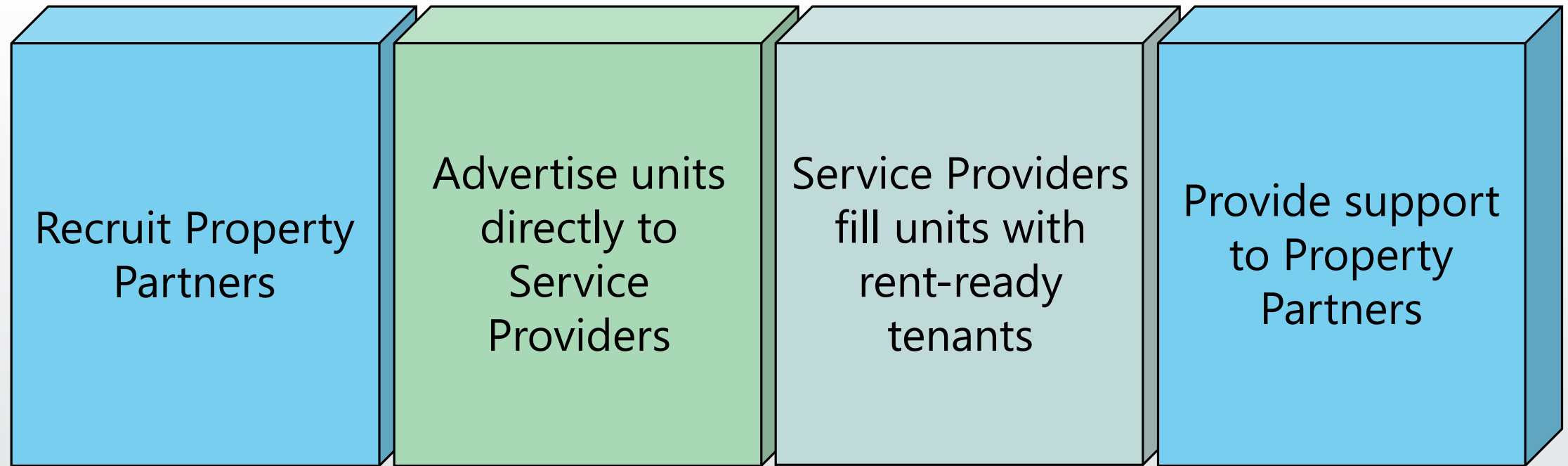
Pierce County

+

am ASSOCIATED MINISTRIES

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Landlord Liaison Program

# Who does LLP serve?

Property Owners & Managers

(Property Partners)

Pierce County Social Service Agencies

(Service Providers)

