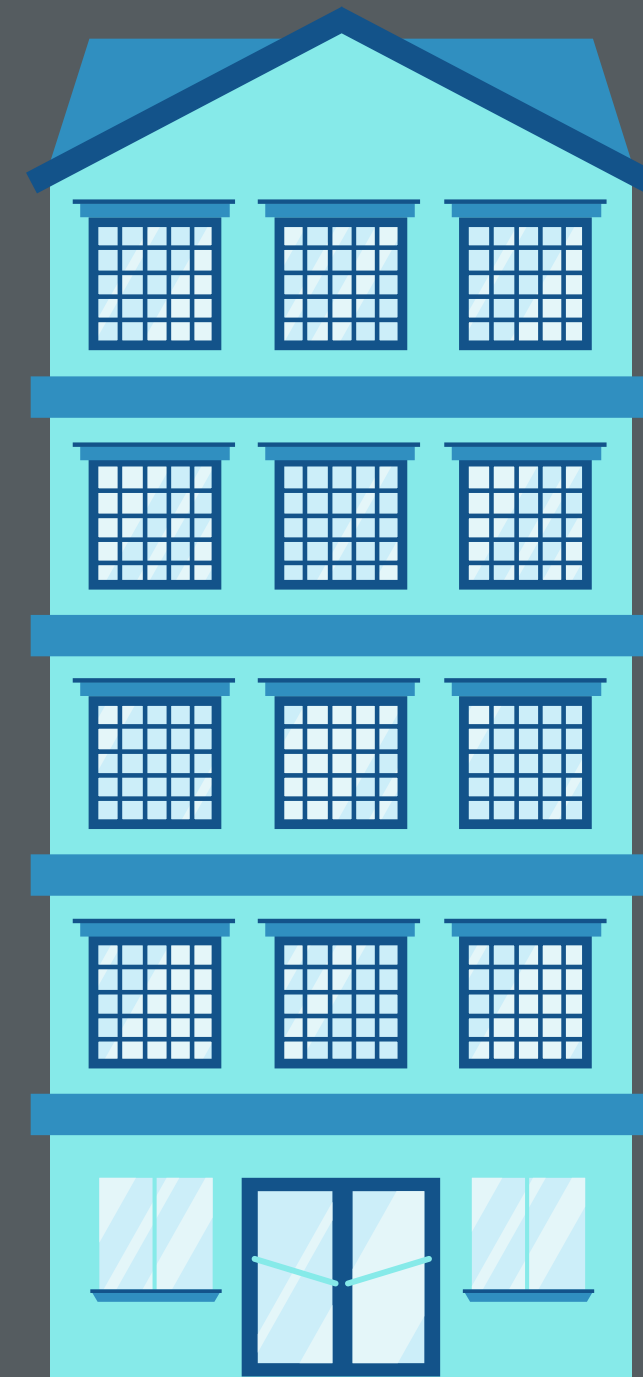


# Columbia Area Landlord Survey 2021

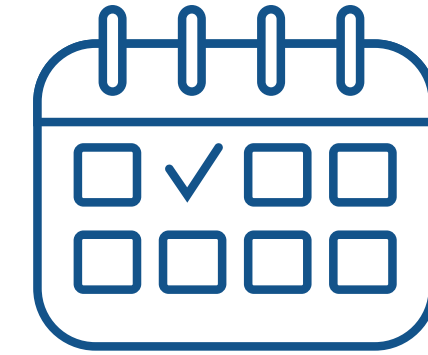


**F**



Goal

Gather data to help create strategies to get more people housed with vouchers



16

Number of days survey was open, 95% of surveys were answered in the first two days

