

# Master Leasing

Some basics on Master Leasing

# What is Master Leasing?

- ▶ Simply put, Master Leasing is a legal and binding contract between a landlord and a third party.
- ▶ This third party then becomes responsible for the selection of tenant and collection of rental payments.
- ▶ The third party is responsible to pay the landlord rent each month and is responsible for the care of the unit.

# The Basics

- ▶ Supportive Housing program
- ▶ Infinitely flexible
- ▶ Can be used for a variety of clientele
- ▶ Works in Urban areas like Philadelphia and Rural areas like Huntingdon, Mifflin, and Juniata Counties.
- ▶ Private rentals
- ▶ Shattered sites or clustered

# Potential Tenants

- ▶ Mental Health
- ▶ Criminal Justice Involved
- ▶ Bad rental history
- ▶ Seniors
- ▶ Young adults
- ▶ Anyone!

# Management

- ▶ Housing provider like non profit homeless shelter acts as intermediary between landlord and tenant
- ▶ Housing provider holds the lease with the landlord and selects the tenant based on the program guidelines
- ▶ Landlord has no say in selection of tenant, but is given reassurances that tenant will keep the unit in top condition.
- ▶ Provider provides oversight and rental subsidy.

# A WIN–WIN all around

## Landlord

- ▶ Unit is rented with paying tenant
- ▶ Provider ensures proper treatment of unit
- ▶ Guaranteed rent
- ▶ Get to provide good housing to people in need

## Consumer

- ▶ Affordable and great rental unit
- ▶ Supportive services
- ▶ Chance to build up good rental history
- ▶ Rental subsidy

# Master Leasing in HMJ

Some hallmarks of the program in Huntingdon, Mifflin, and Juniata

# Beginnings of the program

- ▶ Collaborative effort between Shelter Services, Inc. and Juniata Valley Behavioral Health and Intellectual Disabilities program
- ▶ The need was seen to have an intermediary step between the Shelter and private or public housing.
- ▶ The Master Leasing model was adapted for the rural environment in Mifflin county and started in 2008.
- ▶ Started small with a budget of \$9,000.00 and two units.
- ▶ Over the years, we have been expanding as the need has increased.



# The Process

- ▶ Individual is referred through one of the three Mental Health service providers (NHS Juniata River Center, UCBH, and SAM, Inc.) in the three counties.
- ▶ Individual is interviewed by Regional Housing Specialist about the needs of the individual.
- ▶ Treatment teams are convened to determine the best way to address the needs of the individual. The individual is an active member in this treatment team that includes many different service providers that are familiar with the individual.

# Placement

- ▶ An individual is placed into a unit once it becomes available.
- ▶ In most cases, individuals have a choice of unit based on location, size, etc.
- ▶ If the unit available does not suit the individual, we have the ability to play “musical apartments” until we get the right fit for the individual.

# Requirements for ML in HMJ

- ▶ Each tenant is required to:
  - ▶ Participate fully in their treatment team
  - ▶ Follow through with the services discussed in treatment team
  - ▶ Follow the rules (explained in next slide)
  - ▶ Contact Regional housing specialist (myself) if anything is going wrong in the unit.
  - ▶ Have the Shelter Services, Inc. become their Representative Payee (should they need one)

# Rules for Master Leasing in HMJ

- ▶ As with any renter, there are certain rules to follow
- ▶ Sample rules:
  - ▶ No pets
  - ▶ No smoking inside (smoking is allowed outside of the unit)
  - ▶ Generally keeping the apartment clean
  - ▶ Allowing periodic checks by Regional Housing specialist.

# Hallmarks of the HMJ program

- ▶ Individualized plans based on the individual- NO COOKIE CUTTER MODELS!!
- ▶ FLEXIBILITY!!!
- ▶ Relationships with landlords and tenants
- ▶ Small geographically-we know everyone and everyone knows us
- ▶ High level of communication between the entire treatment team
- ▶ Scattered sites- reintegration with the community
- ▶ We supplement the existing housing programs in the counties we serve and can act as a stepping stone.

