



SVdP GA's Pilot Landlord Engagement Program



What is it?

The St. Vincent de Paul Georgia Landlord Engagement Program connects with landlords like you to provide safe, affordable housing for those whom we serve.

Community support is the primary component for long-lasting stability.

We created this program to reduce the amount of time families spend without stable housing and to support their stability in housing.

Background: Benefits of Stable Housing

Overall, stable housing is essential for family well-being and can break the cycle of poverty and homelessness by providing:

- **Improved Health:** When families have a stable home, they are less likely to experience health problems associated with homelessness or unstable living conditions, such as respiratory infections, asthma, and stress-related illnesses.
- **Better Education:** Children who have stable housing are more likely to succeed in school, as they have a safe and consistent environment for studying and learning. Moreover, they are less likely to miss school due to disruptions in their living situation.
- **Enhanced Economic Stability:** Having a stable home can provide a sense of financial security and stability for families. It allows them to budget and plan more effectively, leading to better long-term financial outcomes.
- **Reduced Risk of Homelessness:** Stable housing reduces the risk of homelessness, which can be traumatic for children and cause long-term negative effects on their mental and physical health.
- **Improved Mental Health:** A stable home provides a sense of security and reduces stress levels, which can lead to better mental health outcomes for both parents and children.

We are looking for landlords to participate in our program who are willing to rent to families with a low credit score and/or evictions in their history.

We can unite to have no vacant rental units *and* lessen housing instability: let's do this together.

Program Overview



How it Works

- We match suitable individuals and families in our program with your vacant rental units.
- Landlords interview housing applicants and choose those they wish to have as tenants.
- The individuals and families are responsible for paying the full rent on their own.
- SVdP Georgia caseworkers provide wraparound support to the housed family and the landlord.

The Vincentian Role

- Caseworkers reach out to landlords they know and want to join this program.
- Help match neighbors they have screened with interested landlords in the program and educate them about being successful tenants.
- As needed, respond and help remedy concerns of landlords and tenants.

The Landlord's Role

- Accept tenants who may have barriers (credit, prior eviction).
- Consider using SVdP GA's model lease.
- Contact the neighbor's Vincentian caseworker if you have issues with the tenant and allow them to try conflict resolution.
- Contact SVdP Georgia when a unit is available or is becoming available.

Landlord Engagement Program's role

- Provide on-going support to SVdP Caseworkers.
- Manage the Landlord Contingency Fund.
- Provide and keep the agreements for this program.
- Maintain an inventory of units and neighbors in the program

What is the Landlord Contingency Fund?

The Fund provides up to 50 landlords in the pilot program with financial coverage if the tenant vacated or was evicted and left unpaid rent or damages.

The Fund can reimburse for a maximum of \$2,000 per lease agreement for the following activities:

- Tenant-caused damages in excess of normal wear and tear that exceed security deposits
- Eviction-related court costs
- Unpaid rent

The Neighbor's role

- Complete the Ready to Rent Certificate Program to become a better tenant and demonstrate their commitment to the program.
- Meet tenancy obligations (pay rent, treat property respectfully, etc.)
- Communicate with their Vincentian caseworker if having difficulties.
- Remain in communication with their caseworker as needed.

Consider the potential advantages of the program

- Save money on turnover costs.** We provide support to tenants to keep them stably housed in your unit.
- Financial security.** The Landlord Contingency Fund that can reimburse a landlord up to \$2,000 per lease for damages, eviction-related court costs, or unpaid rent.
- Someone to call.** Our caseworkers maintain a relationship with your tenant. You receive the support you need and our caseworkers can help address problems. Through our network, tenants have access to an array of supportive services.
- Eliminate advertising costs.** Working with our program gives you access to a pool of ready-to-rent tenants. Call us when you have a vacant unit, and we'll seek to match you with a client that is looking for housing.
- Good renters.** Vincentians teach personal budgeting, understanding the lease, housekeeping and general maintenance, and being a good neighbor.
- Satisfaction from helping others.** Everyone deserves a safe and affordable place to live. By helping house our clients, you are playing an integral role not only in helping individuals take charge of their lives, but also in making your community a better place to live.

Next steps – how to join the LEP

To join the SVdP Georgia Landlord Engagement Program, please:

- Put your contact information in the chat
- Or, call 770-576-4078
- Or, email LEP@svdpgeorgia.org

Next steps:

- We will seek to connect you with a Vincentian caseworker who can pre-screen tenants for you.
- If we have a match, we'll send you the program agreement and Contingency Fund information.

Discussion

Feedback and questions about this pilot program





Thank You!

**Mariel Risner Sivley
Director of Housing**