**A**

**C**

**T**

**S**



350

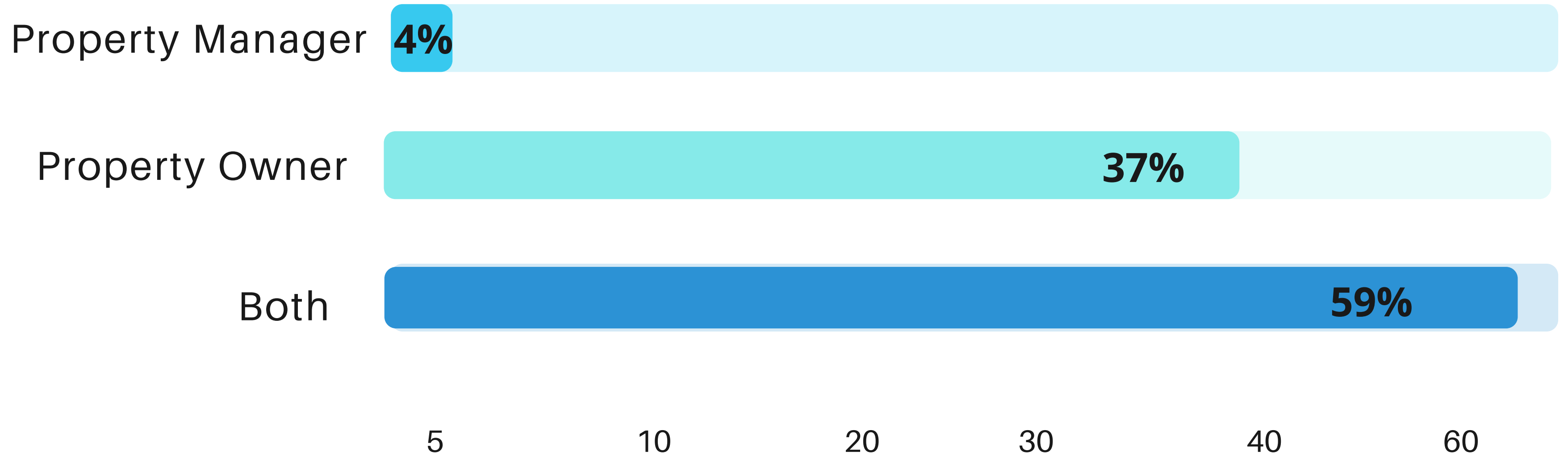
The number of landlords surveyed was emailed to



