

Helping Private and Nonprofit Landlords Be Good Neighbors in Middle Neighborhoods

Moderator: Marcia Nedland
Organizer, Middle Neighborhoods Community of Practice



Tell us about you!

□ Nonprofit

☐Gov't local

☐Gov't state

☐Gov't federal

☐ Intermediary

☐ Consultant

Realtor

☐ Financial institution

☐ Academic institution





Middle Neighborhoods Initiative

A National Initiative focused on mobilizing attention to reverse the disappearance of middle neighborhoods through decline or gentrification. The initiative does this through:

- Community of Practice: practitioners, policy, researchers
- Research: topics relevant to middle neighborhoods
- Policy Analysis and Advocacy: housing, lending, community dev
- Communications strategies: advancing awareness

Coordinated by National Community Stabilization Trust and Neighbor Works America and advised by a Steering Committee of 20 prominent researchers, practitioners and policy makers



Characteristics of Middle Neighborhoods

- Mostly single-family homes built for families with children.
- Still well more than 50% owner-occupied, but slowly eroding.
- Housing stock is aging, still in generally acceptable condition, but often lacks features and updates to compete well for today's homebuyers.
- More racially, ethnically and economically diverse.
- Some cities call these "workforce housing" or "missing middle housing" neighborhoods.

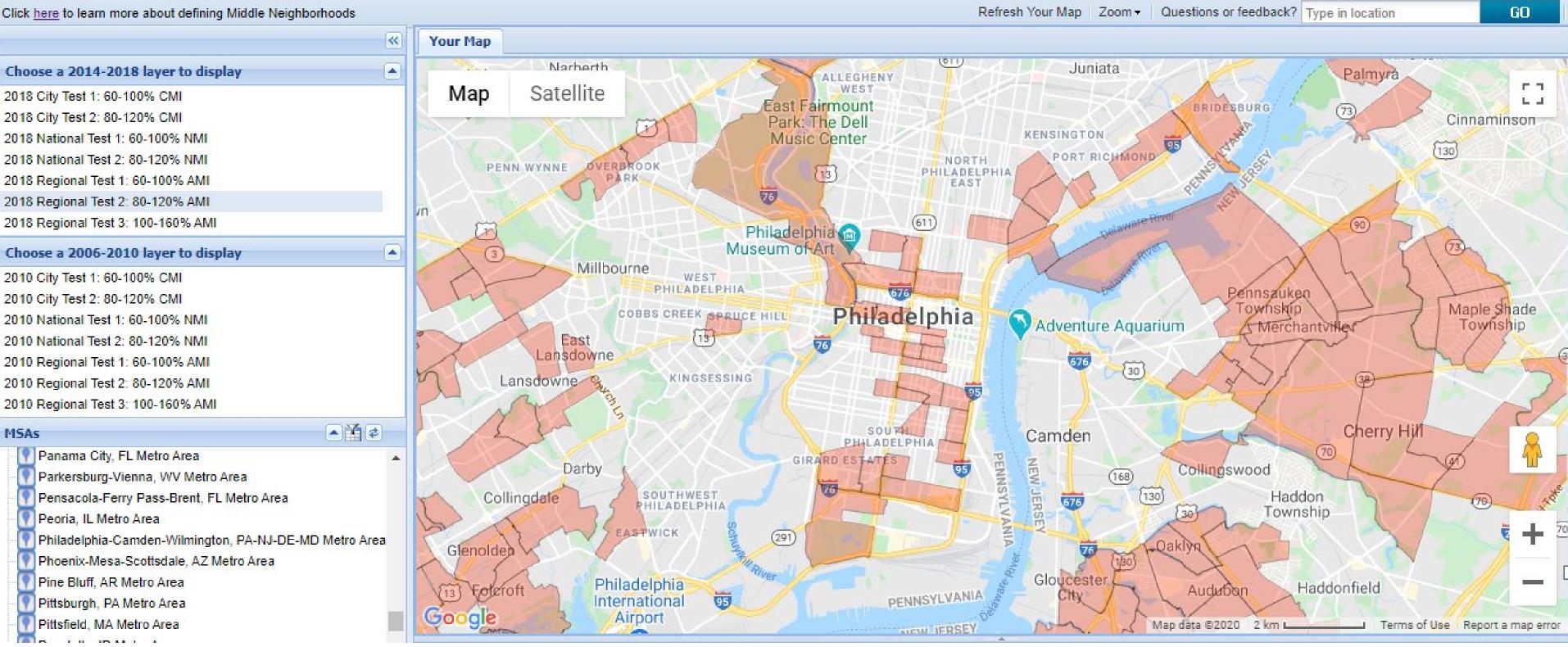








http://middleneighborhoods.reomatch.com/



Displaying census tracts with median household incomes between 80 and 120 percent of regional/MSA median (\$69,465), or \$55,572 - \$83,358

Follow Us at LinkedIn

We are revving up the Middle Neighborhoods LinkedIn account by recruiting followers and posting webinars, best practices, engagement chats and everything anyone should know about middle neighborhoods.

If you have a LinkedIn account, please take a moment to follow us by going to our page and clicking the Follow button.

If you don't have a LinkedIn account, please consider it by signing up here. LinkedIn is social media for business networks and you'll likely see many of your colleagues there, as well as referral networks, events and more.



And when you are a LinkedIn account holder, please like and comment on the posts by Middle Neighborhoods. Greater name recognition and awareness of middle neighborhood issues and successes put all practitioners in a better position to garner support. Thank you!

Follow us on LinkedIn

And share our news and stories!

