People don’t get promoted for doing their jobs really well. They get promoted by demonstrating their potential to do more.

~Tara Jaye Frank
This video was created in partnership with Western Washington Universities Audio Visual degree program.
Knowing is half the battle.

~G.I. Joe
Providing resources to help landlords understand the diversity of subsidized housing options is the same concept as providing consumer choice.
There are risks and costs to a program of action. But they are far less than the long-range risks and costs of comfortable inaction.

~JFK
WA State Mitigation Funds

- offers up to $1,000 to the landlord in reimbursement for some potentially required move-in upgrades
- up to fourteen days’ rent loss
- up to $5,000 in qualifying damages caused by a tenant during tenancy
Key Landlord Program

- Provide holding deposits during longer wait periods for inspections
- Added security for higher barrier households (monies owned to former landlord, criminal history, eviction records)
- Offer eviction and mediation funds
- Free advertising for local property owners

At any point and time at least 1,298 people in Whatcom County are homeless; 482 are age 18 and younger.

Landlord sign-on bonus!

$1000

For tenants leased by
July 31st, 2017

Adrienne Solenberger
Landlord Liaison
adrienne_solenberger@whatcomhsc.org
360-603-0377
• Coverage of property damage when tenant, or tenant’s guest, is liable (even due to MH and SUD)
• Personal property protection if damaged or stolen (ID cards, birth certificates etc.)
• Displacement coverage during ‘natural’ disasters (e.g. fires, sewer line ruptures!)
• A bargaining point for landlords and property owners
If “Plan-A” didn’t work, the alphabet has 25 more letters.
~ Claire Cook
Be creative and take charge beforehand.

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**Housing Agreement / Lease Addendum**

May 1st, 2018

I, LL Cool Jay, met with the Landlord Liaison, Adrienne Solenberger, to discuss the terms and conditions of my tenancy agreement with ABC Landlord for the unit located at 123 Street Ave. #4, Bellingham, WA 98225. The intent of this agreement is to support a successful tenancy by agreeing to engage in the supportive services and community resources that will best support my goals in maintaining safe and stable housing. In addition to following the terms and conditions of my lease agreement with ABC Landlord I also agree the following items:

- To engage in Housing Case Management services with the Opportunity Council and conduct weekly check-ins to ensure I am completing my compliance requirements with my housing, recovery, and DOC obligations.
- To continue to attend IOP with ABC Recovery three times a week or as mandated by my CDP.
- I will submit weekly progress reports from ABC Recovery to my Housing Case Manager.
- To continue to stay in compliance with the requirements established by DOC in my parole order.
- To maintain compliance with my lease agreement as established by ABC Landlord.

I, LL Cool Jay, understand that any violation of this agreement may result in the termination of my housing.

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- Client led lease addendums
- Move-out Plans
- Tenant relocation
- Mitigation funds
- Preplanned appeals
- Services incentive
- Crisis Plans
Housing Termination Agreement

Client Name: “Client” Date: __________

Landlord Liaison, Adrienne Solenberger, met with “Client” on month day, year to discuss a housing termination and move-out agreement with Community Landlord. “Client’s” request for a 30-day extension to their lease termination will be granted under the following conditions:

1. “Client” will continue to abide by the lease terms and expectations as established by “Management Group” in his original lease agreement.
2. “Client” will apply for supportive services with Supportive Service Agency, these services will include:
   1. Ongoing case management to address barriers to housing.
   2. The assistance of a caregiver to assist in daily living and the maintenance of his dwelling.
3. “Client” will work in good faith with the Opportunity Council Landlord Liaison, Adrienne Solenberger to procure the next available unit he may qualify for. This will include completing any necessary paperwork in the timeframe specified, keeping a good record of communication, and maintaining appointments as designated.
4. “Client” will vacate and surrender their possession of 123 Bellingham Ave, Bellingham, WA 98225 on or before DATE: 2020 at 12:00PM. The unit will be left in good repair.
5. “Client” will acquire, at their own cost, the necessary supports for removing all personal items and restoring the unit to its original state of habitability.

1. “Client” understands and agrees to follow through with the housing termination agreement as listed above. I further understand that if I fail to follow through with the agreement requirements listed that Community Landlord will terminate my tenancy effective immediately and has the right to file a statute for eviction.