27

Number of respondents with 600+ rental units

## Are you a:



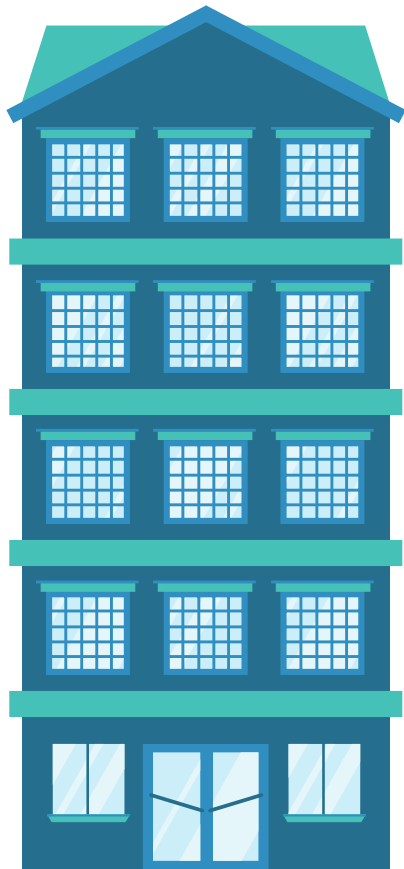
Total # units: **609+**

Average # of units: **23**

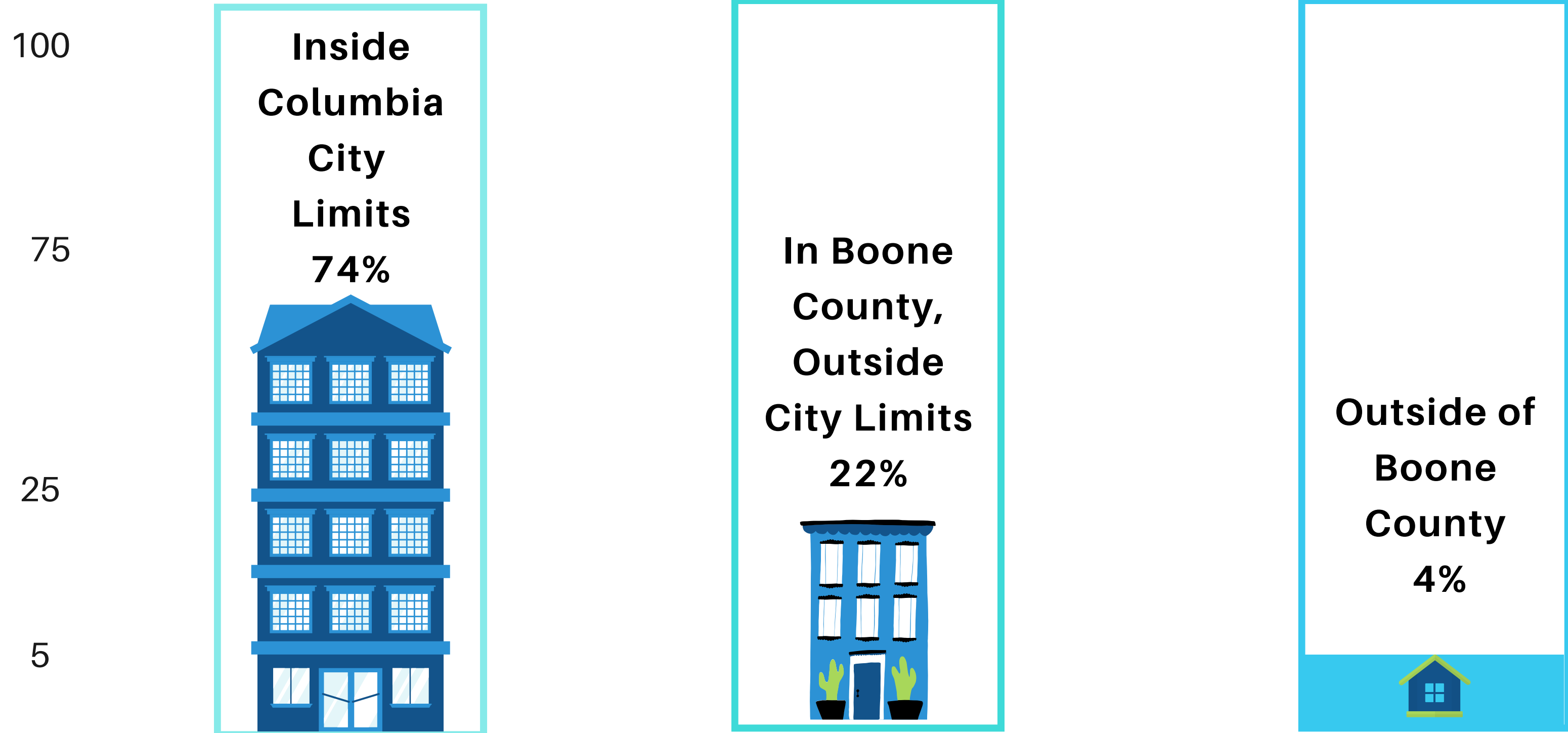
Least # of units: **1**

Most # of units: **100 +**

