



Austin Property Engagement Recommendations

Property Engagement Workgroup

Presented by Andrew Willard

January 8th, 2024

Agenda

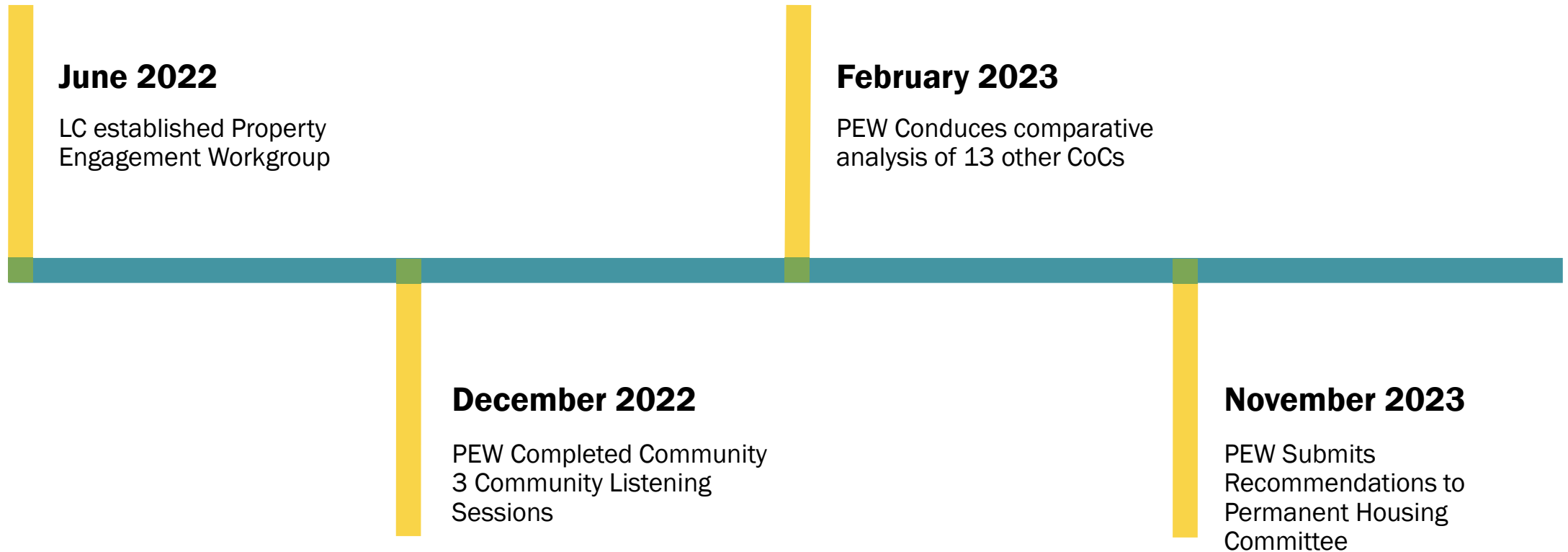
- Leadership Council Roadmap
- Timeline of Recommendations
- Core Concepts
- Recommendations:
 - Centralized Housing Portfolio Manager
 - Permanent Housing Program Property Commitments
 - Landlord Incentive Utilization Policy
 - Quality Assurance and Future Objectives
- Next Steps

A decorative graphic consisting of several overlapping geometric shapes in teal, yellow, and green, arranged in a pattern that suggests movement or a path. The shapes are primarily triangles and diamonds, some pointing towards the center and others towards the corners.

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“Finalize and present to Leadership Council a cohesive community strategy for managing a centralized housing portfolio, creatively using risk mitigation and landlord incentives, and developing and implementing new strategies, tools, and partnerships for property engagement and re-housing access expansion by January 2024”
- 2023-2024 Leadership Council Roadmap

Timeline



Core Concepts

Property Engagement

The activity of outreaching to landlords and property owners with the intent to secure housing units for housing program participants

Landlord Incentives

Housing Program funds which can be provided to a landlord in exchange for accepting a program participants

Rental Housing Development Assistance (RHDA) Units

Funds awarded by the COA Housing Department to housing developers to built housing units. RHDA Units require developers to designate some portion of units to the CoC.