https://bit.ly/middleneighborhoodsLINKEDIN





Our Panelists

Mary Leo

- Executive Director
- The Housing Council at Pathstone Rochester, NY

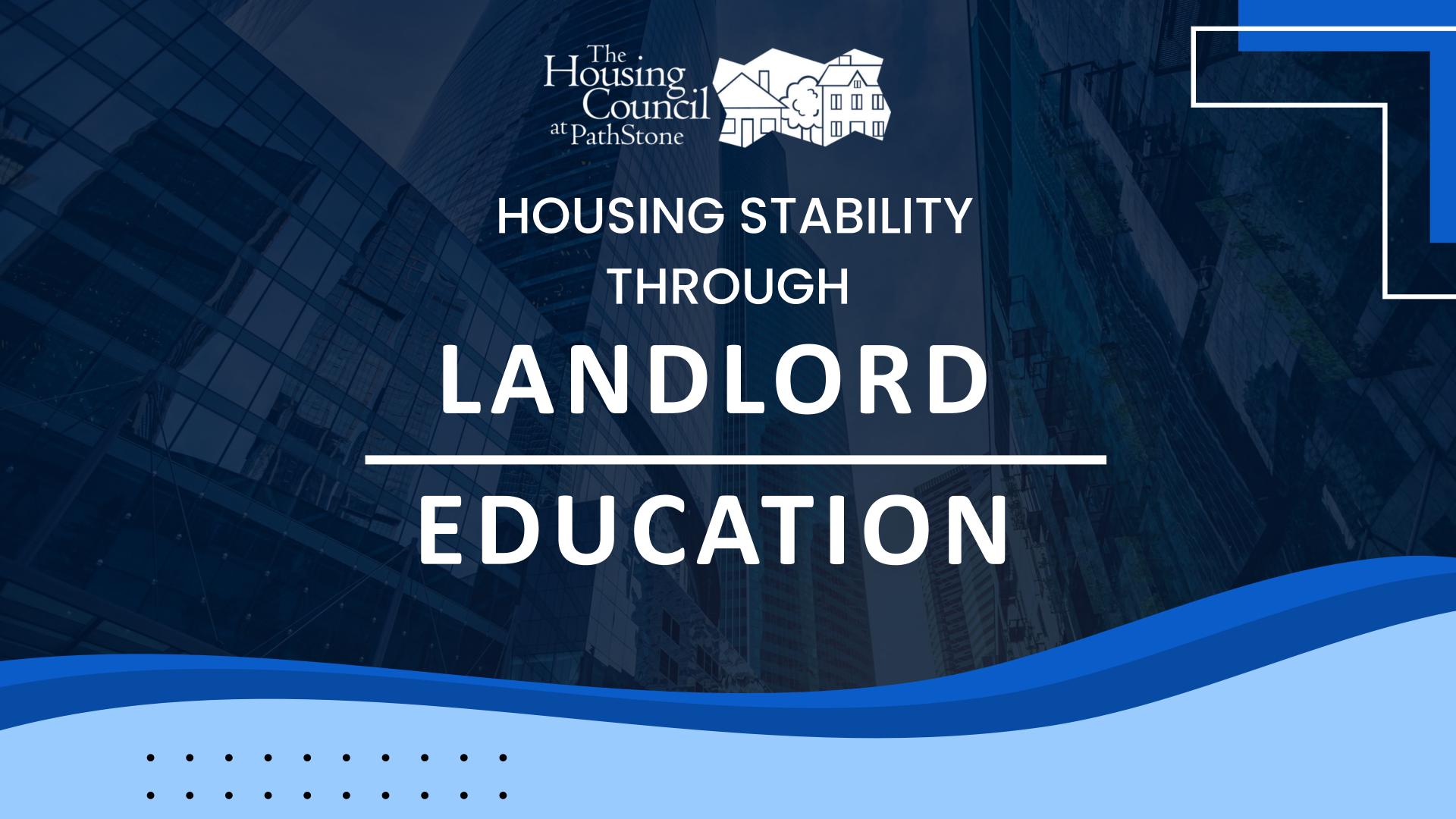
Erica Myles

- Training and Technical Assistance Manager
- Community Investment Corporation Chicago, IL

Anna Perlmutter and Scott Kroehle

Cleveland Housing Solutions - Cleveland, OH







THE HOUSING COUNCIL AT PATHSTONE HAS PROVIDED HOUSING-RELATED SERVICES IN MONROE COUNTY AND SURROUNDING AREAS SINCE 1971, SERVING OVER 8,000 HOUSEHOLDS ANNUALLY. OUR MISSION IS TO INCREASE SUCCESSFUL HOMEOWNERSHIP AND TENANCY EXPERIENCES THROUGHOUT OUR COMMUNITY, FOCUSING ON LOW- TO MODERATE-INCOME RESIDENTS. THROUGH HOUSING COUNSELING FOR TENANTS AND HOMEOWNERS, PLUS COMPREHENSIVE ASSISTANCE AND DIRECT TRAINING TO LANDLORDS, WE ADVANCE OUR VISION TO BRING THE COMFORT OF HOME TO EVERYONE.

The Housing Council at PathStone is the largest non-profit resource for landlords in the Monroe County area. We offer courses to help you better manage your properties, provide free and low-cost publications and forms to help you manage relationships with tenants, conduct inspections for rental properties that accept DHS Landlord/Tenant agreements, and more.

OUR COMMUNITY JOURNEY

1

The Housing Council was established after a housing council investigated the causes of social unrest in our community after the 1964 riots. Housing quality, inequitable treatment and affordability created civic unrest.

2

The Housing Council began its
Landlord Training Program in
more than 30 years ago to
support local landlords with
effective property
management skills. It was a
complement to our Fair
Housing work.

3

The flagship Operating Rental Property Course was launched as a core offering for new and experienced landlords to provide the skills and knowledge needed to provide high quality housing in our community.

4

We've updated our ORP class to include important information from the 2019 Housing Stability and Tenant Protection Act and lessons learned from COVID as well as how to utilize rental supports (Section 8, DHS and local initiatives/grants).

LANDLORD SERVICES



Training and support



Business forms & resources



Fair housing information



Hotline for advice



Our Website thehousingcouncil.org/landlord-services-overview



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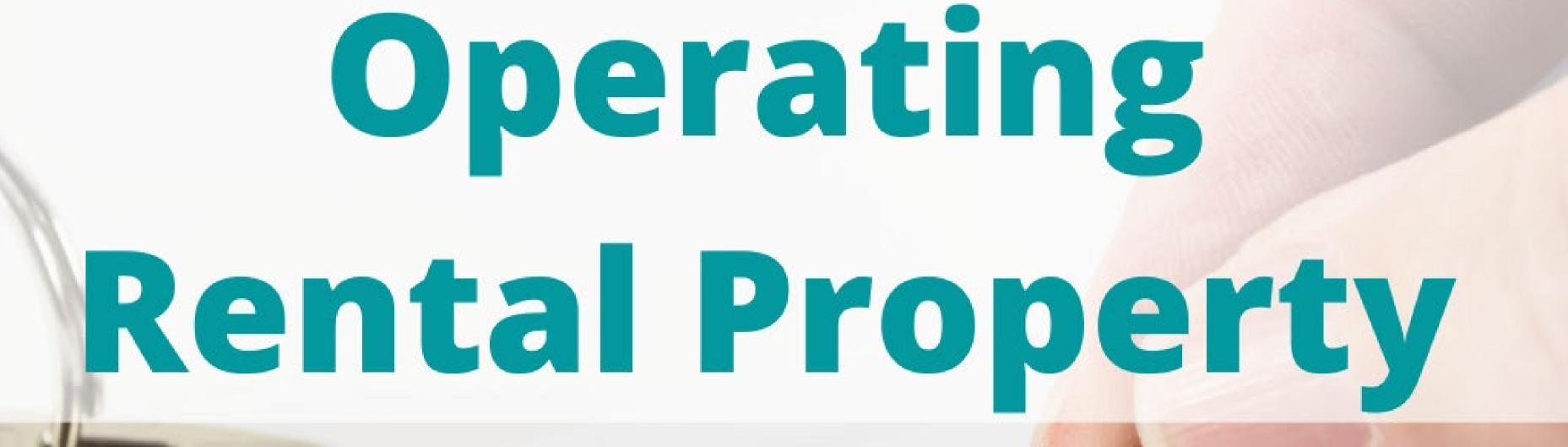
Developed to address:

- a rise in tenant-landlord disputes
- a growing demand for rental housing
- the need for professional management practices

Focused on equipping landlords with:

- the knowledge needed to comply with legal requirements
- reduce vacancies
- improve tenant relations

Small business landlords/ housing providers provided approximately 25% of the available affordable housing in our community.



"Outstanding organization, adding value to the community."
-small business landlord

-de this

"Outstanding organization, adding value to the community."

-small business landlord

of landlords who received services from The Housing Council said they would recommend the agency to a friend

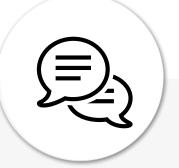
of landlords who received services from The Housing Council rated our services as EXCELLENT in a 2022 survey

DEEP DIVE ON OPERATING RENTAL PROPERTY COURSE: CORE MODULES



Crafting lease agreements that protect both landlord and tenant.

Leases and Contracts



Strategies for maintaining positive relationships and resolving conflicts early.

Tenant Communication



Strategies for preventing housing discrimination in rental practice

Fair Housing



How to select reliable tenants and strategies for retaining them

Tenant Screening and Retention



Basic overview on how to stay on top of your rental property financials

Record Keeping:



Basic overview of the eviction process

Eviction



Best practices for maintaining properties and managing repairs efficiently.