**100 was the top #, and three respondents picked 100**



# Where are your units?

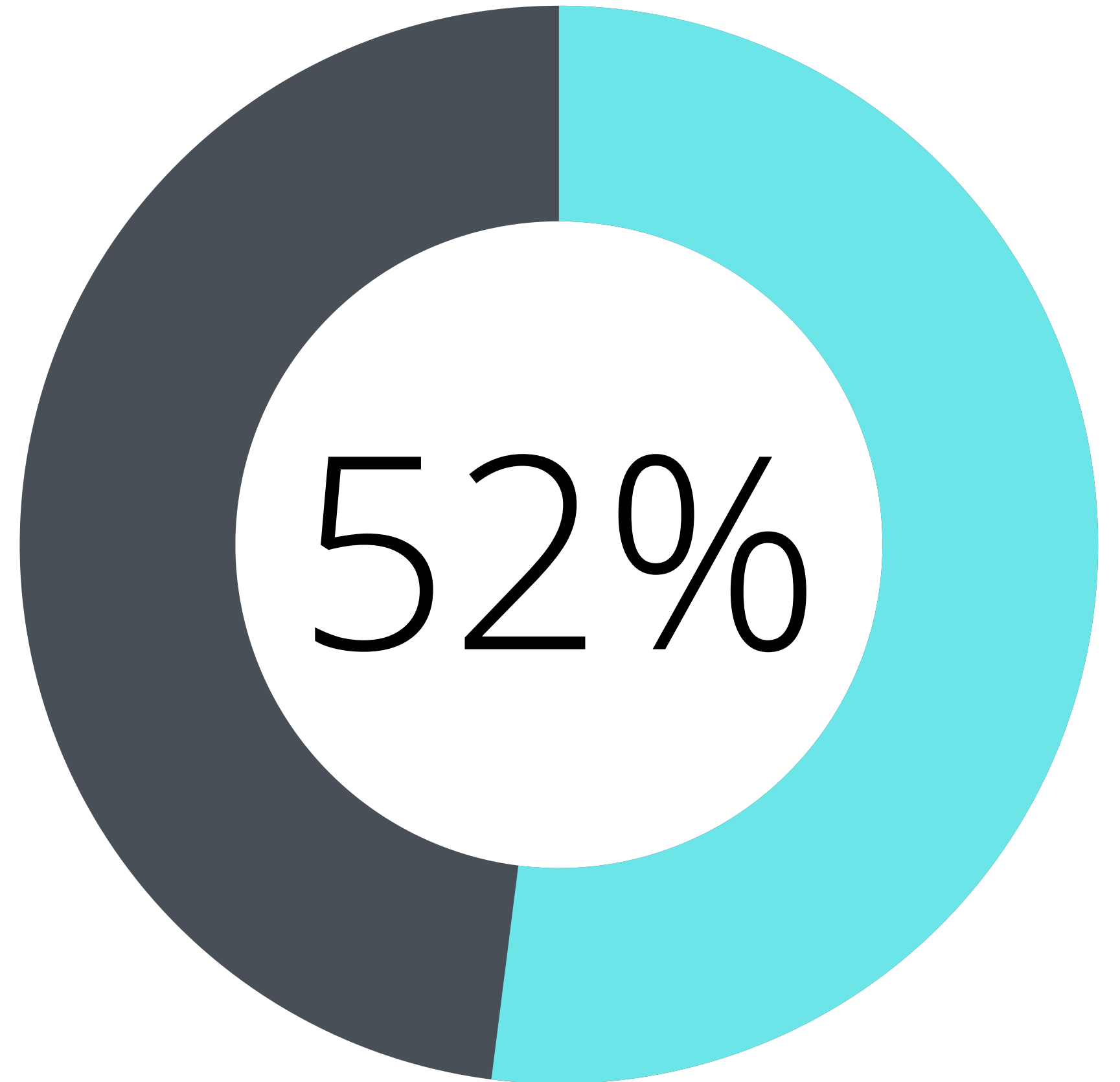


**14 /27**  
landlords  
have  
accepted  
vouchers

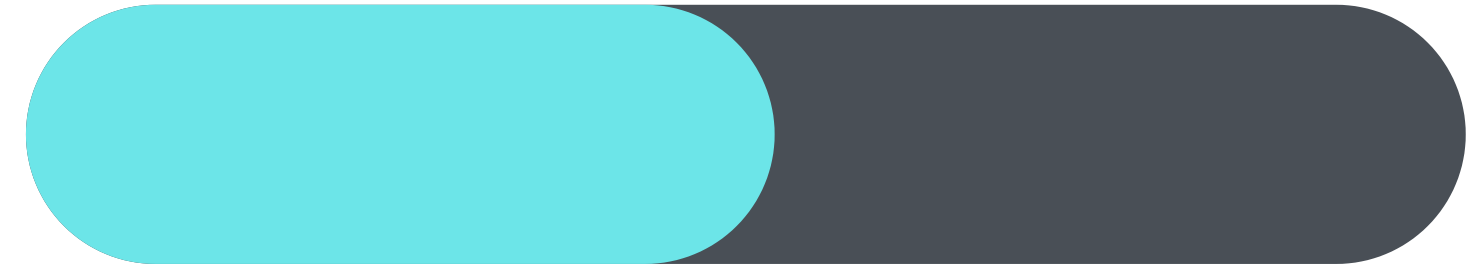
Comments:

"No one has asked"

"My houses are too expensive for  
federal funding"