Centralized Property Engagement

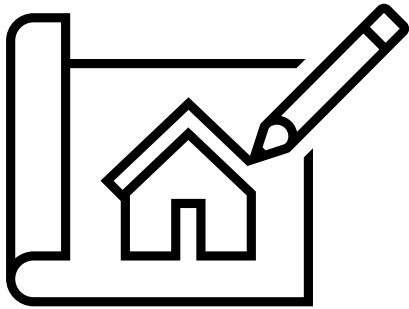
A community strategy where one entity or agency receives funding to conduct property engagement on behalf of a communities housing projects

Decentralized Property Engagement

A community property engagement strategy where each housing project conducts their property engagement activities individually and separate from other providers

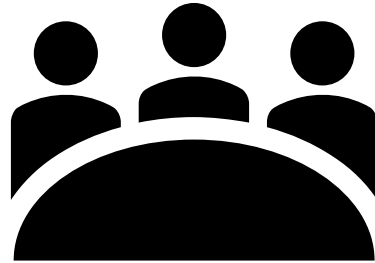


Recommendations



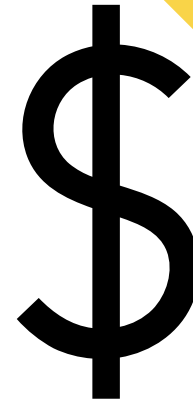
Centralized Housing Portfolio Manager

Identify a single community entity to manage RHDA Units



Establish Program Property Commitments

Establish consistent project property engagement activities



Landlord Incentives

Review current and align best practices for Landlord Incentives



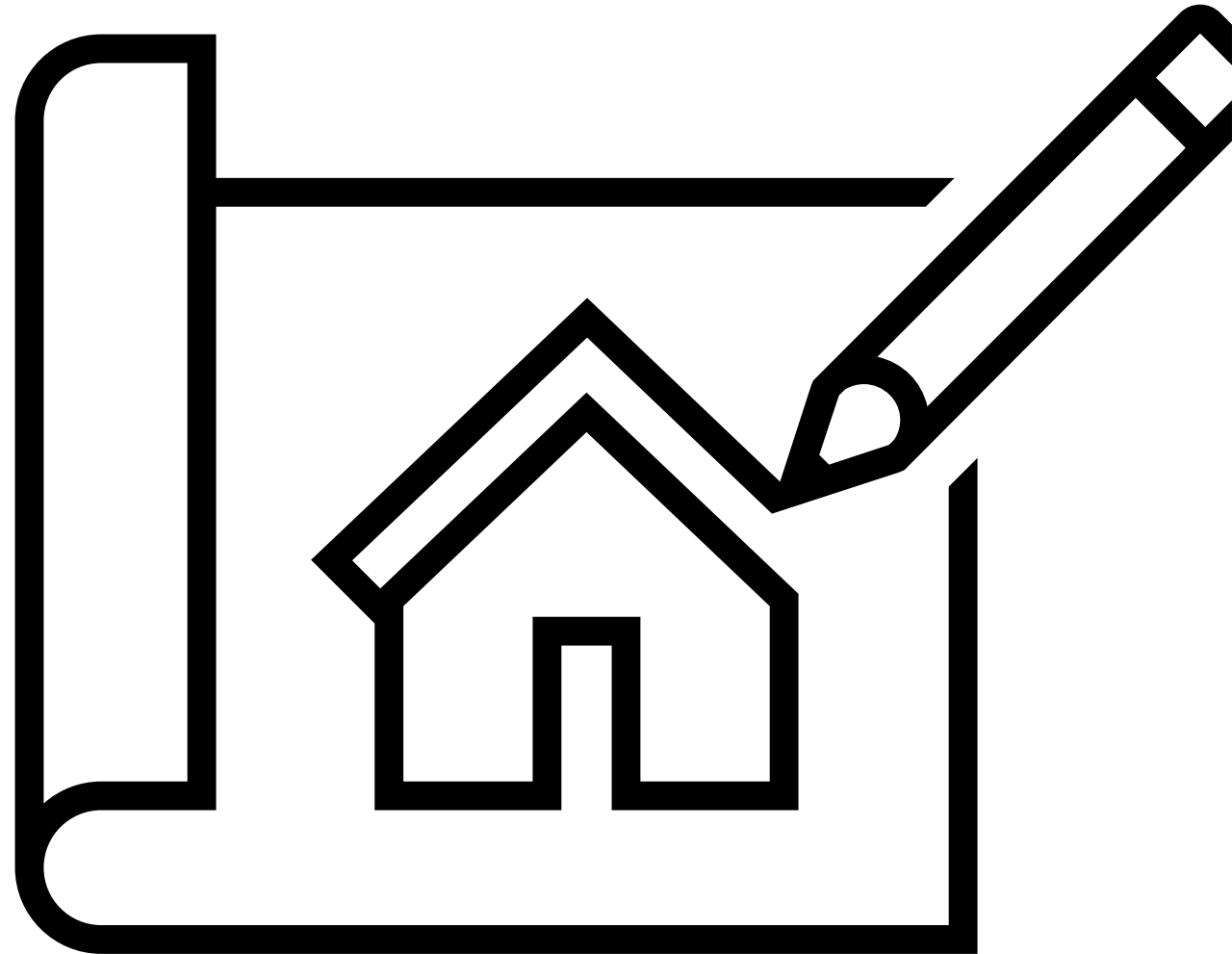
Plan for ARPA ending and Review project exclusions

