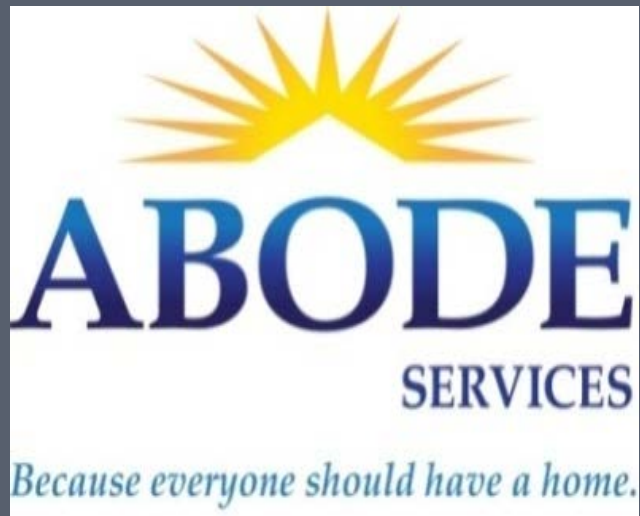


Landlord Education Forum City of Fremont



Katie Fantin
November 7, 2018

Abode Services = Housing First

- Started as a “shelter provider” in 1989.
- Abode has 48 Housing Programs, in 5 Bay Area counties.
- 300 Employees and administers \$23 million a year in housing subsidies
- On any given night, over 2200 households are housed by Abode’s program’s.
Alameda County has a large percentage of that total.

Our “High Cost” Rental Market

- ⦿ Expensive and Increasing
- ⦿ Competitive
- ⦿ Apartments only available for a few days

Program Models/Participants

- Families and Individuals, diversity of stories of those in our programs
- Permanent Supportive Housing, longer term rental assistance and support.
- Rapid Re-Housing, short term rental assistance and support.

Master Lease

- Lease between you and Abode
- Guaranteed Rent Payments- the rent check from us for the next XXX months
- Free Advertising- we can fill your vacant units
- Case Management and Housing Support- We will be there for you and the tenant
- Free Inspections- trained staff will help you maintain your property

Tenant Based Rental Assistance

- Lease between landlord and tenant. Abode and tenant pay rent.
- Free Advertising- we can fill your vacant units
- Case Management and Housing Support- We will be there for you and the tenant
- Free Inspections- trained staff will help you maintain your property.

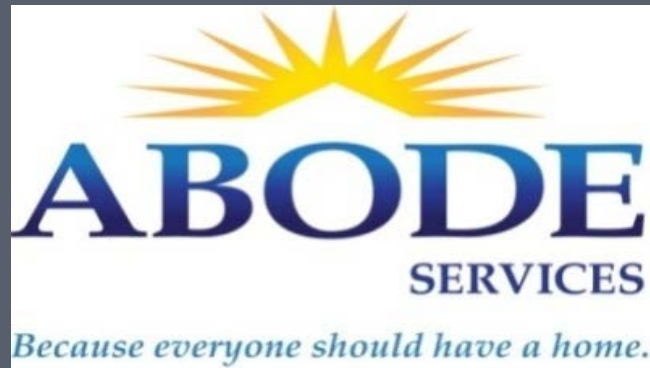
Staffing Structure

- Housing Specialists vs. Case Managers
- Abode's "secret sauce."
- Prefer roles to be separate
- We have two clients and want to support both.

FAQ's

- How much rent can I charge?
- Can I charge security deposit?
- Why is this person in your program?
- How much paperwork do I have to do?
- What happens if the tenant doesn't pay rent? Or if there are damages?
- Inspections? What am I going to have to do? Are there any landlord incentives?
- Are you Section 8?

Contact Information



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