52% of respondents have taken vouchers



**BUT**

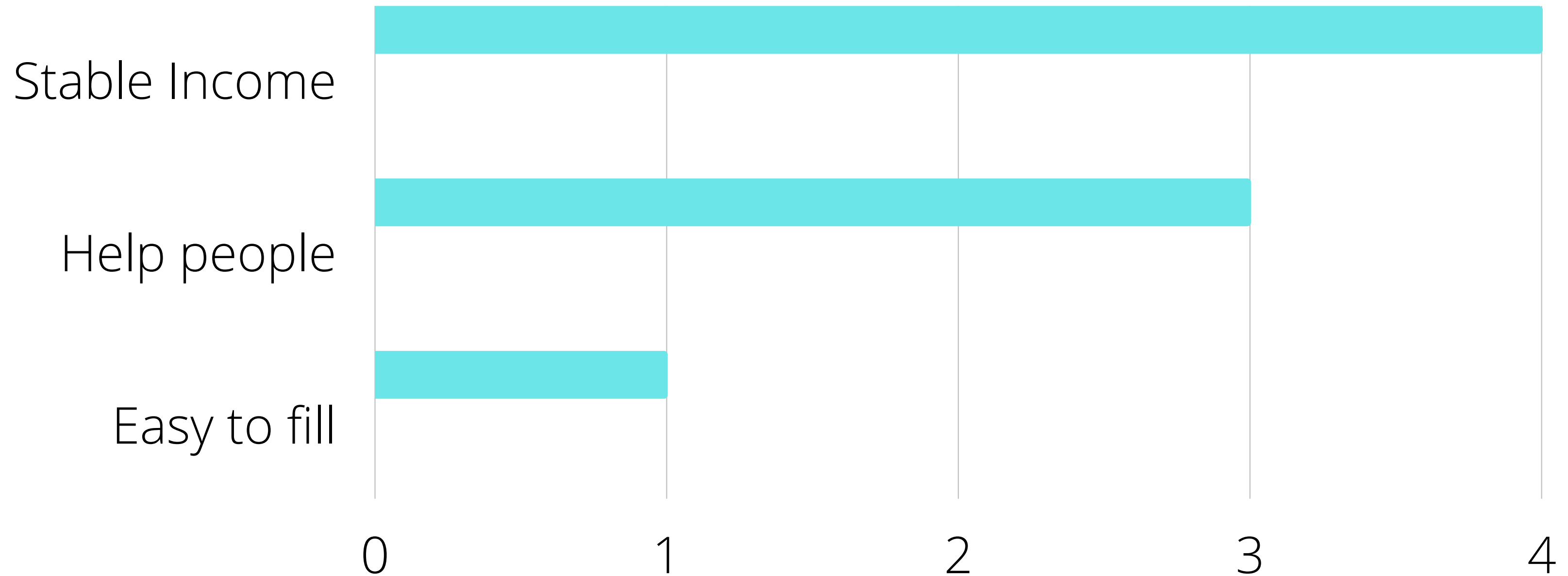
currently, only 25% of respondents are taking vouchers



