



POWERED BY
PATH
MAKING IT HOME

Housing Partnerships: SHARED HOUSING SERVICES

Presented by:

Emma Portillo, M.Sc

Shared Housing Coordinator

PATH Housing Partnerships



LeaseUp LA!

LeaseUp LA is an initiative of PATH to engage and support landlords to increase housing access for our unhoused neighbors.



4 regionalized teams

- Housing Manager
- Housing Specialists
- Leasing Specialists
- LeaseUp LA Coordinator
- Mediation Specialist



Preferred Owner Agreement



Landlord incentives

- Damage mitigation funds
- Vacancy loss fees
- Mediation services





Service Provider Requirements

What we ask of from our community partners:



Participants must be enrolled in a program that provides rental assistance.

- For our shared housing units, participants may be matched and come from different agencies and/or have different subsidies.



Case managers must maintain regular connection with tenants through a minimum of one home visit a month up to the first year of tenancy, or duration of program enrollment.





Shared Housing in LA

- About ¼ of our housing stock is shared housing.
- Our team prioritizes the acquisition of 2 to 3-bedroom units that are fully vacant.
- The most affordable option in comparison to our studios and 1-bedrooms
 - Rooms vary from \$700 - \$1000
 - Tool: Rentometer Pro





Landlord Engagement

A question for you:

What sort of questions do you typically receive from landlords when pitching shared housing?





Landlord Engagement

LL question/concern:

- **Q: Why the separate bedroom leases?**
 - A: There is a greater demand for shared housing. By providing separate bedroom leases, the housing provider will experience shorter vacancy periods, altogether = less money lost!
- **What will be done about housemate conflict?**
 - A: By the time we reach out to you, the prospective tenants will have already gone through the process of a meet and greet and feel comfortable and compatible enough to pursue shared living. We are not putting two random people together. Each participant will continue to receive case management services for the duration of the housing program and will be able to address any conflict, should it arise.





Landlord Engagement

LL question/concern:

- **Why do utilities need to be included?**
 - A: We kindly ask that you incorporate utilities into the rent because utilities can be a source of conflict between housemates. You are more than welcome to include a cap on utilities (i.e., \$75 allotment per bedroom lease) and include that in the lease.
- **Can I have a set of house rules in place?**
 - A: Because of how robust our matching tool is, having a set of house rules is not necessary for participant success. The matches that result from our pairing process are on the same page about important shared living topics such as cleanliness, guests, boundaries, etc. It is important for participants to have agency and choice in these important decisions.





Landlord Engagement

Selling points:

In partnering with us and offering separate bedroom leases, housing providers benefit from the following:



Peace of mind



Efficiency



Fewer tenants in the unit



Less wear and tear





Thank you!

Any questions?