Client name: ___________________ Date: __________

Landlord Liaison: ___________________ Date: __________

Property Management: ___________________ Date: __________

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1. “Client” understands and agrees to follow through with the housing termination agreement as listed above. I further understand that if I fail to follow through with the agreement requirements listed that Community Landlord will terminate my tenancy effective immediately and has the right to file a statute for eviction.
Here's to the crazy ones. The misfits. The rebels. The troublemakers. The round pegs in the square holes. The ones who see things differently. They're not fond of rules. And they have no respect for the status quo. You can quote them, disagree with them, glorify or vilify them. About the only thing you can't do is ignore them. Because they change things. They push the human race forward. And while some may see them as the crazy ones, we see genius. Because the people who are crazy enough to think they can change the world, are the ones who do.

~Rob Siltanen
In an effort to save both my apartment at 123 Home Street, and my Housing Authority (HA) issued Sect. 8 Voucher, I, “client” agree to the following stipulations:

1. With a referral from my Housing Case Manager, I will make and meet an appointment for a Psychiatric Evaluation. I further agree to consider any treatment recommendations that stem from the assessment.
2. I will participate in individual counseling sessions with my Mental Health Provider.
3. I will participate in an Anger Management Class and complete the coursework.
4. I agree to develop a Crisis Plan with my Housing Case Manager.
5. I agree to make a payment plan to provide restitution for the damages that I have caused to my apartment.
6. I have requested in writing a hearing to appeal the HA decision to terminate my Sect. 8 Voucher and I will attend to that appointment date and time.
7. I will follow through with all my legal obligations in Municipal Court that stem from the Assault 4 misdemeanor charge.

_________________________    ________________
Client                      Date

_________________________    ________________
Housing Case Manager        Date

_________________________    ________________
“Agency” Staff             Date

- MH engagement
- SUD concerns
- Repeated instances of domestic noise complaints
- Hoarding
- Guest traffic
- Visitor violations
- Reoccurring late payments
- Habitability standards
NO VISITOR CONTRACT

Client Name: ____________________________ Date: ____________

Housing Case Manager (HCM) met with Client on August 10th, 2020 to discuss guest and leasing policies. The following was discussed:

1. GUEST POLICY: On August 10th, 2020 HCM and discussed a limited visitor contract.

Client has reviewed and agreed to the following:

- I, Client, agree to have no more than ___ guests in my unit at a given time.
- I, Client, agree to limit guest hours to no later than 10PM.
- I, Client, agree to inform and, get approval from my HCM for any overnight guest stays.

2. LEASING POLICY: On August 17th, 2017 HCM and Client discussed participating in the following actions in order to avoid leasing violations. Client has reviewed and agreed to the following:

- I, Client, agree to avoid interactions with my upstairs neighbor.
- I, Client, agree to inform my guests to avoid any interactions with my upstairs neighbors.
- I, Client, agree to contact Bellingham Police Department to report any threatening behavior from other residents.

Client understands that failure to follow through with any of the items above will be a violation of their housing compliance agreement requirements. This contract is to insure no incidents occur and to assist them in retaining housing.

I, Client, understand and agree to follow through with the housing compliance agreement as listed above. I further understand that if I fail to follow through with any of the agreement requirements listed that I am placing my services and housing in serious jeopardy and can be terminated from the Housing Case Management Programs.

Client ____________________________ Date ____________________________

Housing Case Manager ____________________________ Date ____________________________

Payment Agreements

Housing Retention Agreement

Client Name: ____________________________ Date: ____________

Landlord Liaison, Adrienne Soltenberer, met with Client on June 1st, 2020 to discuss a housing retention agreement with Funky Townhomes. Due to a repeated failure to pay rent in full and/or on time, “Client” will agree to take the following actions to bring her rent current and abide by the terms of her lease:

1. “Client” will apply at the Opportunity Council for eviction prevention assistance on mm/dd/yyyy.
2. “Client” will commit to a good faith repayment plan for the legal fees incurred by Funky Townhomes in the amount of $600.00. The details of repayment are such:
   1. $50.00 will be paid in addition to “Clients” standard monthly rent payment of $150.00 for a total monthly payment of $200.00.
   2. These payments will be managed by Whatcom Financial Services once the Social Security Administration has approved the transition.
3. “Client” will provide to Funky Management proof of receipt of enrollment with Whatcom Financial Services by June 30th, 2020.
4. Funky Townhomes will issue a conditional 20 day termination for July 2020; “Client” understands failure to follow through with the terms and conditions of this agreement will result in termination of her housing at Funky Townhomes. In addition, they understand that they will also incur the Housing Authority’s penalty of a 3 year wait period before housing assistance eligibility again.