*we have lost more than half of the landlords*

# If you are taking vouchers, why?

\*Choose all that apply  
5/27 answered

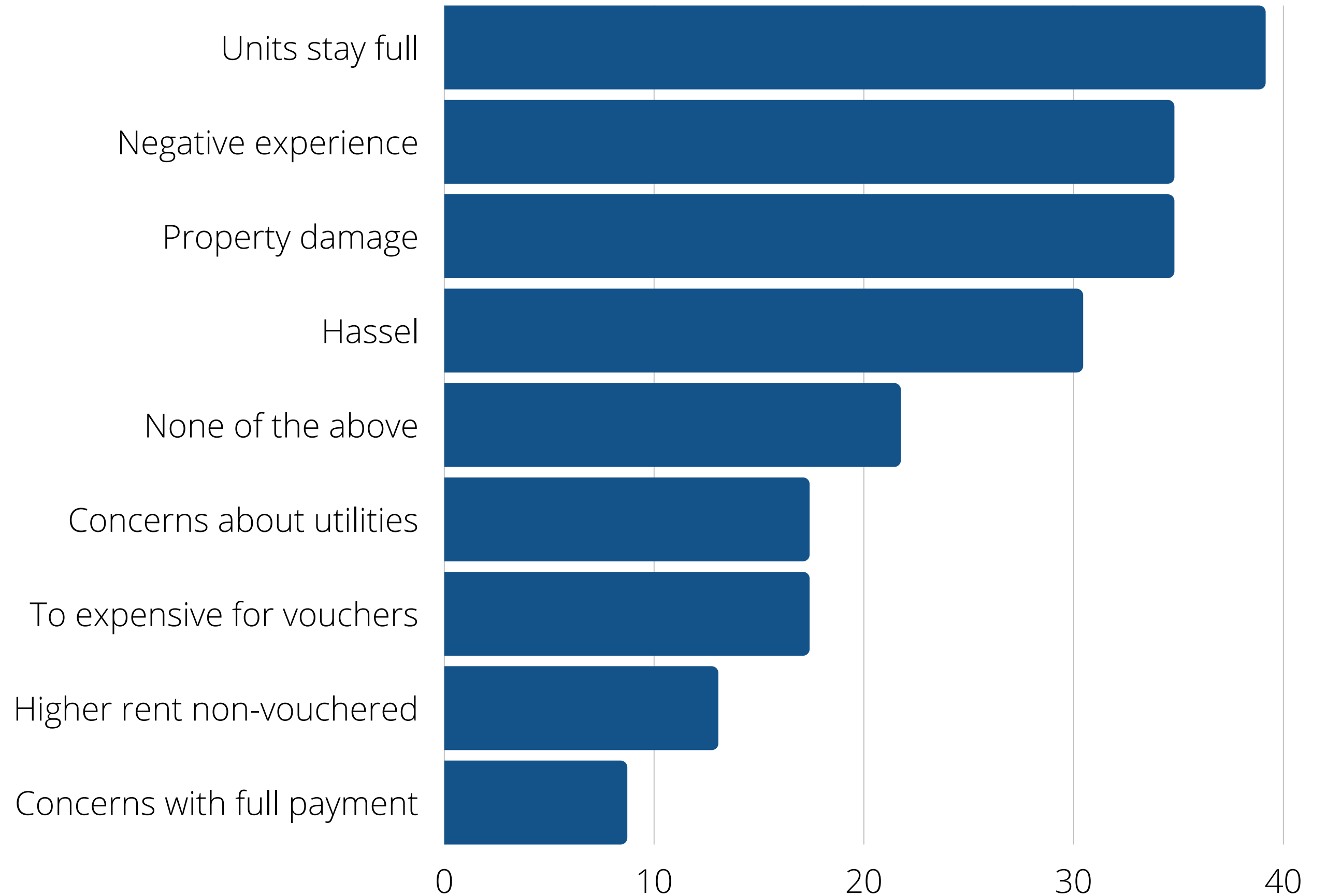


Comments: "It's preferred by my tenant"



# If you are NOT taking vouchers, why?

\*Choose all that apply  
23/27 answered



# Comments:

- Currently rented to non-voucher renters. 2 units in City
- What is a housing voucher? Section 8? 21 units in City
- Section 8 used to be better at getting tenants to keep the units clean and pay damages on moveouts. But they are not doing very well with either now. I am considering no longer accepting Section 8 because of that. 13 units in City
- I do not anticipate any openings for years as I have stable tenants. 2 units in City
- Vouchers don't pay for the security deposit. 18 units in County
- Unauthorized occupants and an excessive number of visitors. 21 units in City
- I also have a tenant who is no longer on sec8. 12 units in City

# What incentives would increase your likelihood to rent to people with vouchers?

21/27 answered



- Damage fund (8)
- None, nothing, NA (5)
- Vacancy fund (3)
  - Safeguards against Section 8 "were dropping" tenants for breaching section 8 policies mid-contract.
- Signing bonus (2)
- My properties are easily rented (2)
- Amount of vouchers
- Education for tenants
- I have never been approached by anyone, city or otherwise, regarding vouchers.

- The fact that a unit has to be empty and in rentable condition to get the inspection done. This means I'm likely losing income to accommodate a voucher. Others not on vouchers are willing to view and sign a lease with the unit only being empty a few days.
- Stop the yearly reset of the vouchers. We renew to a tenant, and we don't know if their voucher will be renewed every year.
- Ability to pre-lease occupied properties that are not yet vacant, but we have received notice of upcoming move-out.





- I'm really not sure the owners would consider it after having tried it before.
- Require the tenant to work or volunteer. Many of my past problems have come from occupants or visitors that do not seem to work and are always at home. This creates a nuisance. Frequent visitors can make neighbors uncomfortable.
- Some type of addiction screening would be helpful.
- Caseworkers that know what they are doing and don't give out wrong info to residents or landlords.