

Landlord Engagement



The **Mission** of our Continuum of Care

Ithaca/Tompkins CoC NY-510 is a local community planning network of public, private, and non-profit partners with the mission of making homelessness rare, brief, and one-time in Tompkins County.

Through this work, we:

Organize a community-wide effort to prevent and end homelessness

Provide funding and support to non-profit agencies

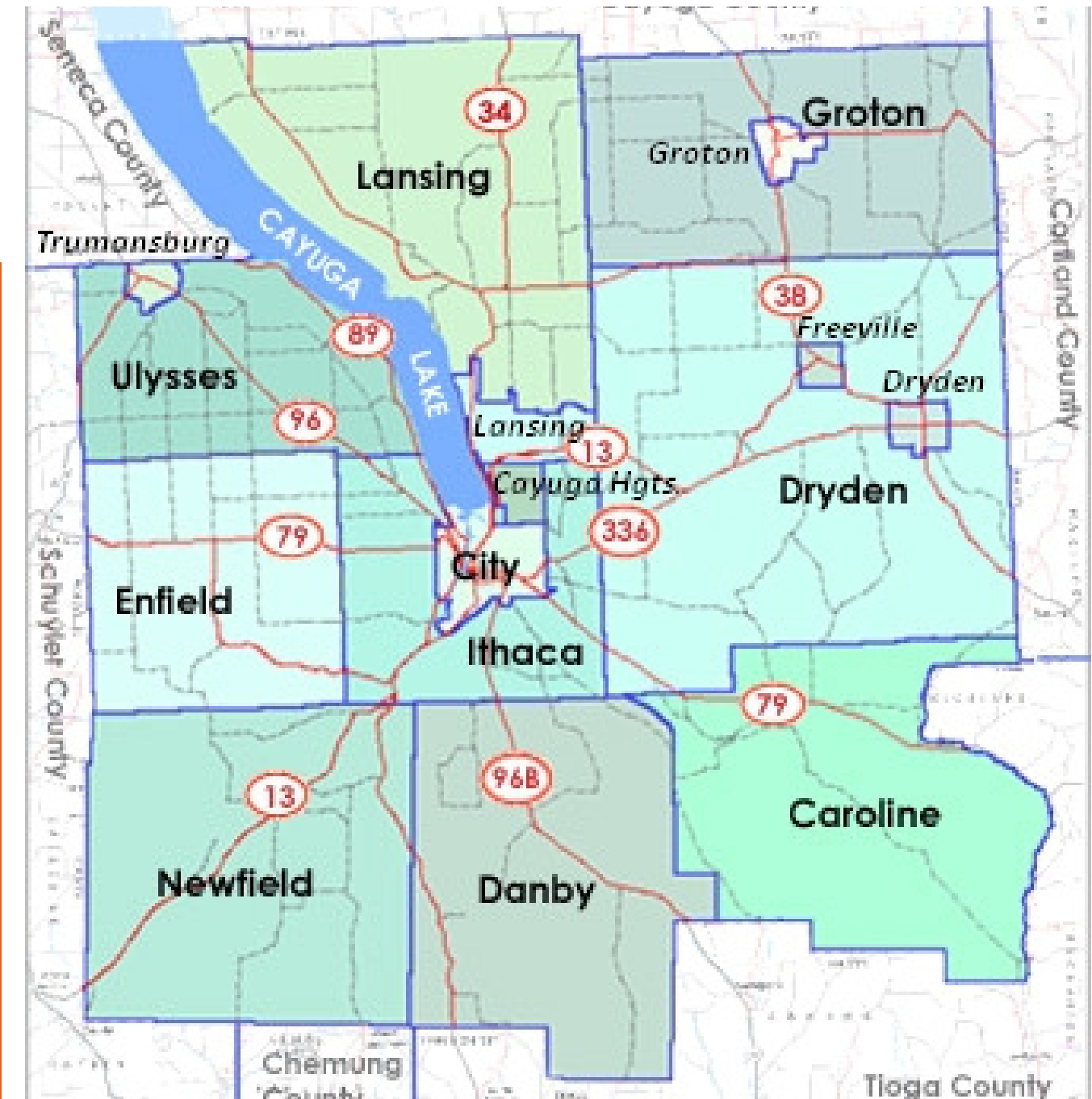
Promote access to supportive services and housing

Who are we?