Examine strategy effectiveness over the next two years and determine impact of excluded groups

Centralized Housing Portfolio Manager

Identify a single entity to manage a centralized housing portfolio available to any participant of a housing program who has been in the housing search for greater than 90 days

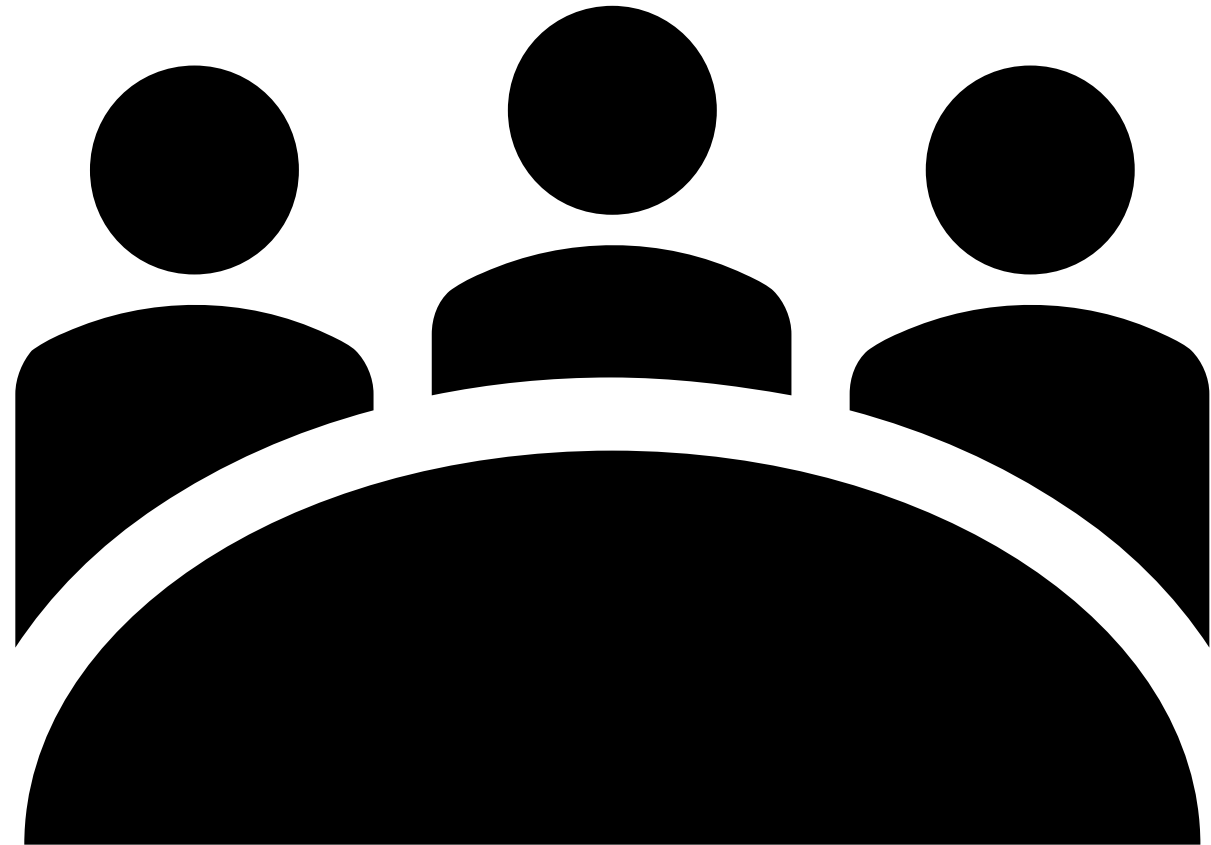
- Portfolio should include RHDA Units and entity secured fair market units
- Coordinate community LOS activities
- Provide technical assistance to providers on LOS activities
- The CoC must ensure identified agency is funded sufficiently manage portfolio of 202 units