Property Maintenance & Repairs

Range of Services to Landlords



Operating Rental Property Course:

- A comprehensive course offering practical guidance on managing rental properties.
- Focuses on legal responsibilities, financial management, tenant screening, and effective communication with tenants as well as fair housing information.

Workshops & Webinars:

 Regular educational events on topics such as eviction processes, property maintenance, and navigating changing regulations were made available during the COVID shut down.

One-on-One Counseling:

• Tailored advice on specific property issues or landlordtenant challenges when grants are provided to do so.

Resource Referrals:

- Connecting landlords to local resources and financial assistance programs for repairs and property improvement and energy efficiency.
- Host LL association meetings

ASSISTANCE FOR LANDLORDS



The New York State Landlord **Ambassador Extension Program** (LAEP) is designed to stabilize

rental properties for small business landlords who own nine (9) units or less in the City of Rochester, through financial support and repair grants.

LANDLORD AMBASSADOR EXTENSION PROGRAM

Program Overview

The Landlord Ambassador Extension Program (LAEP) assists landlords that are experiencing difficulty in maintaining their properties. The goal of the program is to provide financial support that will allow landlords to provide housing that meets health and safety standards. The program consists of three key areas of assistance for rental properties in the City of Rochester:

- Vacant Property Reimbursement Repair grant up to \$5,000 per unit
- Heath and Safety and Code Violation Program grants to fix any necessary violations or health and safety issues.
- Eviction Prevention Program Financial resources to stabilize property.

FOR MORE INFORMATION

on qualifications, eligible uses, requirements, and the application form:

Visit

www.thehousingcouncil.org/laep

thclandlord@pathstone.org

Pick up from the lobby at 75 College Ave. Rochester, NY 14607

The Housing Council at PathStone 75 College Ave., Rochester, NY 14607 www.thehousingcouncil.org

A HUD-approved agency providing housing counseling and intervention services for tenants, homeowners, and first-time homebuyers, plus comprehensive assistance and direct training to landlords. The agency also maintains a Housing Hotline, promotes fair housing awareness, publishes a rental registry, and provides inspection services for rental programs.











ASSISTANCE FOR WAYNE COUNTY LANDLORDS

LANDLORD HOUSING REHAB PROGRAM

ELIGIBLE LANDLORDS:

- Units located in Wayne County NY
- Rent to tenants who receive Section 8



RESOURCES INCLUDE:

- Assistance with contractor selection
 & project management
- Assistance with building permits & paperwork
- Grants to fix violations, or health and safety issues

In partnership with









Learn About Grants & Programs
Supercharge Your Investment
Fair Housing Laws
Practical Strategies
Expert Guidance



OPERATING RENTAL PROPERTY

6-hour comprehensive course2 online evening sessions



The Housing Council is a non-profit, HUD-certified resource for housing providers



SCAN TO REGISTER

Use code
2024Flyer
to get \$20 off





PROPERTY MANAGERS:

Do you need to advertise your properties?

Use our Rental Registry!





EVOLUTION OF CONTENT

THE COURSE HAS BEEN REGULARLY UPDATED TO INCLUDE:

- Housing Stability and Tenant Protection Act of 2019
- CHANGES IN LOCAL LAWS POST-COVID, INCLUDING EVICTION MORATORIA.
- DIGITAL PROPERTY MANAGEMENT TOOLS.
- EMPHASIS ON SUSTAINABLE PRACTICES LIKE ENERGY-EFFICIENT PROPERTY UPGRADES.



BENEFITS OF THE LANDLORD TRAINING PROGRAM

Improved Legal Knowledge:

Participants gain a comprehensive understanding of landlord-tenant law, reducing the risk of lawsuits or violations.

Financial Stability:

Landlords learn how to manage their properties more efficiently, reduce vacancy rates, and maintain consistent rental income.

Higher Tenant Satisfaction:

Fosters better communication, leading to fewer tenant complaints and longer tenancy durations.

Reduction in Evictions:

By learning proper tenant screening and mediation techniques, landlords can avoid costly evictions.

Community Impact:

Contributes to well-maintained, stable housing stock in the community. More understanding and engagement in programs such as Section 8 Housing Voucher and Social Service supports.

KEEPING UP WITH THE TIMES

The Housing Stability

Tenant Protection Act of

2019 was the first major
change to NYS Tenant

protections in more than

40 yrs.

Many Landlords were unaware of the changes or did not fully understand them for several reasons:

- They were complex and rapid changes which made it difficult particularly for small business landlords to keep up with legislative changes
- Lack of direct communication: Even though the legal changes were published publicly, there isn't a systematic way to directly inform landlords of the new laws. Smaller business landlords are kept out of the loop while larger entities may have legal teams who monitor regulations.
- Many landlords were left unaware of the changes and how to properly implement HTSPA. To this day we still see tenants receiving improper notices that are not in line with HTSPA law changes.



TRENDS IN THE LANDLORDING

BUSINESS

COVID-19 and Eviction Moratoria:

Many landlords struggled with eviction moratoria, which delayed rental payments and created financial strain, especially for smaller, independent landlords. Training has incorporated mediation techniques to handle tenant non-payment issues without resorting to eviction.

Post-COVID Shifts:

Increased focus on digital management tools for landlords and the rise of remote communication with tenants.

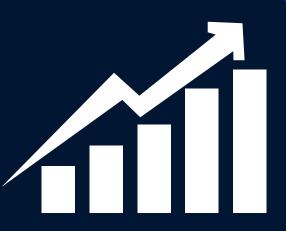
Types of Landlords:

Shift towards more institutional investors and property management companies taking over rental properties, though small, individual landlords remain prevalent.

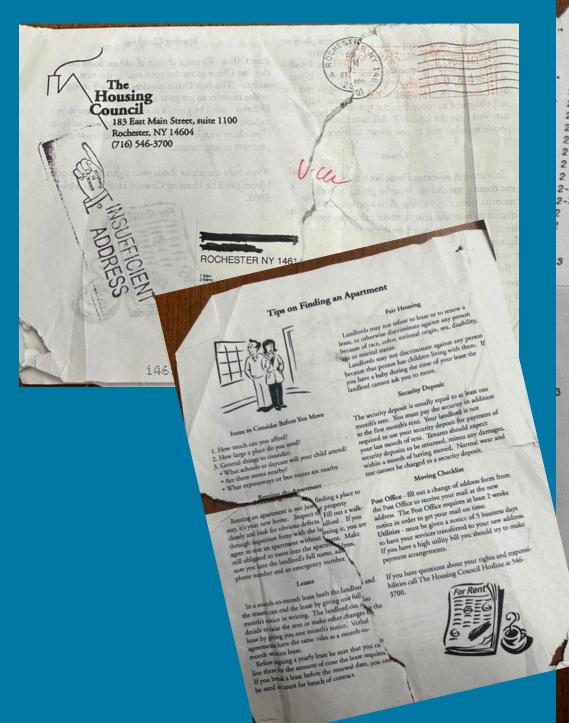
ORP participants are trending towards prospective investors and Owner Occupied doubles vs established housing providers

Home Price & Rent Increases:

- As property values rise, landlords face pressure to increase rents, but there's a growing focus on balancing affordability for tenants.
- Training helps landlords navigate these financial pressures while maintaining legal compliance and good tenant relations.