# Program Steps
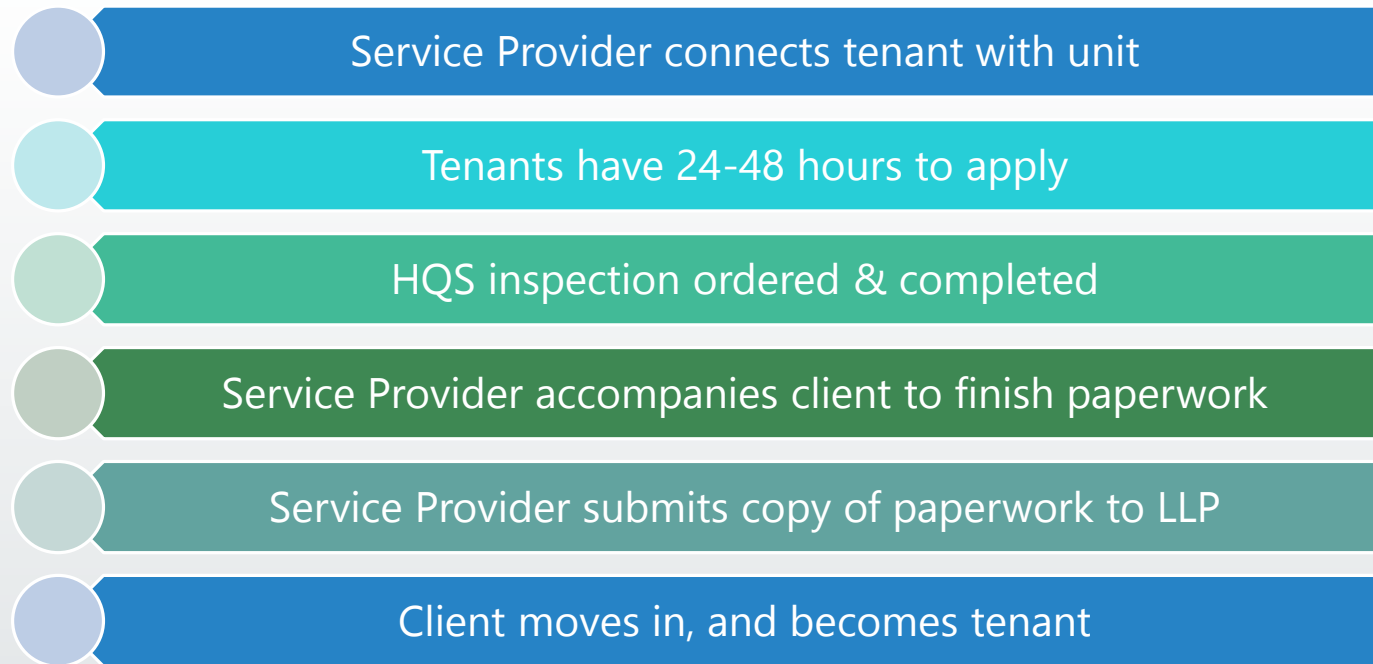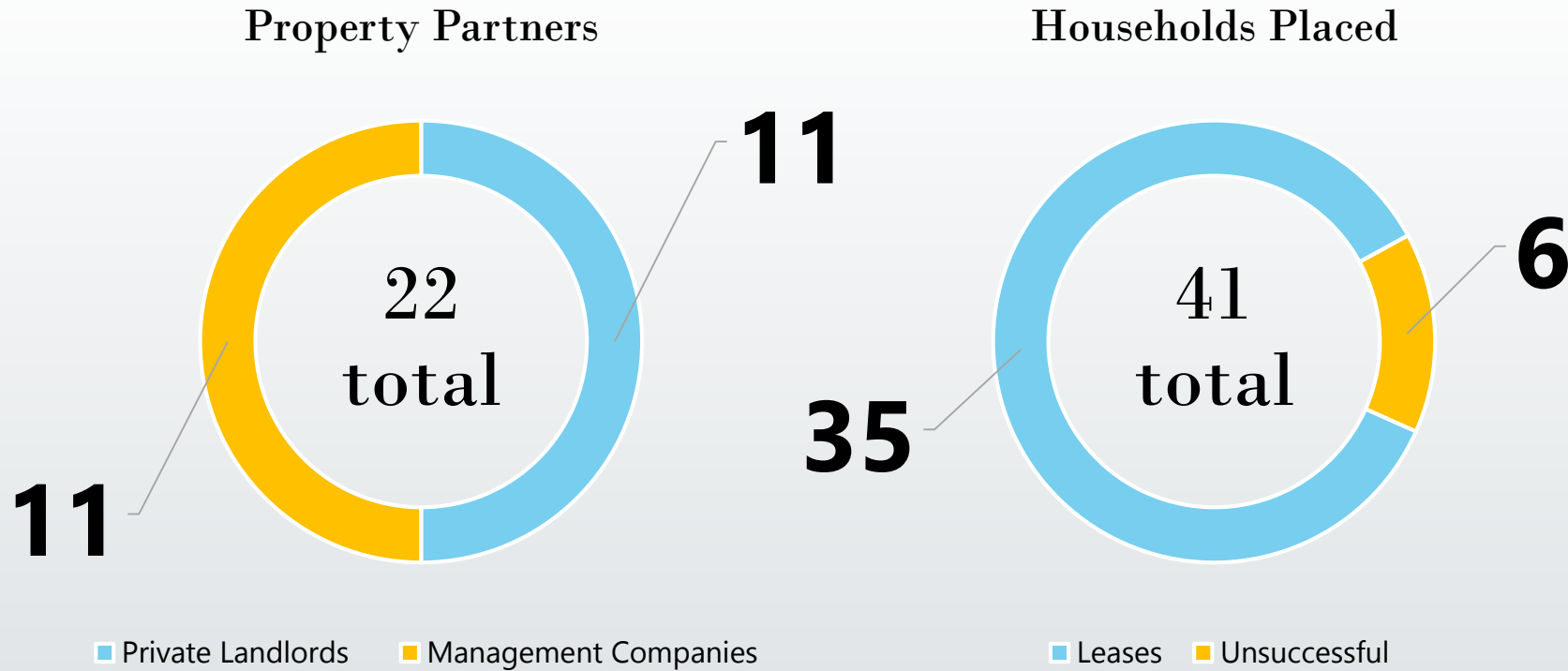
Recruit Property Partners