# Notes on Apartments

- ▶ Shelter Services, Inc. requires that any new apartment to be used follows the Housing Choice Voucher standard guidelines
- ▶ Tenants who are awarded the Housing Choice Voucher can just transfer the unit into the program so they don't need to move or find another unit.
- ▶ All utility bills are in our name

# Landlord Relations

- ▶ One-on-one relationship with landlords
- ▶ They know that they can come to me when they hear of disturbances at the unit.
- ▶ Generally, any calls of this nature will be acted upon and resolved in 24 hrs.
- ▶ A WIN-WIN relationship for all parties involved

# Our Current Units

13 units total

9 in Lewistown

2 in Huntingdon

1 in Reedsville

1 in Burnham



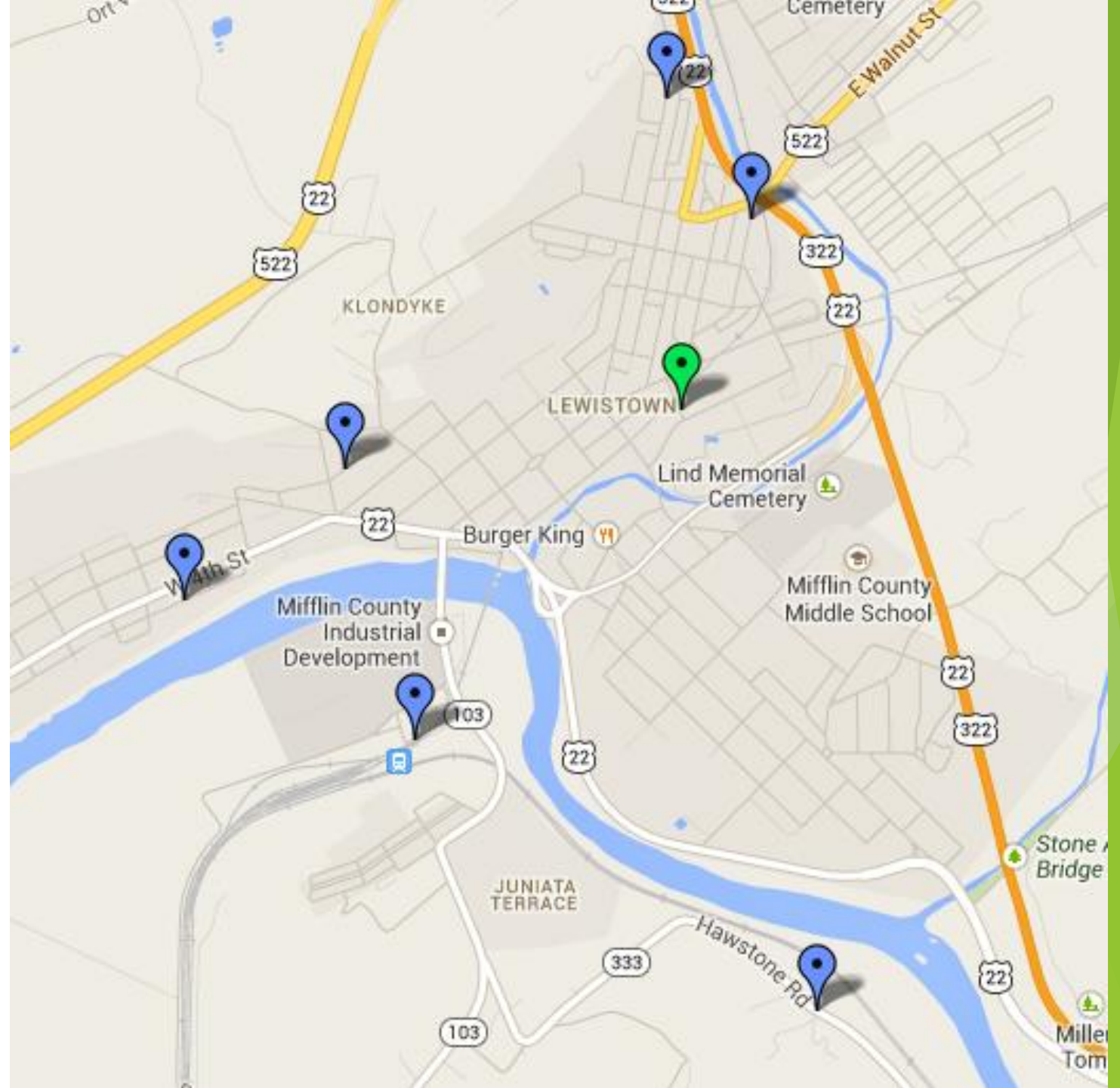