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TWO BEDROOM APARTMENTS

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DOD PARKER PL UP 14608 17 \$ 455 None None Yes 342-5365 Samith St #2 14608 17 \$ 425 None Stove No 334-7869 Somith St #1 14606 17 \$ 550 All BOTH POSSIBLE 785-2035 323-8929 School School Samith St #1 14606 17 \$ 550 All BOTH Yes 670-9438 School								NONE	Вотн	No	247-1218		NEED GOOD TENANTS
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## 1400 19 \$ \$525 None Both Yes 544-7701 AVAIL Now Stable Town Stable Town Stable Sta					17	\$	550	ALL	Вотн	POSSIBLE		323-8020	HECENILY HENOVATED, 11/1
Solid Flant St		0000000		14609	19	\$	525	NONE	Вотн	YES		020-0323	UPDATED, NO DRUGS, 12/1
100 S PLMNOUTH AVE 14605 19 \$ 450 None Refr Possible 436-5149 527-9539 AVAIL NOW AVAIL 12/1 AVAIL NOW AVAIL 12/1 AVAIL ASAP FENCED YD. GOOD NEIGHBORS None BOTH YES 224-9445 FENCED YD. GOOD NEIGHBORS None BOTH YES 244-6595 None BOTH YES 342-1837 None BOTH YES 343-2961 DINING RM. CARPET, REMAB REMOD, OFF-ST PNG, AVAIL Now VERY NICE, NO DRUGS, 11/15 SING HAR, NO PETS, AVAIL NOW NONE BOTH YES 654-9960 482-4655 NO PETS, AVAIL NOW NONE BOTH YES 654-9960 A82-4655 NO PETS, AVAIL NOW NONE BOTH YES 456-4736 NONE AVAIL NOW NONE YES 244-3938 NO PETS, AVAIL NOW NONE AVAIL NOW NONE YES 244-3938 NO PETS, AVAIL NO				14611	19	\$	450	NONE	Вотн	YES			AVAIL NOW
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OOO STRATFORD PK 14611 19 \$ 550 None Both Possible 464-0564 Avail 12/1 Ava			S PLYMOUTH AVE	14605	19	\$	450	NONE	REFR				W/W CARPET, REMOD, AVAIL
TOU BERNARD ST 14621 22 \$ 395 NONE BOTH NO 421-9863 700 CLIFFORD AVE 14621 22 \$ 400 NONE BOTH YES 224-9445 1200 N CLINTON AVE 14621 22 \$ 385 NONE NO 288-2536 000 FAIREANNS ST 14621 22 \$ 425 NONE NONE YES 244-6595 000 LANG ST 14621 22 \$ 450 NONE BOTH YES 654-9960 482-4655 000 OSCAR ST 14621 22 \$ 450 NONE BOTH YES 325-5270 000 SEABROOK ST 14621 22 \$ 450 NONE BOTH YES 325-5270 000 WEAVER ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 450 NONE UNKN 975-3281 621-4623 000 WEAVER ST 14621 22 \$ 450 NONE UNKN 975-3281 621-4623 000 WEAVER ST 14621 22 \$ 450 NONE UNKN 975-3281 621-4623 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960			STRATFORD PK	14611	19	\$	550	NONE				321-9339	
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1200 N CLINTON AVE 14621 22 \$ 385 NONE NO 288-2536 000 FAIRBANKS ST 14621 22 \$ 425 NONE NONE YES 244-6595 000 LANG ST 14621 22 \$ 450 NONE BOTH YES 654-9960 482-4655 000 OSCAR ST 14621 22 \$ 450 NONE BOTH YES 325-5270 000 WEAVER ST 14621 22 \$ 450 NONE BOTH YES 325-5270 000 WEAVER ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 475 NONE UNKN 200 WILKINS ST 14621 22 \$ 475 NONE BOTH YES 325-5270 WILKINS ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 ST 14609 25 \$ 475 NONE BOTH YES 654-9960 482-4655 ST 14609 28 \$ 500 NONE BOTH YES 654-9960 482-4655 ST 14609 28 \$ 500 NONE BOTH YES 654-9960 482-4655 ST 14609 28 \$ 500 NONE BOTH YES 654-9960 482-4655 ST 14611 29 \$ 455 NONE BOTH YES 654-9960 482-4655 FENCED YD, GOOD NEIGHBORS WALL-TO-WALL CARPET 1/2 HOUSE, SDC-BY-SIDE NO PETS, AVAIL NOW CARPETING, BALCONY UPPER, NO PETS, AVAIL NOW UPPER, AV	7	700	CLIFFORD AVE	14621									
000 FAIRBANKS ST 14621 22 \$ 425 NONE NONE YES 244-6595 000 LANG ST 14621 22 \$ 450 NONE BOTH YES 654-9960 482-4655 000 OSCAR ST 14621 22 \$ 450 NONE BOTH YES 325-5270 000 SCARBOOK ST 14621 22 \$ 450 NONE BOTH YES 325-5270 000 WEAVER ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 476 NONE UNKN POSSIBLE 234-2961 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14601 20 \$ 500 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 475 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 595 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 12/01	1	200	N CLINTON AVE	14621	22	5	385		10000				FENCED YD, GOOD NEIGHBORS
1/2 House, Side-By-side 1/2 House, Side-	-	000	FAIRBANKS ST		12200	200			Nove				WALL-TO-WALL CARPET
NORTON ST 14621 22 \$ 465 NONE BOTH YES 342-1837 SAVAL NOW RONDEQUOIT BORDER, 12/01		000		14621									1/2 House. SiDE-BY-SIDE
000 OSCAR ST 14621 22 \$ 450 NONE BOTH YES 325-5270 000 WEAVER ST 14621 22 \$ 460 NONE VES 244-6595 000 WEAVER ST 14621 22 \$ 476 NONE UNKN 975-3281 621-4623 000 WEAVER ST 14621 22 \$ 366 NONE UNKN 975-3281 621-4623 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000 WEAVER ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 000	1	500	NORTON ST						A BOOK OF THE PARTY OF THE PART		654-9960	482-4655	NO PETS. AVAS NOW
000 SEABROOK ST 14621 22 \$ 450 NONE NONE YES 244-6595 000 WEAVER ST 14621 22 \$ 476 NONE UNKN 975-3281 621-4623 WILKINS ST 14621 22 \$ 386 NONE UNKN 975-3281 621-4623 WILKINS ST 14605 25 \$ 596 NONE BOTH YES 654-9960 482-4655 ST 14609 25 \$ 476 NONE BOTH YES 654-9960 482-4655 ST 14605 25 \$ 476 NONE BOTH YES 654-9960 482-4655 ST 14609 28 \$ 500 NONE BOTH YES 654-9960 482-4655 ST 14609 28 \$ 500 NONE BOTH YES 654-9960 482-4655 FE 14611 29 \$ 456 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 456 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE BOTH YES 654-9960 482-4655 LE 14611 29 \$ 500 NONE NONE POSSIBLE 235-7425	100	000					12020						IRONDEOUOT ROODER 12/01
000 WEAVER ST 14621 22 \$ 475 NONE UNION 975-3281 621-4623	10	000	SEABROOK ST										minerate bereen 12101
200 Wikins ST 14621 22 \$ 365 None Union 975-3281 621-4623 Remod, Off-st Pkg, Avar. 400 By ST 14605 25 \$ 595 None Both Yes 654-9960 482-4655 Sing Hse, No Pets, Avar. No Pet	- 10	000	WEAVER ST							YES	244-6595		DINING BU CLOSER Davis
400 By ST 14605 25 \$ 595 None Both Yes 654-9960 482-4655 Sing Hse, No Pets, Aval. November 436-5060 14609 28 \$ 600 None Both Yes 654-9960 482-4655 No Pets, Aval. November Avalable Now 14609 28 \$ 600 None Both Yes 458-4736 Sing Hse, No Pets, Aval. November Avalable Now 14609 28 \$ 600 None Both Yes 458-4736 Sing Hse, No Pets, Aval. November Avalable Now 1/2 Hse, Aval. Now Carpeting, Balcony Upper, No Pets, Aval. Now Upper, No Pets, Aval. Now Upper, No Pets, Aval. Now Upper Apt, Aval. Now U		200	WILKINS ST				220				975-3281	621-4629	DINING PM, CARPET, REPAB
DODOMAN ST		400	By ST						UNKN	POSSIBLE	234-2961	1000	Very Alexander PKG, AVAL
NONE ST 14609 25 \$ 400 NONE BOTH YES 654-9960 482-4655 NO PETS, AVAIL NOVEMBER AVAILABLE NOW 1/2 HSE, AVAIL NOW CARPETING, BALCONY UPPER, NO PETS, AVAIL NOW UPPER APT, AVAIL NOW UPPER APT, AVAIL NOW UPPER APT, AVAIL NOW CLEAN, QUIET UPPER, 12/1	4	100					-		Вотн			492 4050	VEHY INCE, NO DRUGS, 11/15
ST 14605 25 \$ 475 NONE BOTH POSSIBLE 544-1198 AVAILABLE NOW 1/2 HSE, AVAIL NOW CARPETING, BALCONY UPPER, NO PETS, AVAIL NOW UPPER NO PETS, AVAIL NOW UPPER APT, AVAIL NOW UPPER A	R	0.00					2000		Вотн	40,700000		402 4055	SING FISE, NO PETS, AVAIL
14605 25 \$ 475 NONE STOVE)							NONE	Вотн			402-4055	NO PETS, AVAIL NOVEMBER
TE 14609 28 \$ 575 NONE BOTH YES 458-4736 THE 14611 29 \$ 455 NONE STOVE YES 244-3938 THE 14611 29 \$ 500 NONE NONE POSSIBLE 235-7425 THE 14606 30 \$ 425 NONE BOTH YES 245-7425 THE 12/1	3	150						NONE			496 5000		AVAILABLE NOW
14609 28 \$ 575 NONE BOTH YES 654-9960 482-4655 CARPETING, BALCONY 14611 29 \$ 455 NONE STOVE YES 244-3938 UPPER NO PETS, AVAIL NOW 14606 30 \$ 425 NONE BOTH YES 654-9960 482-4655 UPPER NO PETS, AVAIL NOW 1472 14606 30 \$ 425 NONE BOTH YES 654-9960 482-4655 UPPER NO PETS, AVAIL NOW 1480									The state of the s	Vee	450-5060		1/2 HSE, AVAIL NOW
7E 14611 29 \$ 455 NONE STOVE YES 244-3938 UPPER NO PETS, AVAIL NOW UPPER APT, AVAIL NOW UPPER APT, AVAIL NOW CLEAN, QUIET UPPER 12/1			THE CALLS	The second secon		\$	-	AV.		4.4	458-4736	THE PARTY OF THE P	CARPETING, BALCONY
14606 30 \$ 425 NONE BOTH NO POSSIBLE 235-7425 UPPER APT, AVAIL NOW CLEAN, QUIET UPPER 12/1				- CONT. CO.	1000000000		455			A CONTRACTOR OF THE PARTY OF TH	054-9960	482-4655	UPPER, NO PETS. AVAIL NOW
30 \$ 425 NONE BOTH NO.			CONTRACTOR OF THE PARTY OF THE				500		NONE I	Mark Control	244-3938		UPPER APT, AVAIL NOW
			11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	14606	30	\$ 1		10000	Born				CLEAN, QUIET LIPPER 19/1
			or the l	iction						NO :	227-2008		UP, MODERN, ATTIC, FEN YARD