Advertise units directly to Service Providers

Service Providers fill units with rent-ready tenants

Provide support to Property Partners

# Partnering RRH Agencies

# Application Process

- Service Provider connects tenant with unit
- Tenants have 24-48 hours to apply
- HQS inspection ordered & completed
- Service Provider accompanies client to finish paperwork
- Service Provider submits copy of paperwork to LLP
- Client moves in, and becomes tenant

▶ Goal is 2-7 business days for entire process

# Impact so far...

### Property Partners

22 total

11

11

Private Landlords  Management Companies

### Households Placed

41 total

6

35

Leases  Unsuccessful

**10** total issues

**5** issues resulting in relocation

**12** Renter's Readiness courses held

# Why join LLP?

- It's simple – Rapid Rehousing participants are more secure than ever.

- If damages should ever exceed the security deposit, and cost is not paid by tenant, this leaves you with two options:

File a lawsuit for judgement against the tenant

Hire a collection agency

* Neither option is guaranteed, and will create loss

# Incentives Offered

| | | | |
|---|---|---|---|
| Quick tenant identification | No need to advertise units | Reduced vacancy rate | 24-hour exclusive support hotline |
| Tenant Issue Resolution Services | Access to Risk Mitigation Funds | Tenants with Access to Renter's Readiness | Community Resources |

# What RRH Covers...

Deposits

Rental Assistance

First/Last Month

Utilities

# Washington State RMF

- Up to $1,000 in reimbursement for repairs required to pass a subsidy program inspection
  - Landlord will not be reimbursed the initial $500 of the claim. Receive up to 14 days of lost rent due to move in delays caused by the inspections and or repairs

- Landlords may file several claims throughout the tenancy for damages
  - The total award may not exceed $5,000 and each claim must be at least $500.00

- Damages include (are not limited to) physical damage to a property beyond normal wear and tear, unpaid rent and charges associated with a tenancy including late charges, non-compliance charges, legal expenses and utility charges
  - Important note; Any claim awarded prohibits the landlord (or collection agency) to take legal action against the tenant for damages in the same tenancy

  https://www.commerce.wa.gov/building-infrastructure/housing/landlord-mitigation-program/

# Pierce County RMF

Risk Mitigation Funds cover, for the term of the initial lease agreement:

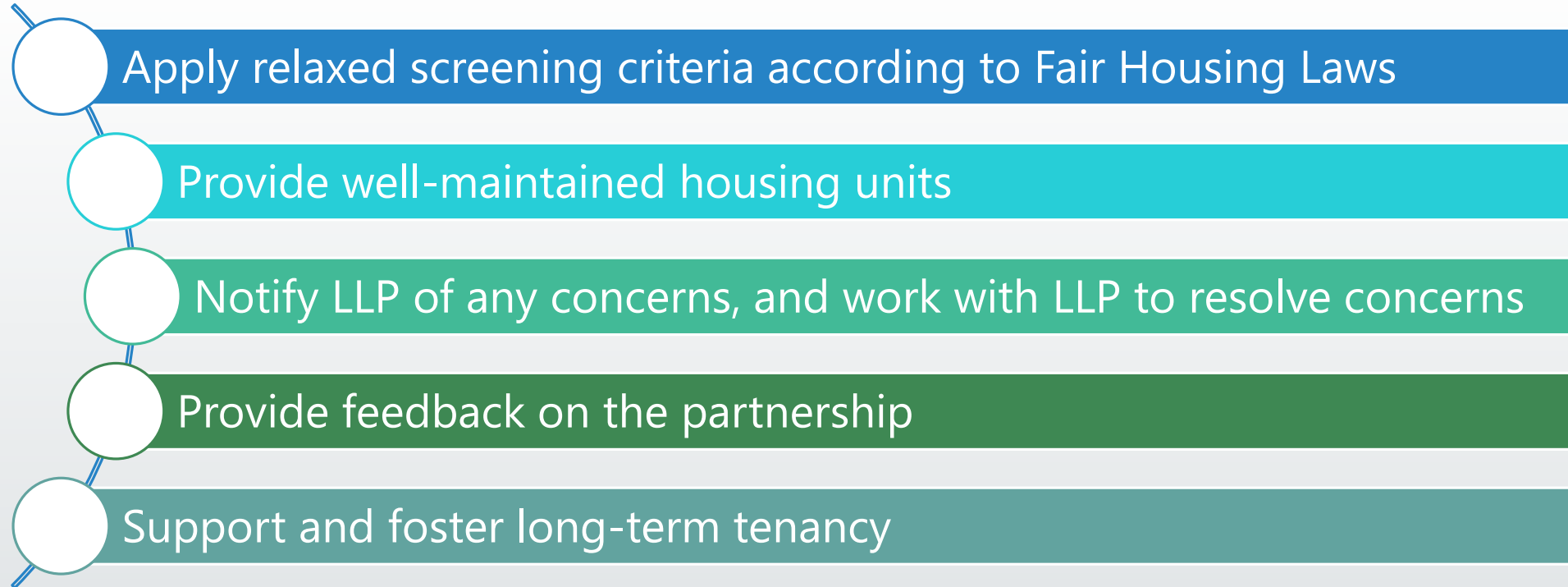- Excessive Damage up to $2,000 for single unit and $3,000 for a multi bedroom unit

- Tenant issue resolution/formal mediation (up to $1,000 per household)

- Vacancy Loss up to 30 days

- Legal or Eviction Fees up to $1,000.

*As long as funds are available, and tenant has been placed through LLP & Relaxed Screening Criteria has been applied.

**The following is a draft for our risk mitigation fund policy from Pierce County, and is subject to further change.**

# Property Partner Expectations

- Apply relaxed screening criteria according to Fair Housing Laws
- Provide well-maintained housing units
- Notify LLP of any concerns, and work with LLP to resolve concerns
- Provide feedback on the partnership
- Support and foster long-term tenancy

# Accepted Housing

▶ All housing must pass an
HQS inspection

Single-Family
Homes

Condos &
Apartments

Manufactured
Homes

Rooms
For Rent

# Housing Needs

Housing at or below FMR

Clean housing units

Locations in each school district

# 2019 FMR

| One bedroom | Two bedroom | Three bedroom | Four bedroom |
| --- | --- | --- | --- |
| $966 | $1,265 | $1,829 | $2,222 |

# What LLP doesn't do...

Property & Case Management

Client Screening Services

Housing & Shelter Services

Rental Payment Assistance

# For questions & inquiries…

Visit us on the web: www.LandlordLiaisonProgram.com

Reach us by phone: (253) 426-1518

Email us: Info@LandlordLiaisonProgram.com

@LandlordLiaison

Pierce County