“Client” ____________________________ Date ____________________________
Don’t find fault, find a remedy.

~Henry Ford
LANDLORD LIAISON PROGRAM

HOUSING LAB (HL) EVERY TUE. 10-NOON AT 625 CORNWALL AVE

Housing Lab addresses our community's need for local, low-income housing by creating a collaborative space where tenants, landlords and community members can come together to work on issues affecting their lives. The program provides opportunities for education, advocacy, and networking. The program is open to all community members regardless of income level.

ROOMMATE CAFE EVERY THURS. 10-11:30 AT 625 CORNWALL AVE

Our new Roommate Cafe provides a safe and comfortable space for families and individuals to share information and resources related to finding and sharing housing. The cafe is open to all community members regardless of income level.

GENERATIONS HOUSING PROGRAM (GHP)

GHP is a program designed to help families find housing by providing referrals to landlords and by assisting tenants in navigating the housing market. The program is open to all community members regardless of income level.

LANDLORD SUPPORT

Landlord Liaison (LL) support facilates relationships and communication between the landlord and their tenants. The LL can provide mediation services to navigate lease violations, tenant behavior, and eviction issues.

Housing Advocate:
Phone: 360-754-5121 ext. 136
Email: housinglab@oppcc.org

Laboratorio de Vivienda

Laboratorio de Vivienda MIERCOLES 10:00 AM-12:00 PM
625 Cornwall Ave, Bellingham, WA 98225

LO QUE PODEMOS HACER
- Completar una evaluación de necesidades de vivienda y un plan de acción con un defensa de vivienda
- Ajustar individuales en el encuentro de alquiler
- Ayudar a crear portafolios de inquilinos y cartas de explicación
- Referencias a recursos comunitarios según sea necesario
- Proporcionar asistencia con la retención de vivienda

LO TENEMOS!
- Matrículas
- Tiempo para ayudarte
- Otros servicios

AYÓGENOS A AYUDAR
- Trabajos de campo (tiempo a tiempo)
- Información de servicios de alquiler
- Información de cualquier otra forma de servicios que tenga

CUB: 360-754-5121 ext. 136
Email: perso@housinglab.org
Adresse: Office/Roommates@Laboratorio.org
For the tenant

- Housing search
- Housing need assessment
- Renter’s portfolio
- Landlord/tenant Law
- Fair Housing
- Housing retention mediation

For the landlord

- Landlord/tenant law “clarifications”
- Mediation
- Assistance addressing lease violations
- Connecting tenants with resources
- MH crisis support
- Rental registration and HQS standards
Intake Assessment

1. Acquisition
2. Retention
3. Mediation

Renter Portfolio
- Copy of ID
- Proof of Income
- Contact Information from Past Landlords
- Reasonable Accommodations Letters of Explanation/ Recommendations
- Service Animal Paperwork
- Proof of Payment to any Previous Landlord

Housing Barrier Assessment
- Connect to resources according to barriers
- Contact parties to facilitate mediation
- Housing Agreement

Interested in Shared Housing?
- Yes
  - Roommate Matching
  - Find Unit
- No
  - Look at Financial Resources
  - Find Unit

Assign to case management if needed

Conflicts Assessment

Access to Law
- Advocates
- ID
- Eviction Appeal
- Landlord and Tenant Law

Conflict Assessment

Hadley Prentiss
Housing Lab Case Manager
I object to rows because my nerves are shaken, and I get up at all sorts of ungodly hours, and I am extremely lazy. I have another set of vices when I'm well, but those are principal at present.

~ Arthur Conan Doyle
Shared Housing

- Maximizes limited stock of affordable housing
- Reduces tenant isolation
- Can decrease recovery time
- Waitlist diversion
- Decrease the amount of time unsheltered
- Allows for subsidy blending
- Decrease underspent housing dollars

- Western Washington University’s IT students will be working on developing program software to help us match roommate algorithms.
- Western’s Human Services department will partner with the Housing Lab to assist in light touch case management and housing advocacy.
Many generations have passed away / Fighting for the same cause, we fight for
Today
Now people say when will this happen! And I tell them what, we say
My generation will make the change/
This generation will make the change.

~ Ziggy Marley
• Caregiving shortage
• Assisted living displacement
• Death of spouse/life partner
• Rising living costs on a limited fixed income
• Overcrowded households
• Shortage of late stage medical care
• Shortage of dementia skilled facilities