RENTAL REGISTRY FOR 11/27/200 <u>IWO</u> BEDROOM APARTMENTS

1	TYPE	BLOCK NO	ADDRESS		SCH. DIST	RENT	UTIL	APPL	SECT 8	PH No 1	Рн № 2	Notes
	2	000	CLARENCE PK	14608	30	\$ 400	NONE	Вотн	Possible	234-0557	394-6366	AVALABLE STEELER
	2	000	COSTAR ST	14608	30	\$ 495	HEAT	Вотн	YES	325-5270		AVAIL NOVEMBER 1
	2	200	CURTIS ST	14606	30	\$ 695	NONE	STOVE		227-2008		House, Dece
10	2	100	FULTON AVE	14608	30	\$ 400	NONE	Вотн	YES	594-1683	528-7229 PAGER	
**	2	100	MYRTLE ST	14616	30	\$ 400	NONE	Вотн	Possiele	225-6968		4-RM APT, AVAIL
	2	200	PARKWAY	14608	30	\$ 425	NONE	Вотн	Market Street	426-5911	Total Control	No Pers, Security
**	2	000	PHELPS AVE #2		- 30	\$ 475	NONE	Вотн	YES	733-1028	247-9132	AVAILABLE NOW
	2	000	FERNDALE CRES	14609	33	\$ 450	NONE	Вотн	Possible	288-5144		AVAIL 12/1, POSSIBLY SOONER
**	2	300	GARSON AVE	14609	33	\$ 475	NONE	Вотн	Possible	328-2800	328-2154	AVAIL 12/1
**	2	300	GARSON AVE	14609	33	\$ 500	NONE	Вотн	Possible	328-2800	328-2154	LARGE FRONT PORCH, AVAIL
	2	300	GARSON AVE	14609	33	\$ 475	NONE	Вотн	Possible	328-2800	328-2154	AVAIL 12/1
	2	300	HAYWARD AVE	14609	33	\$ 450	HEAT	Вотн	YES	223-7077		CLEAN, NEW PAINT, 11/1
	2	000	SANDER ST UP	14605	33	\$ 460	NONE	NONE	YES	225-5072		LARGE, QUIET, CLEAN
	2-3	100	THIRD ST	14605	33	\$ 475	NONE	Вотн	YES	654-9960	482-4655	NO PETS, AVAIL NOW
	2	100	WEBSTER AVE	14609		\$ 475	NONE	NONE	No	734-4441		LARGE
**	2	100	WEBSTER AVE	14609		\$ 425	NONE	NONE	YES	244-6595		REMOD, FENCED IN YARD,
	2	500	DEWEY AVE	14613	34	\$ 400	NONE	Вотн	No	544-1198		AVAIL 10/28
	2	200	EMERSON ST	14613		\$ 450	NONE	REFR		227-3425		4 RMS, ACCESS TO BASEMENT
	2	200	LEXINGTON AVE	14613		\$ -	NONE	Вотн	POSSIBLE	663-0526		NO PETS, NO LAUNDRY
	2	000	Locust St	14613		\$ 400	NONE	Вотн	No	473-8253		WASHER/DRYER HOOKUPS
	2	000	LOCUST ST	14613		\$ 450	NONE	Вотн	No	473-8253		PORCH, BASEMENT, W/D HKUP
	2	100	ALEXANDER ST	14607		\$ 450	NONE	Вотн	YES	244-6595		NEW CARPET, REHABBED
	2	500	MEIGS ST #2	14607		\$ 550	NONE	Вотн	No	464-0564		Avail 12/1
	2	200	PEARL ST	14607	35	\$ 400	NONE	Вотн	No	244-2082		AVAILABLE NOW
	2	1200	CLIFFORD AVE	14621	36	\$ 475	NONE	Вотн	POSSIBLE	467-8446		CLEAN, REMOD, 10/15
	2	1300	CLIFFORD AVE	14621	36	\$ 400	NONE	Вотн	YES	262-3477	415-7612	LOWER, ROOMY, CLEAN, 11/1
	2		N CLINTON AVE	14621	36	\$ 385	NONE	NONE	POSSIBLE	288-2536		CARPETED, DRIVEWAY
1000	2	000	Kosciusko St	14621	36	\$ 450	NONE	Вотн		338-9452		CARPET, HUDSON/NORTON AREA
	2	000	MILLER ST #1	14605	36	\$ 350	NONE	NONE	YES	321-3659		AVAIL 12/1
	2-3	400	PORTLAND AVE	14605	36	\$ 425	NONE	Вотн	No	244-2082		AVAL 12/1
	2	500	PORTLAND AVE	14621	36	\$ 450	NONE	NONE	POSSIBLE	342-3571		VERY LARGE, NICE & CLEAN.
	2	000	ST STANISLAUS	14621	36	\$ 490	HEAT	Вотн	POSSIBLE	482-2757		TON LANGE, MICE & CLEAN,
	2	000	WATKIN TERR	14605	36	\$ 400	NONE	Вотн	YES	671-5202		EXCELEND COND, AVAIL 11/1
	2	600	WILKINS ST #1	14621	36	\$ 500	NONE	NONE	No	415-8404		Avail 11/21
- 4	2	600	WILKINS ST #2	14621	36	\$ 525	NONE	NONE	No	415-8404	723-0425	AVAIL 11/21
	2-3	200	SPRUCE AVE	14611	37	\$ 550	NONE	Вотн	YES	670-9438		2ND FLOOR
2		000	STUTSON ST	14612	42	\$ 550	SOME	Вотн	YES	764-1226		AVAIL 12/1
2		300	AMES ST #2	14611	43	\$ 450	SOME	Вотн	No	227-8517		No Pets, Off-st Pkg, 11/1
2		400	AMES ST	14611	43	\$ 425	NONE	Вотн		321-1020		Bug Free, Drug Fre
2		1200	MT READ BLVD	14606	43	\$ 500	NONE	Вотн	POSSIBLE	223-3034	223-4210	
2		000	FILLMORE ST	14611		\$ 450	NONE	NONE	YES	235-7366	223-4210	AVAILABLE NOW
2	1	1000	CULVER RD	14609		5 500	NONE	Вотн	YES	377-4442		WEST AVE AREA, AVAIL NOW NO DSS