Permanent Housing Program Property Commitments

Ensure Permanent Housing Program Written Standards require:

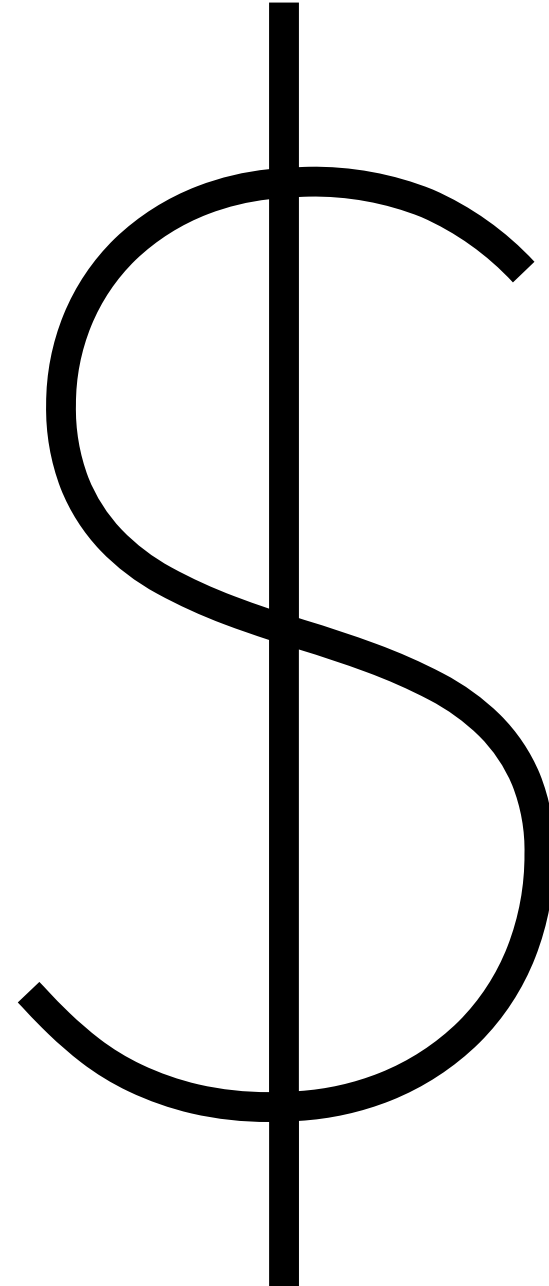
- Providers offer training to all participants on the obligations of a lease and local housing protections
- Attend Community LOS meeting
- Identify program staff to address landlord concerns within 24 hours
- Maintain program data on total units, locations, and high-risk properties



