Event Summary

- 3rd Landlord Summit, June 8, 2017, 7:30 AM—11:30 AM
- Sponsors included:
  - The Knoxville-Knox County Homeless Coalition
  - City of Knoxville
  - Echo
  - Knoxville Community Action Committee
  - Knoxville Community Development Corporation
  - Legal Aid of East Tennessee
- Topics included: Energy Assistance, Rental Payment Programs, Housing Law (Fair Housing, Eviction Requirements, and Bed Bug Updates)
- 28 landlords attended
- 13 agencies presented informational booths
The goals of the Summit were to:

- Build Coalition partnerships with landlords
- Bridge the communication gap between landlord and case-management
- Increase affordable housing stock by encouraging landlord participation in Section 8 programming
- Reduce the time it takes from rental assistance to move-in
Landlord Survey Details

- A brief 8-question survey was conducted during the registration for the Summit.
- Questions included:
  - Name
  - Contact Info
  - Property Types and General Numbers
  - Section 8 Participation
  - Geographic Areas Covered
  - Landlord Leasing Limitations
  - Unique Features of Properties
- 5 Coalition volunteers surveyed landlords via web and paper surveys.
- The survey was voluntary and landlords could choose not to take or complete the survey.
Most landlords attending the Summit own properties, manage a small business, or contract with a local property management company.
Landlords were asked about the types and general number of properties owned:

Image 1: Question asked in the Landlord Survey
Property Types

- 36% (n=10) of landlords (N=28) own **houses** only
- 4% (n=1) own **duplexes** only
- 4% (n=1) own **condos/townhouses** only
- 4% (n=1) own **apartments** only
- 45% (n=13) own **multiple** property types
- 7% (n=2) did not respond
Chart 2 delineates the types of properties owned by landlords (N=28).

**NOTE:** Percentages cannot be added across categories and will not equal 100%. Landlords were allowed to give multiple-answers to this question.
The survey did not ask for a specific number of properties, units, or beds (See Image 1).

- 50% of landlords* own **less than** ten properties
- 43% of landlords* own **more than** ten properties
- 7% of landlords* did not report the number of properties owned

* N=28
Landlords were asked about their preferences when leasing to renters. Chart 3 details their responses.

### Landlord Property Leasing Limitations

<table>
<thead>
<tr>
<th>Types of Rental Limitations</th>
<th>% Reporting Rental Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Criminal record</td>
<td>50%</td>
</tr>
<tr>
<td>Not Answered*</td>
<td>39%</td>
</tr>
<tr>
<td>Poor/ lack of rental history</td>
<td>36%</td>
</tr>
<tr>
<td>Persons with pets**</td>
<td>29%</td>
</tr>
<tr>
<td>Poor/ lack of credit history</td>
<td>21%</td>
</tr>
</tbody>
</table>

**NOTES:**

- Percentages cannot be added across categories and will not equal 100%. Landlords were allowed to give multiple-answers to this question.
- (*) 11 participants did not answer this question or stated that they were willing to work with the tenant.
- (**) This does not include persons with service animals.
71% (N=28) of landlords self-reported participation in the Section 8 Housing Voucher Program.

NOTE:
Some landlords who reported not being enrolled in Section 8 may have been former partners no longer participating.
Geographic areas served were surveyed; however, specific property locations could not be pin-pointed with a general survey.

It should be noted that all geographic areas are served (East, North, South, and West).

Unique property details included several properties commenting that they have housing on area bus-lines (18%; n=5). Future surveys could ask this question explicitly to gain a more accurate number.
Conclusions

- Data from the Summit will be used to recruit, re-enroll, and support landlords interested in participation.

- To have a better understanding of affordable housing stock in Knoxville-Knox County, future surveys will need to include the total number of units owned.

- This data could be combined with other local landlord listings to take first steps in building a comprehensive local landlord data-base to use for case-management referrals.
Knoxville-Knox County Homeless Coalition for info on Homeless Services:

- [www.knoxhomeless.org](http://www.knoxhomeless.org)
- Find us on FaceBook
- Twitter @KnoxHomeless

To learn how to become a Section 8 landlord, contact the KCDC Section 8 department today at section8info@kcdc.org