This address was listed or the listing changed recently



Federal, State, and Local Fair Housing Laws prohibit Discrimination in housing because of a Person's:

• Race or Color • Age • Sex • National Origin • Marital Status• • Religion • Sexual Orientation

• Military Status • Disability • Income

• Familial Status • Victims of Domestic or Dating Violence

Prohibited Practices When Renting or Selling

- · Refuse to rent or sell a house or apartment
- . Deny that a house or apartment is available when it is
- · Set different conditions or privileges for sale or rental
- · Provide different services or facilities
- · Advertise or make any statement that indicates Preferences based on race, color, national origin, Religion, sex, familial status, disability, age, Marital status, sexual orientation, or military status

Additional Protection If You Have A Disability...

You have protection under the Fair Housing Amendments Act if you or someone in your family has a physical or mental disability including:

- · Hearing · Mobility · Visual impairments
- Intellectual Disability Recovering alcoholic
- · Chronic mental illness · AIDS or AIDS related complex

When Can Families With Children Be Excluded From Housing?

Fair Housing laws allow 'housing for older persons" to exclude families

"Housing for older persons" is strictly defined:

- All the people living in the housing complex, including both spouses, must be 62 and over or
- . 80% of all the units in a complex must be occupied by at least one
- . The housing has been funded "for older persons" by the state or federal government

How Do Fair Housing Laws Protect Against Discrimination Based **Upon Your Sex?**

The law says that sellers, landlord's, homeowners' associations, real estate agents, etc. may not decide where you will be able to live based on gender.

In addition to the general protection provided by the Fair Housing Act,

- · Rent, sell or negotiate for housing with women on a different basis
- Refuse to acknowledge as income any documented alimony or child support payments received by a divorced or unmarried
- · Require, directly or by implication, sexual favors in exchange for housing or real estate related transactions
- · Sexually harass home or apartment purchasers or tenants

A tenant has a right to make reasonable modifications to the apartment or common areas at their own expense.

The landlord must allow these modifications, but is not responsible for paying for them. It is the tenant's responsibility to return the apartment to its original condition when moving out. A landlord mus: also make reasonable exceptions to the building rules, such as allowing a utility dog when pets are otherwise not permitted.

How Does the Fair Housing Act Protect Families With Children?

Fair Housing laws give families with children under age 18 specific protection from discrimination in housing.

"Families with children under 18" include:

- · Children living with legal custodians or an adult designated to care for the children
- · Pregnant women
- · People in the process of securing custody of children,

In addition to other protections provided by the federal Fair Housing Act

- · Refuse to rent or sell a home or apartment to a family because they
- · Require an additional security deposit or fee for families with children that is not required of other residents of the apartment, condominium, mobile home park, etc.
- Segregate families with children to certain areas of a housing complex, mobile home park, etc.
- · Limit the use of the housing complex's pools, elevators and other services to adults only, although reasonable safety rules are
- · Evict a family after a baby is born or adopted unless legal occupancy requirements are violated

C-----

Specific to Mortgages

If you're buying a home, when it comes time to arrange your Mortgage it is against the law for a lender to:

- · Refuse to take your mortgage application
- Fail to provide information about loans
- · Set different terms on the loan, such as higher Interest rate or extra fees
- · Discrim nate in appraising a property's value

Housing Discrimination on the Basis of Lawful Source of Income

The New York State Human Rights Law was amended, effective April 12, 2019, to protect those who rely on any lawful source of income from discrimination in housing.

What sources of income are protected?

Lawful sources of income include, but are not limited to:

- · child support · alimony or spousal maintenance foster care subsidies * social security benefits
- · federal, state, or local public assistance
- · federal, state, or local housing assistance
- · any other form of lawful income

Housing assistance includes Section 8 or any other type of vouchers, or any other form of housing assistance, regardless of whether paid to the tenant or the andlord.

Discrimination based on race, color, age, sex, national origin, marital status, religion, sexual orientation, military status, disability, income, familial status, or victim of domestic or dating violence is illegal.