Ithaca/Tompkins County Quick Facts

1. Our population size is 105,000, with 50,000 people living within the town and city of Ithaca.
2. 54% of housing units are owner-occupied across the county, but most (74%) of city residents are renters.
3. According to our most recent LSA, 709 households were served in the homeless response system between 10/2021 and 9/2022.



Unique Challenges in NY-510



4 out of 5

individuals who are currently homeless have no supportive beds to enter within our CoC.



56%

of renters in the city are cost-burdened with their rent.

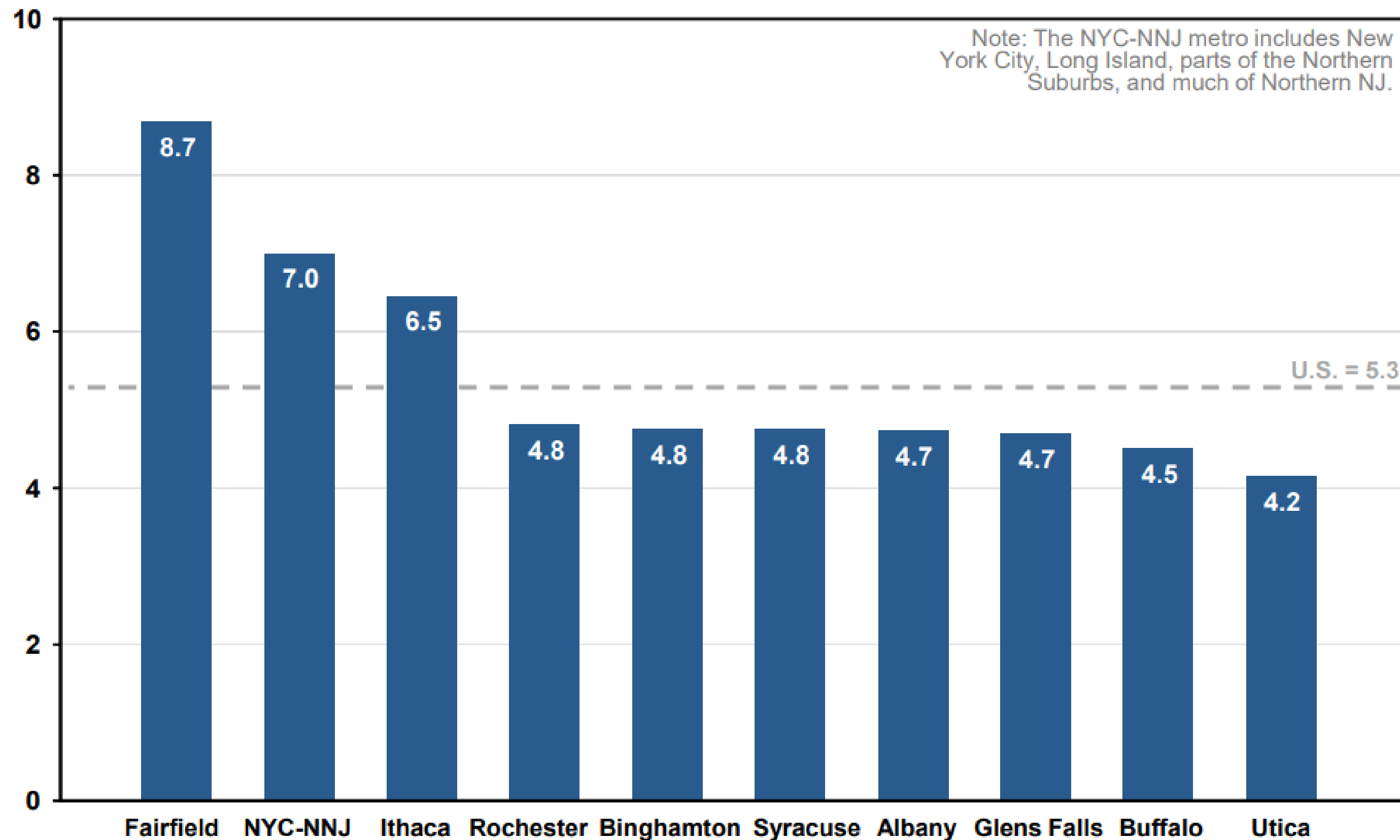


1 in 3

individuals who enter permanent housing return to homelessness within 24 months

Wage Inequality in the Region

2015 90-10 Ratios for 2nd District Metro Areas



