

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

Event Goals



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



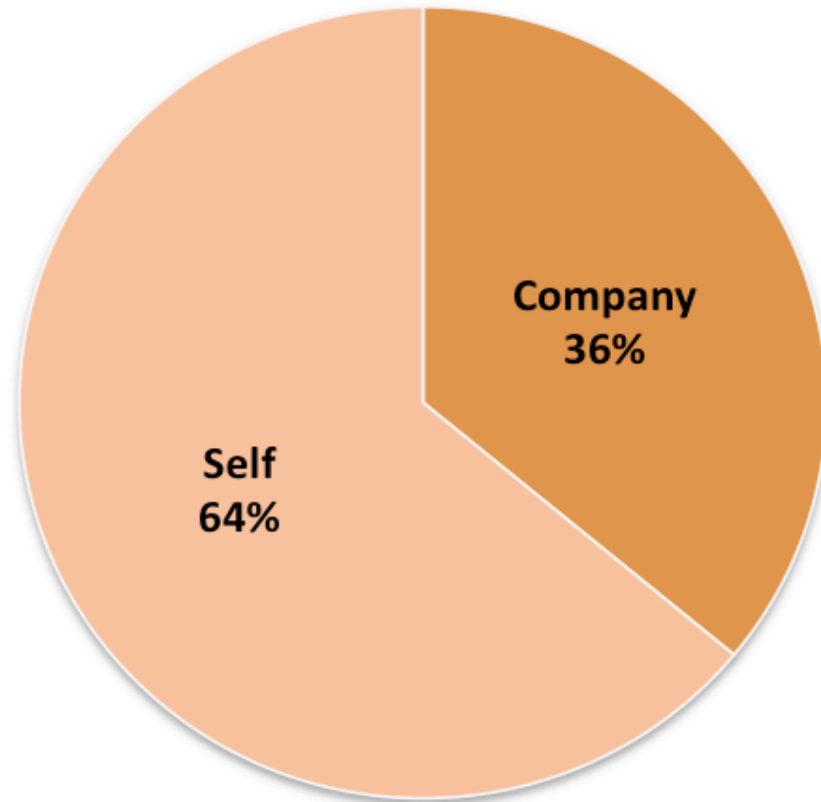
- A brief 8-question survey was conducted during the registration for the Summit.
- Questions included:
 - Name
 - Contact Info
 - Property Types and General Numbers
 - Section 8 Participation
 - Geographic Areas Covered
 - Landlord Leasing Limitations
 - Unique Features of Properties
- 5 Coalition volunteers surveyed landlords via web and paper surveys.
- The survey was voluntary and landlords could choose not to take or complete the survey.



Property Management

Most landlords attending the Summit own properties, manage a small business, or contract with a local property management company.

Percentage of Property Management Type





Property Types

Landlords were asked about the types and general number of properties owned:

The following questions are about the rental property.

How many of each of the following do you own/manage?

	1	2	3	4	5	6	7	8	9
House-single family dwelling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3 Plex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4 Plex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartment building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condo/townhouse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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



Property Types

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.