Tenants, Homeowners, and Landlords with Fair Housing Questions -call (585) 546-3700 or email thc@pathstone.org



www.TheHousingCouncil.org

RENTAL REGISTRY FOR 10/24/2024

*** APARTMENT LISTINGS ***

PAGE 1

		Вьоск								
Unit	TYPE	No	STREET NAME	Zip Code	<u>Rent</u>	<u>Util</u>	APPL	<u>Ph No 1</u>	Ph No 2	Notes
1	BedRm	0	MAYBERRY ST	14609	\$ 975	ALL	Вотн	504PETE@GMAIL.	4	COZY UPSTAIRS APT WITH ALL UTILITIES
2	BedRm	100	HARRIS ST.	14621	\$ 975	NONE	NONE	646-288-2367	LI IN ROCHESTER	SEC DEP REQ NO PETS FRESH PAINT
3	BedRm	500	FLOWER CITY	14615	\$ 1500	NONE	NONE	739-4677		SEC DEP REQ. OFF ST PRK. WD HU 1.5HOUSE UP
3	BedRm	200	MAGNOLIA ST	14611	\$ 1100	NONE	NONE	413-6821		NICE HOUSE OFF ST PARKING AVAIL NOW
3	BedRm	300	SAXTON ST	14606	\$ 1675	NONE	NONE	646-648-9423		LARGE BACKYARD. NO PETS
4	BedRm	200	KNICKERBOCKER	14615	\$ 1800	NONE	NONE	309-4506		APP FEE \$20. UPSTAIRS APT. SEC DEP REQ
4	BedRm	0	LAKEVIEW PK.	14613	\$ 1600	NONE	Вотн	698-3510		LARGE BEDROOMS. 2 BATHS. SEC DEP REQ.
4	BedRm	300	COTTAGE ST	14611	\$ 1850	NONE	NONE	SEC DEP REQ	SING FAM HOME	BLACKSTONEBRIDGE1@GMAIL.COM
4.5	BedRm	0	Northview	14621	\$ 1700	NONE	NONE	748-4633		SEC DEP REQ. NO PETS, 1.5 BATHROOM

The Rental Registry is a complimentary resource provided for anyone seeking information about available rental housing. The Housing Council at PathStone does not endorse, sponsor, guarantee, or warrant the fitness or habitability of any of the apartments listed, and is not affiliated with any of those apartments' landlords or management companies. The Housing Council at PathStone does not broker, lease, or sublease apartments directly and is not a party to any transaction between landlords and renters. You are strongly encouraged to personally inspect any apartment advertised for rent prior to signing any lease documentation; providing personal information such as a social security number on a lease application; or wiring or otherwise sending money for any deposit, rent payment, or application fee.

CONCLUSION AND FUTURE DIRECTIONS

Continued Evolution of
Training: The Housing
Council at PathStone
will continue to update
the Operating Rental
Property Course to
reflect changes in
housing laws and best
practices.





Partnerships:
Continued
collaboration with
local agencies to
provide additional
resources for
landlords, ensuring
high-quality rental
housing in our
communities.

Addressing Affordability and Stability: We will focus on helping landlords balance financial sustainability with community responsibility.







Mary Leo

Executive Director MLeo@pathstone.org



Trisha Isaman

Assistant Director
TIsaman@pathstone.org

585.546.3700

thehousingcouncil.org/landlord-services-overview

UNDERSTANDING LANDLORD LOGICS:

BUILDING EQUITABLE
LANDLORDING IN MIDDLE
NEIGHBORHOODS

Presented by

Scott Kroehle & Anna Perlmutter
Founders and Partners at
Cleveland Housing Solutions

www.ClevelandHousingSolutions.com



MIDDLE NEIGHBORHOODS WEBINAR OCTOBER 29, 2024

WHO WE ARE & WHAT WE DO

Cleveland Housing Solutions promotes and enables a socially responsible private sector housing model to address the need for quality and affordable housing.

PRACTICE

35+ units mixed income rentals

· "Living laboratory" for Equitable Landlording.

- Anti-eviction model of prop. mgmt.

RESEARCH

- 2023 grounded study on private landlords & Cle housing ecosystem.
- Recommendations for practice and policy.

We believe that equitable landlording should not be cost prohibitive for small-scale landlords and that having a safe, secure, and affordable home should not be out of reach for low-income renters.

ADVOCACY

Build capacity and technical assistance in design and implementation of programs and policies that improve renter outcomes.





Helping Private and Nonprofit Landlords Be Good Neighbors in Middle Neighborhoods

Tuesday, October 29, 2024



How Does Effective Property Management Training Build Strong Neighborhoods? presented by Erica Myles of Community Investment Corporation









Training and Technical Assistance Manager Community Investment Corporation Armchair Chicago History Enthusiast







What is Community Investment Corporation?

CIC is a mission-driven lender that has been active in Chicago since 1974 (celebrating 50 years). Our borrowers range from **small**, **family-owned businesses** with a handful of units, to large and experienced developers with a few thousand units.

And we offer property management training and educational opportunities to help local developers start, grow, and strengthen their businesses.







How Does Effective Property Management Training Build Strong Neighborhoods? by Community Investment Corporation

Services CIC Provides to Landlords

- Signature In-Person Property Management Training Certificate
- Newer Virtual, On-Demand Certificate Property Management Training Certificate
- Free single-subject webinars on topics such as "What Landlords Must Know About Assistance Animals and Pet Policies," "What Landlords Must Know About Supporting Survivors of Domestic Violence," and "How to Help Residents Avoid Evictions."
- A virtual book club to help property owners and managers understand the neighborhoods where they are investing.

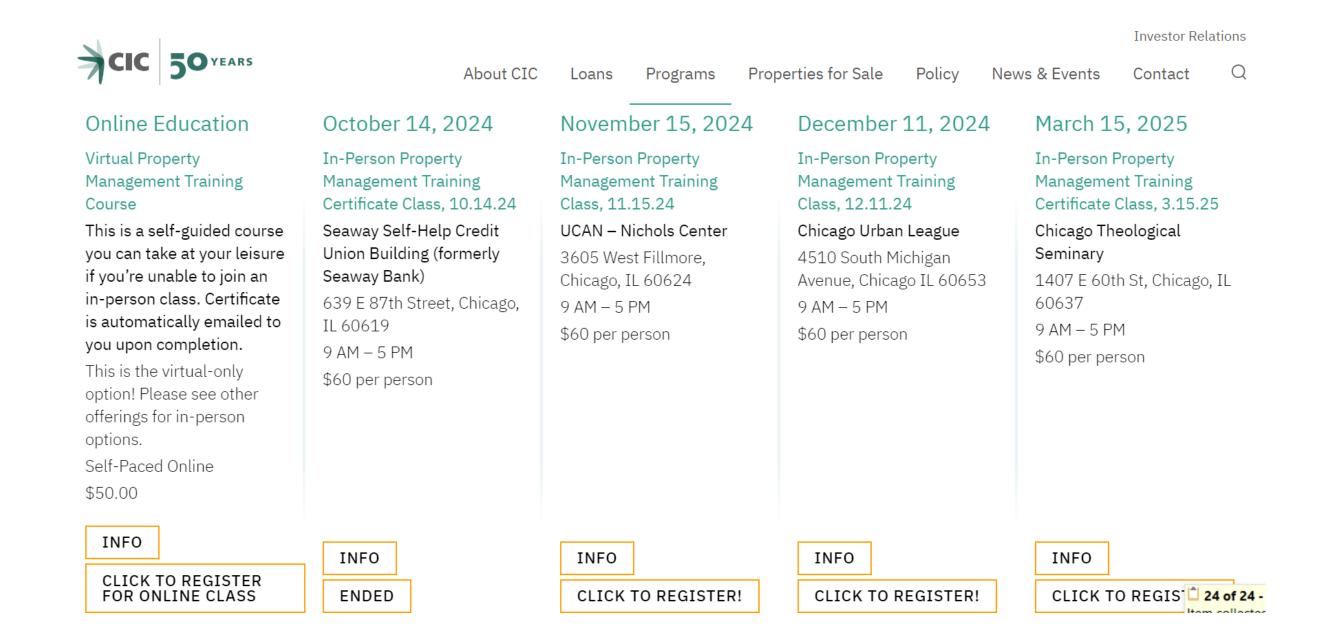


Middle Neighborhoods Community of Practice presents:

Helping Private and Nonprofit Landlords Be Good Neighbors in Middle Neighborhoods

How Does Effective Property Management Training Build Strong Neighborhoods?

by Community Investment Corporation





Middle Neighborhoods Community of Practice presents:

Helping Private and Nonprofit Landlords Be Good Neighbors in Middle Neighborhoods

How Does Effective Property Management Training Build Strong Neighborhoods? by Community Investment Corporation

What We Cover in Our Training

The Basics of Residential Property Management. This foundational class provides landlords with the knowledge to better market, manage, and maintain a residential rental property. Attendees generally include current and prospective rental property owners, property managers, real estate agents, mortgage brokers, insurance agents, contractors and real estate attorneys.