Ithaca makes list of 8th most expensive city in the U.S. to raise a family

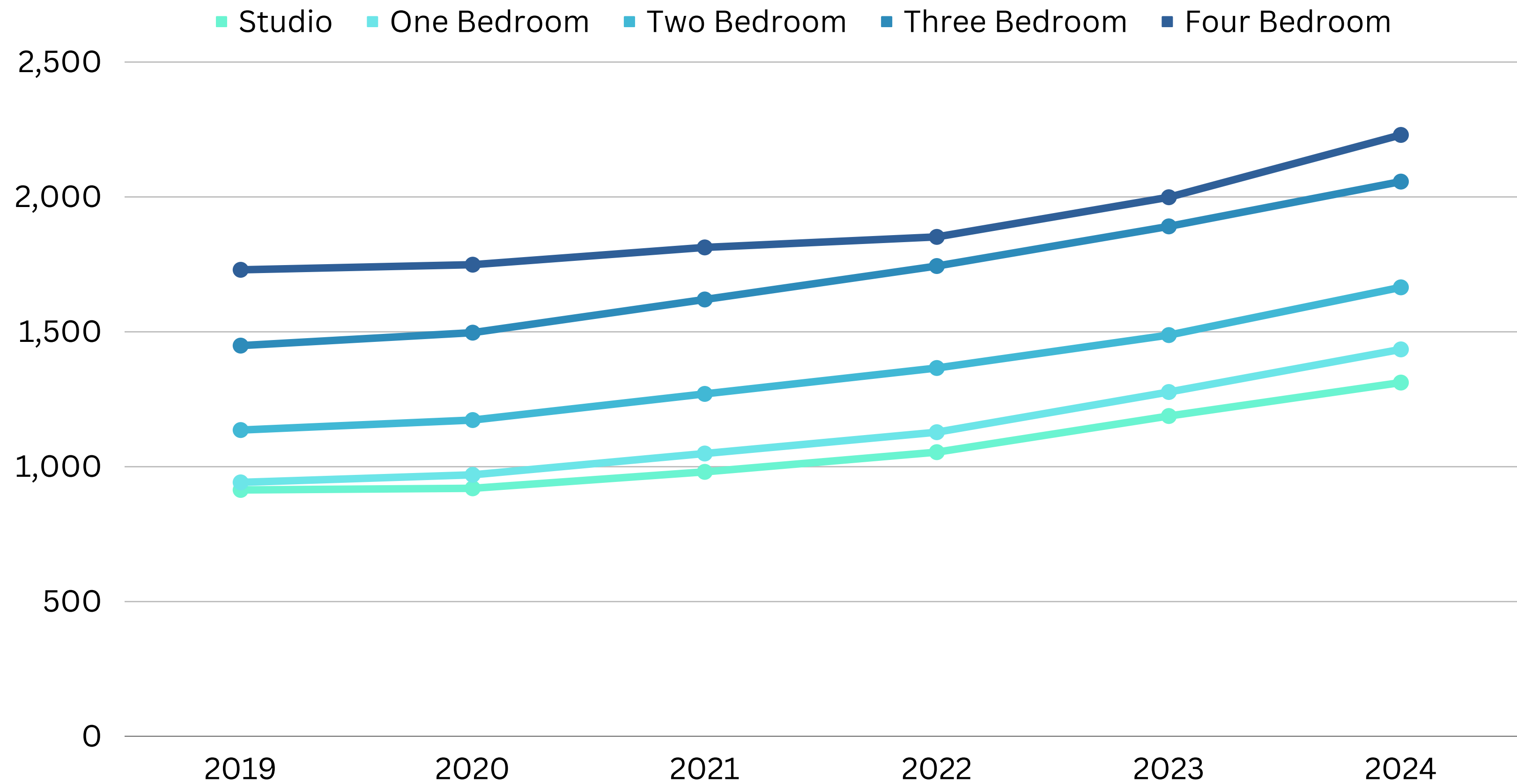


by Jolene Almendarez

May 24, 2016

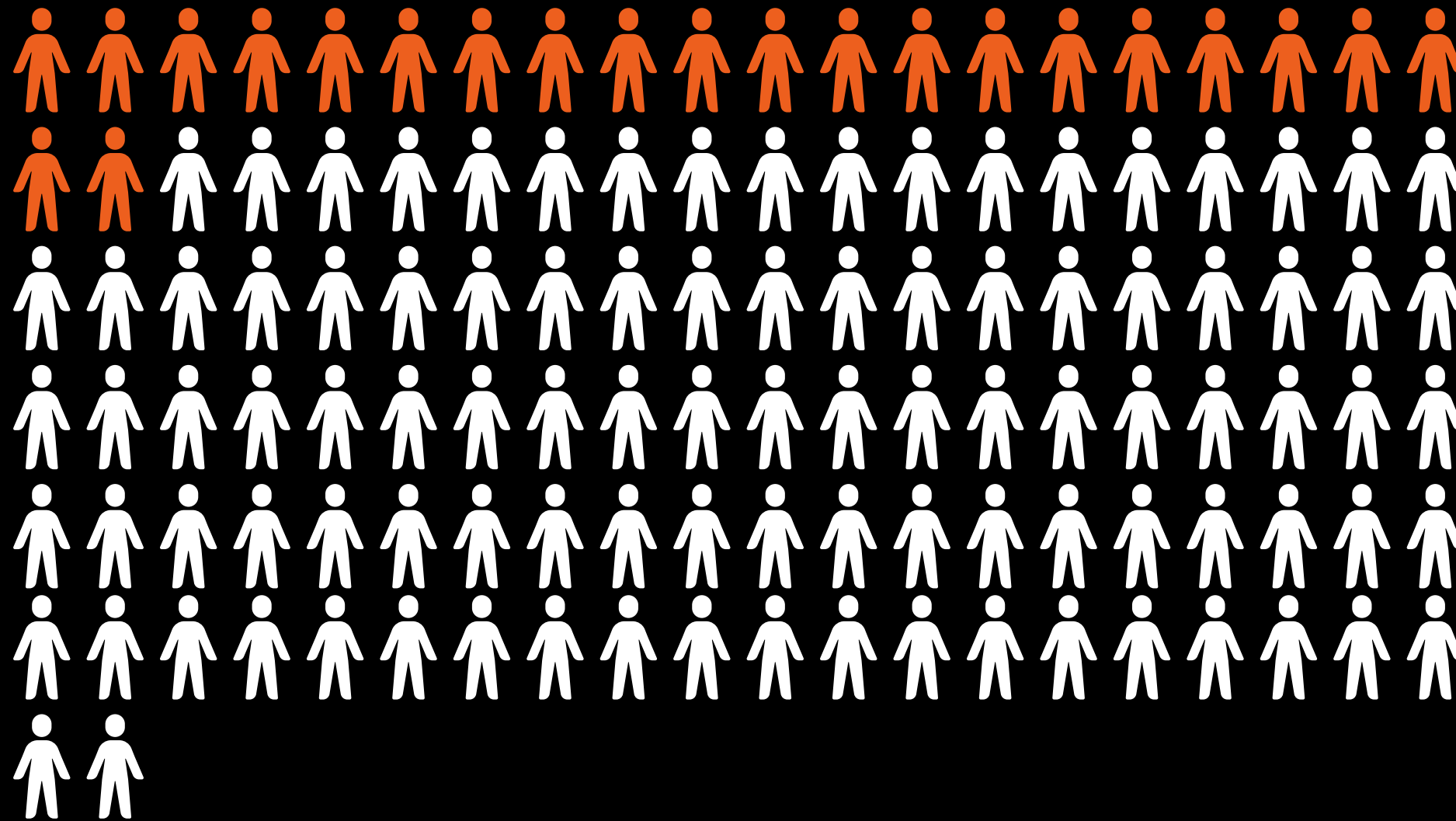
The following are the top 10 most expensive places for a two-parent household with two children to raise a family, including the average cost of living in the city:

1. Washington, D.C. (\$106,493)
2. Nassau-Suffolk, N.Y. (\$103,606)
3. Westchester County, N.Y. (\$99,592)
4. New York City (\$98,722)
5. Stamford-Norwalk, Conn. (\$97,350)
6. Honolulu (\$94,092)
7. Poughkeepsie-Newburgh-Middletown, N.Y. (\$92,837)
8. **Ithaca, N.Y. (\$92,603)**
9. San Francisco (\$91, 785)
10. Danbury, Conn. (\$89,000)



Fair Market Rents

2021 PIT COUNT: 122 PEOPLE, 22 BEDS



We are seeing a bottleneck effect across our supportive housing programs, and low-cost housing in Tompkins County generally.

Low vacancy rates across all levels of affordable housing and high rent costs are a fundamental barrier in moving people from homelessness to housing.

Interviews with providers across our CoC reveal that even with increased access to subsidies, individuals experiencing homelessness can't find housing to move into.

**So, How are the
Landlords?**

Commonly Cited Concerns

01

NON-PAYMENT OF RENT

Non-Payment of rent is the most commonly noted concern from local landlords, especially landlords with 4 or less units

02

LACK OF CLARITY ABOUT OTHER TENANT SUPPORTS

Landlords surveys from 2018,2020 and 2023 indicate that landlords are often unclear about case-management and other supports available to their tenants who use a voucher to subsidize their rent

03

DESTRUCTION OF PROPERTY

Landlords report that destruction of property beyond the amount of the security deposit as a major concern

04

GUESTS,PETS AND SECURITY

The most common landlord/tenant issues following non-payment of rent were unauthorized guests and pets. Landlords also report concerns about tenant behaviors impacting the safety of other tenants.

**One landlord
said,**



“We want to provide safe, affordable housing but it's challenging to maintain the units without tenants being able to pay rent. We still have to pay mortgage, utilities, and insurance plus upkeep costs. For the past 2 months one of our tenants hasn't paid any rent at all. We have been completely flexible with our tenant and they are in no danger of eviction but it's increasingly hard for us to cover our costs”

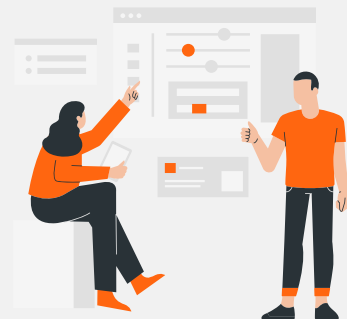
Landlord Liaison Efforts to Date



Relationship Building

Landlord Liaison Pilot

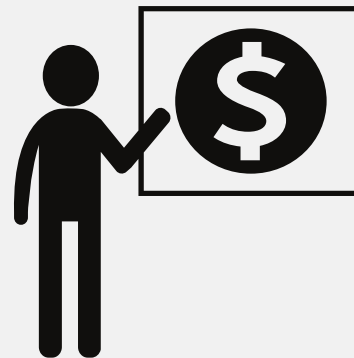
Human Services Coalition created a part-time position to better support landlords to navigate complicated housing subsidy system, serve as a point of contact for tenant concerns and share resources.



Creative Ideas

Technology Solutions

The CoC worked with Cornell University students to create an app where landlords who rent units at or below FMR can directly advertise to voucher holders.



Filling the gap

Landlord Mitigation Fund

Human Services Coalition secured \$50,000 in private funding to create a mitigation fund available to landlords who rent to tenants with vouchers.

What the program offers:

A place to find qualified renters

A place to go for assistance

A voice

Benefits

Partnership



What we ask:

Become a Partner

Tell us what issues you want help with

Help house low income families and the most vulnerable



Other Housing Initiatives at HSC

Ithaca Evictions/ Displacement Defense

An anti-displacement, anti-eviction project that promotes access to housing by fortifying local safety nets to prevent displacement with a racial equity lens.

Ithaca Guaranteed Income

A basic income research pilot that provides \$450/month stipends to caregiver households in the City of Ithaca.

Emergency Rental Assistance Program (CBO)

HSC is the Community Based Organization serving Tompkins County with ERAP assistance.

Rental Resolutions Program

We staff a landlord liaison position that provides resources and support to local landlords with the goal of building better tenant/landlord connections.

Thank you!