# Current Units



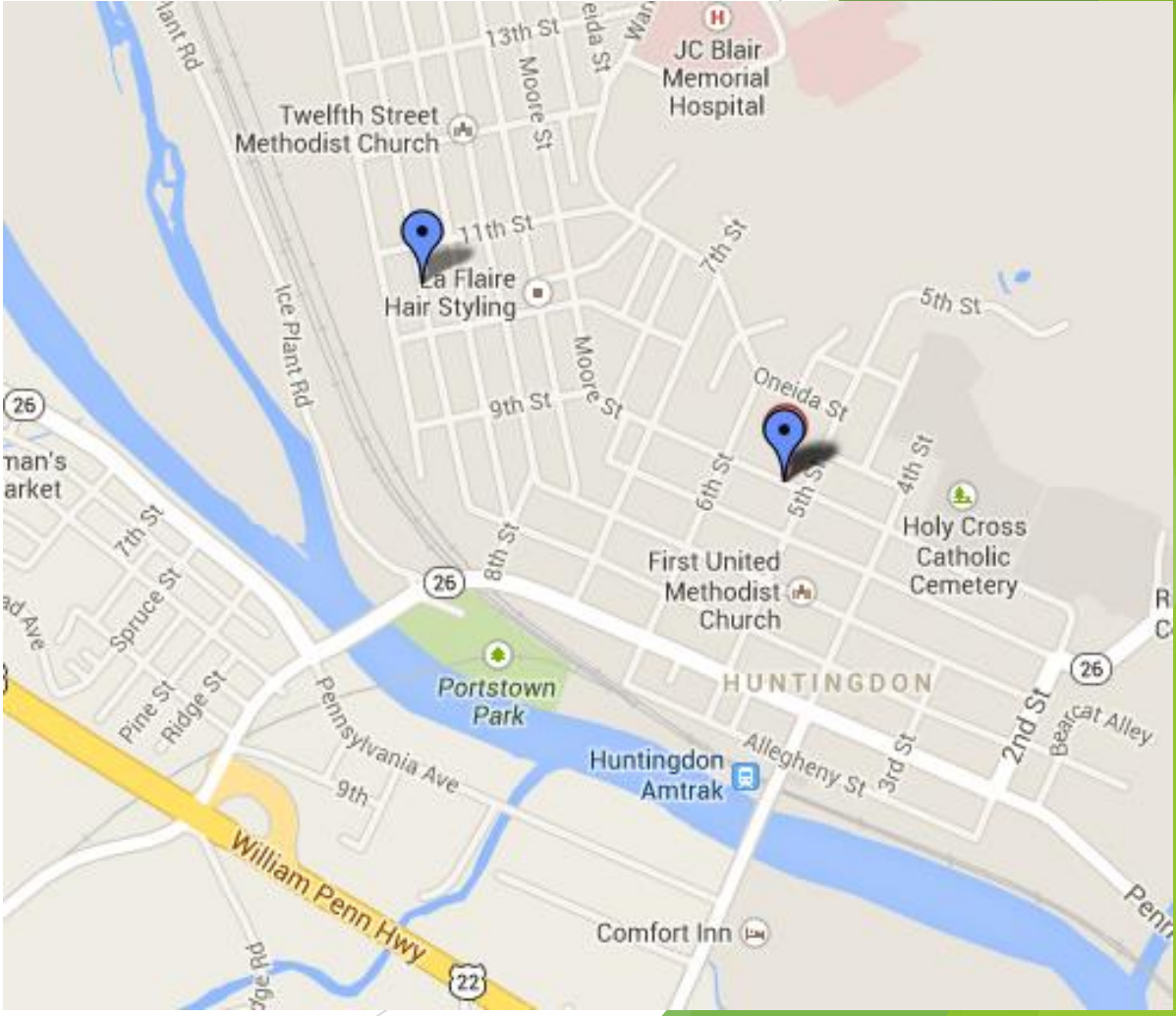
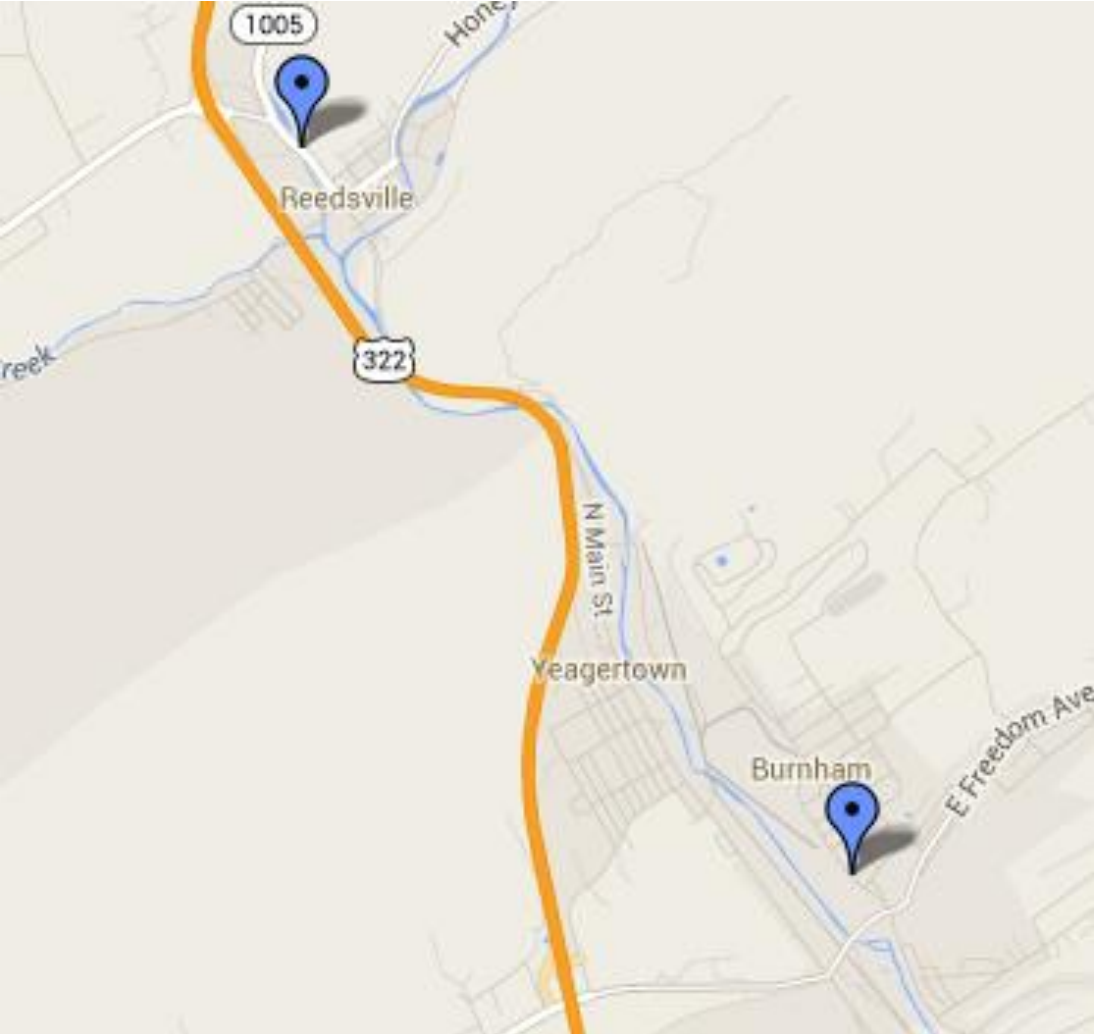
# Current Units



# Google Map of our Lewistown Units



# Units in Reedsville, Burnham & Huntingdon



# Questions?

- ▶ Kevin Kasun
- ▶ Shelter Services, Inc.
- ▶ [kkasun@shelterservicesinc.org](mailto:kkasun@shelterservicesinc.org)
- ▶ 717-248-0102