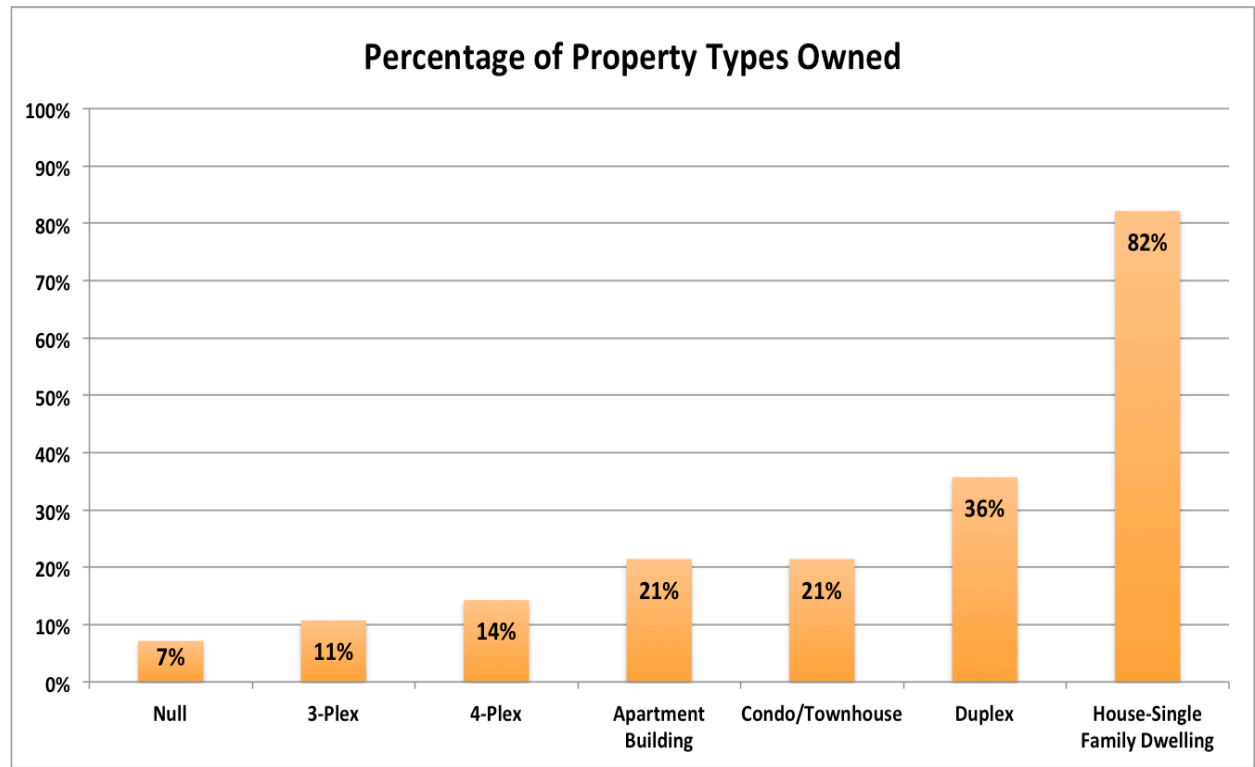


Chart 2

Property Stock



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



Landlord Limitations

Landlords were asked about their preferences when leasing to renters. Chart 3 details their responses.