Landlord Incentive Utilization Policy

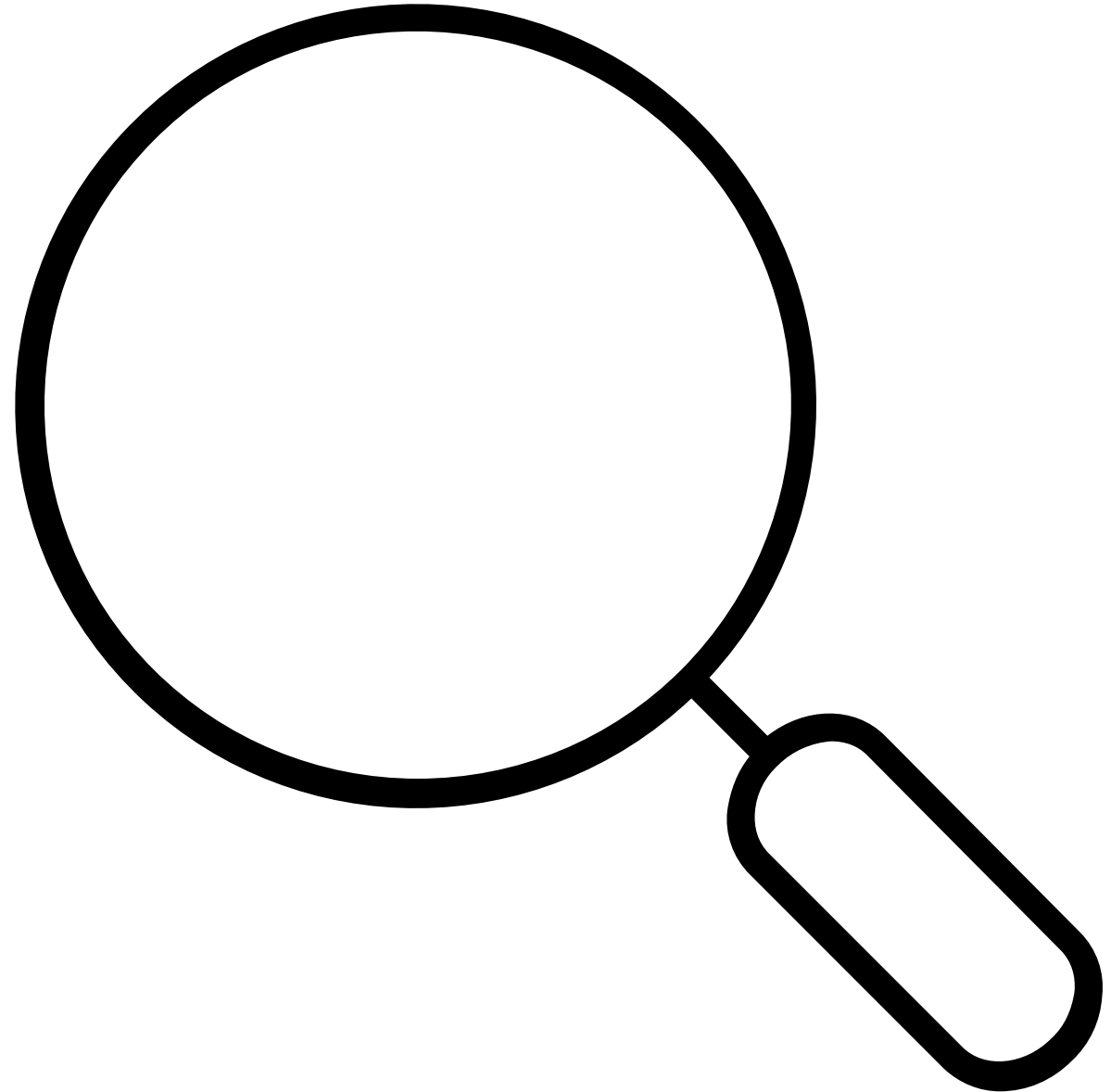
Conduct analysis of current landlord incentives across the community and develop best practices for:

- Double Security Deposits
- First and last month's rental payment
- Signing Bonus
- Risk Mitigation
- Habitability Inspection and Unit Maintenance
- Vacancy Payments
- Guaranteed Payments
- Apartment Locator Incentives



Quality Assurance and Future Objectives

- Conduct Re-examination of strategy in 2025 in anticipation of the end of ARPA funding
- Conduct system analysis of the prevalence of:
 - Mandatory participant exclusions due to the funding source (ex. LIHTC PBU, Project Based Projects and developers, HACA and HATC TBRA voucher projects, CoC Vouchers, ect.)
 - Barriers established at the project level that go beyond mandatory housing barrier prevalence within the population of those experiencing homelessness



Next Steps



Questions?



THANK YOU!



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