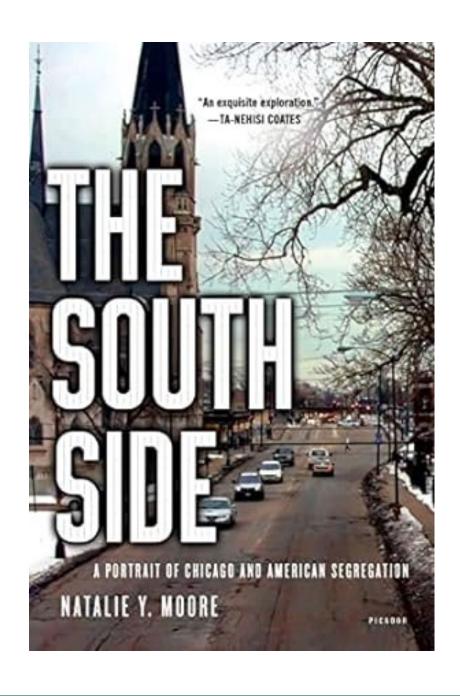
Each basic training includes a review of Fair Housing and the Residential Landlord Tenant Ordinances and might also include marketing, eviction laws, nuisance abatement, real estate tax issues, maintenance, and budgeting and a wide range of additional topics.



Helping Private and Nonprofit Landlords Be Good Neighbors in Middle Neighborhoods

How Does Effective Property Management Training Build Strong Neighborhoods?

by Community Investment Corporation



The CIC Property Management Training Virtual Book Club Series (Part 5):

The South Side: A Portrait of Chicago and American Segregation (Moore)





How Does Effective Property Management Training Build Strong Neighborhoods? by Community Investment Corporation

How Do Landlords Benefit From Our Training?

Feedback from in-class surveys:

- Biggest takeaway for me was learning about the history of the fair housing act.
- The FHA & RTO & Crime topics were wonderful information.
- I would say my biggest takeaway especially for, me is the networking. We will learn from each other.
- "Content and information was great. The diversity of thought and discussion was helpful."
- "Absolutely! Covered topics in enough depth for us to go do the homework. The training was tailored for everybody's situation, just depends on what they do."
- "I liked everything, especially the real life experience testimonials."



How Does Effective Property Management Training Build Strong Neighborhoods? by Community Investment Corporation

Current Trends

- High interest rates are making it tough for all investors, especially newbies
- Low housing inventory, increased competition
- Fears about the hardships placed on small landlords during the COVID eviction moratorium are still fresh for many

How Does Effective Property Management Training Build Strong Neighborhoods? by Community Investment Corporation

Thank you for allowing us to share in this important conversation!





ECONOMIC PRESSURES AND SOCIAL IMPACTS ON LANDLORDS IN MIDDLE NEIGHBORHOODS

- Inherent tension between maintaining stable neighborhoods and ensuring accessibility
 - o Shifting economic landscape as neighborhoods stabilize and property values increase.
 - o Rising property values enable higher rents and wider tenant pool.
 - o Can exclude higher-risk, low-income renters unintended consequence of stabilization.
- Scarcity across the low-to-moderate income rental ecosystem (tenants, landlords, NPOs)
 - o Lower-income tenants face practical pressures which intersect with landlords' decisions to rent to lower-risk, higher-income tenants.
- Complexities of tenant screening in middle neighborhoods
 - o Landlord support programs may prioritize effective tenant screening but risk excluding most vulnerable renters by design.

WHAT DOES IT MEAN TO RETAIN SPACE FOR RENTERS IN MIDDLE NEIGHBORHOODS?

• To fully understand the problem and address this challenge, we must examine the logics at play within the ecosystem.

- A few examples of logics across a middle neighborhood:
 - o Homeowner Logic: "Maintenance of personal space is important to support my sense of safety."
 - o Landlord Logic: "It's not my job to control my tenants' behavior."
 - o Public Sector Logic: "Landlords should follow the law."
 - Low-Income Renter Logic: "I'd rather live in a poorly maintained apartment in a good neighborhood than a nicer place in a bad neighborhood."

A PRACTICAL FRAMEWORK FOR SUPPORTING EQUITABLE LANDLORDING

- Actionable steps for community organizations and partners to support equitable landlording practices:
 - o Build metrics into strategic planning for housing accessibility.
 - o Raise awareness about the potential downsides of certain policies (i.e. code enforcement) that may unintentionally push out vulnerable renters.
 - o Promote non-eviction-based problem-solving approaches.
 - o Contextualize decisions that balance mitigating risk and sustaining affordability.
- Cleveland Housing Solutions recommended best practices:
 - Mixed income "Robin Hood" approach balancing higher-income and lower-income units to support and subsidize affordability.
 - o Partnerships to provide additional supports and incentives by outside partners.
 - o Navigation for tenants to access social services and assistance agencies.
 - o Build protocols for anti-eviction supports mediation and fast-tracking assistance.

CONCLUSION AND A CALL TO ACTION

- Private landlords are critical participants in middle neighborhoods, yet their roles, motivations, and potential to influence are not well understood.
- Understanding landlord logics is essential to designing effective supports and incentives to retain accessibility in middle neighborhoods.
- Values-based frameworks can align landlord interests with community development goals.
- Public and nonprofit sectors should explore subsidies and incentives that encourage landlords to adopt similar practices - create wider adoption of equitable landlord strategies.

Thank you! Contact us for more information and join us as thought partners.

www.ClevelandHousingSolutions.com

Scott@ClevelandHousingSolutions.com | Anna@ClevelandHousingSolutions.com

Upcoming Events

NOV/DEC WEBINAR: TBD

JAN 15: Engagement Chat (Noon, ET)

Innovative Community Engagement Strategies – including AI

Questions or ideas? Email: anndipetta@gmail.com





Thank you for joining us!



- Please email us if you have ideas for webinar, case studies, news stories, etc.
- Check out the Cornerstone Webinar Series: Center for Community Progress
- **Tell us** about your experience today!





Thank you for joining us!

Follow Us at LinkedIn

We are revving up the Middle Neighborhoods LinkedIn account by recruiting followers and posting webinars, best practices, engagement chats and everything anyone should know about middle neighborhoods.

If you have a LinkedIn account, please take a moment to follow us by going to our page and clicking the Follow button.

If you don't have a LinkedIn account, please consider it by signing up here. LinkedIn is social media for business networks and you'll likely see many of your colleagues there, as well as referral networks, events and more.



And when you are a LinkedIn account holder, please like and comment on the posts by Middle Neighborhoods. Greater name recognition and awareness of middle neighborhood issues and successes put all practitioners in a better position to garner support. Thank you!

Follow us on LinkedIn

And share our news and stories!

https://bit.ly/middleneighborhoodsLINKEDIN





JOIN US! The Middle Neighborhoods Community of Practice (CoP)

The Middle Neighborhoods CoP is an informal, facilitated network of practitioners, researchers and policymakers engaged in revitalizing middle neighborhoods. CoP members share learnings through topical webinars, referrals, site visits, phone calls, and occasional larger group events.

Please join us!

https://ncst.org/middleneighborhoods/