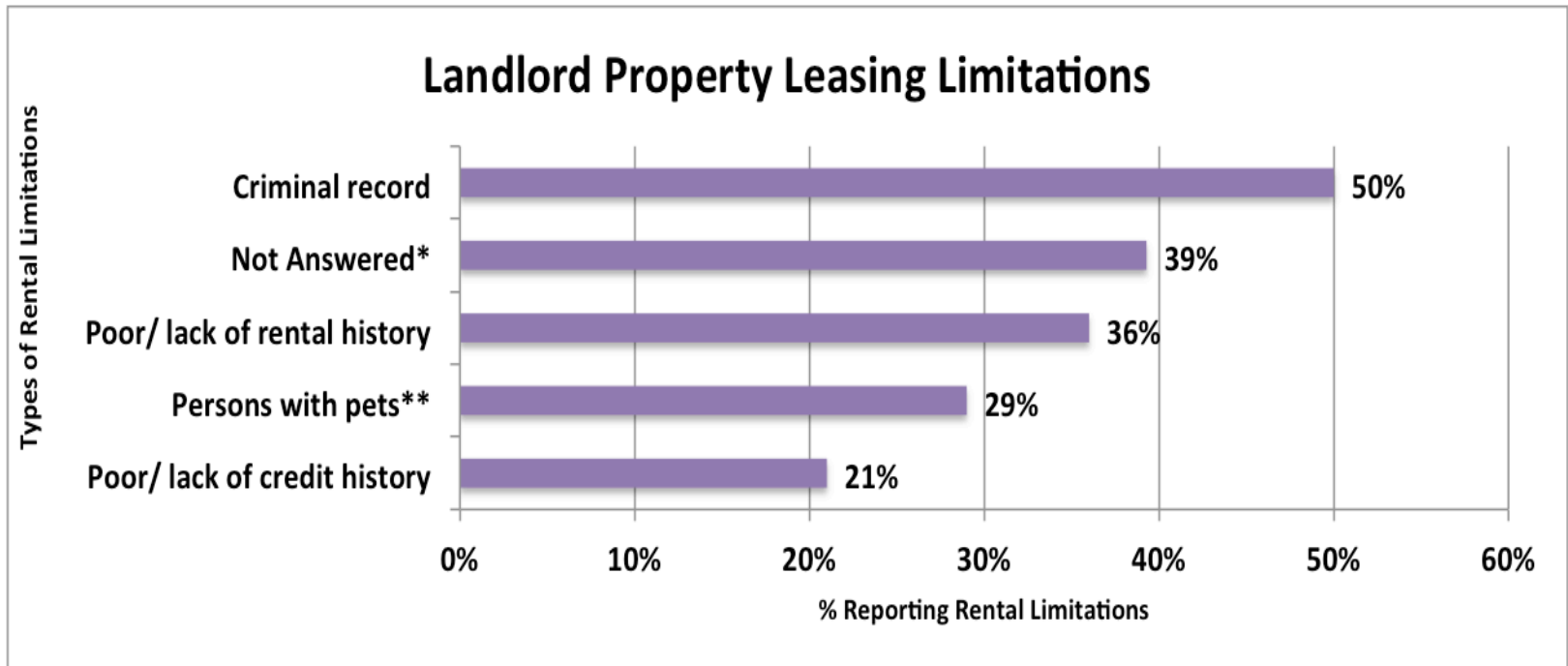


Chart 3

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



Section 8 Participation

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.

Percentage of Landlords Enrolled in Section 8 Program

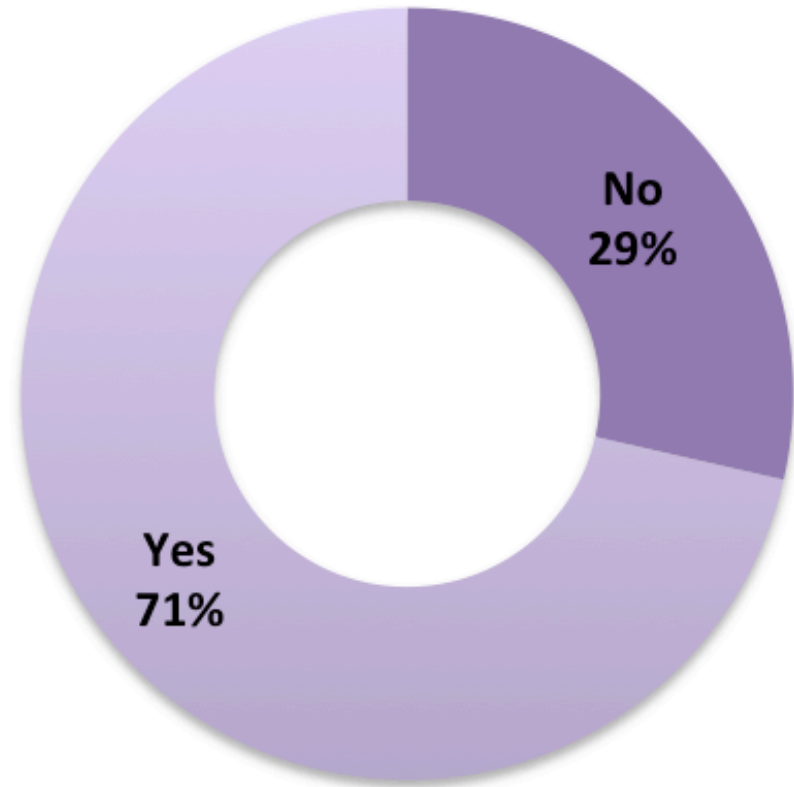


Chart 4

Additional Data



- Geographic areas served was 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.

For More Information:



Knoxville-Knox County Homeless Coalition for
info on Homeless Services:

- 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