



CHAFFEE COUNTY **LANDLORD- PROPERTY MANAGER AND TENANT SURVEY**

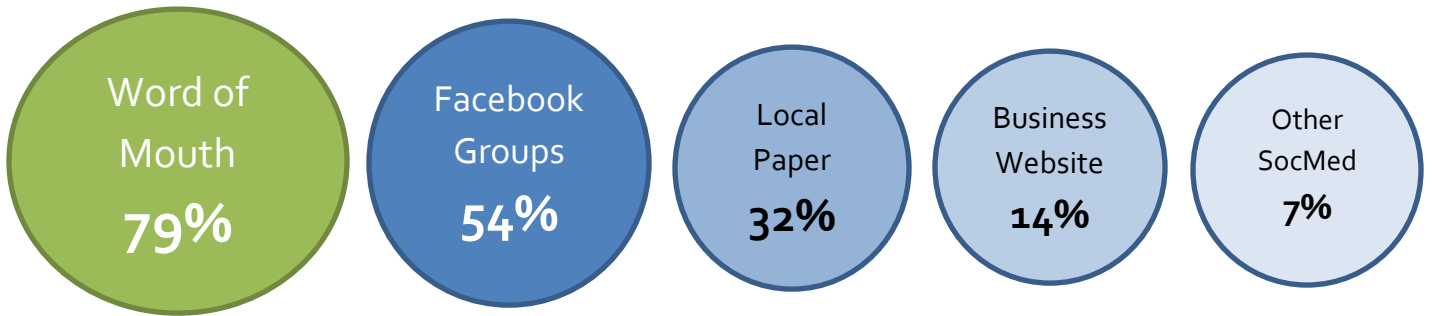
Chaffee Housing Authority is working on building out a new website for release in 2022. In our efforts to *Increase equitable access to home rental and home ownership opportunities in Chaffee County*, we envision a website that will link landlords and tenants to rental listings, as well as the potential for tenants to post a profile of their needs. In order to gauge whether this would be a useful and desired tool from both the perspective of landlords/property managers and tenants, we created and distributed a county-wide survey to solicit the following:

1. Current information on the most-used methods of both listing and seeking rental opportunities in Chaffee County;
2. Valuable feedback on potential levels of participation and need for a website to host listings;
3. Awareness and opportunities for education on laws that surround housing locally and in Colorado, and;
4. The level of interest for participating in potential professional development and education opportunities through the CHA for both property owners and tenants.

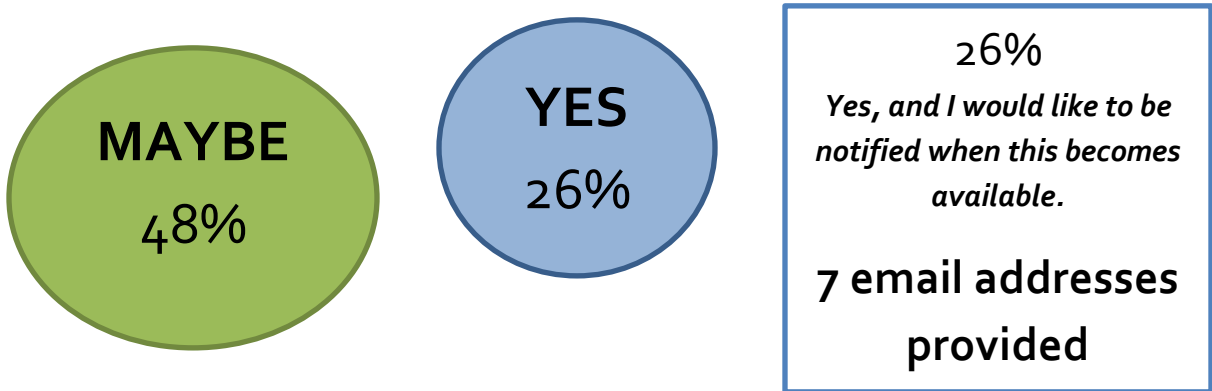
LANDLORD-PROPERTY MANAGER SURVEY RESULTS

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Responses

I currently advertise for available rental housing by:



I would be willing to advertise rental units on the Chaffee Housing Authority's new website:

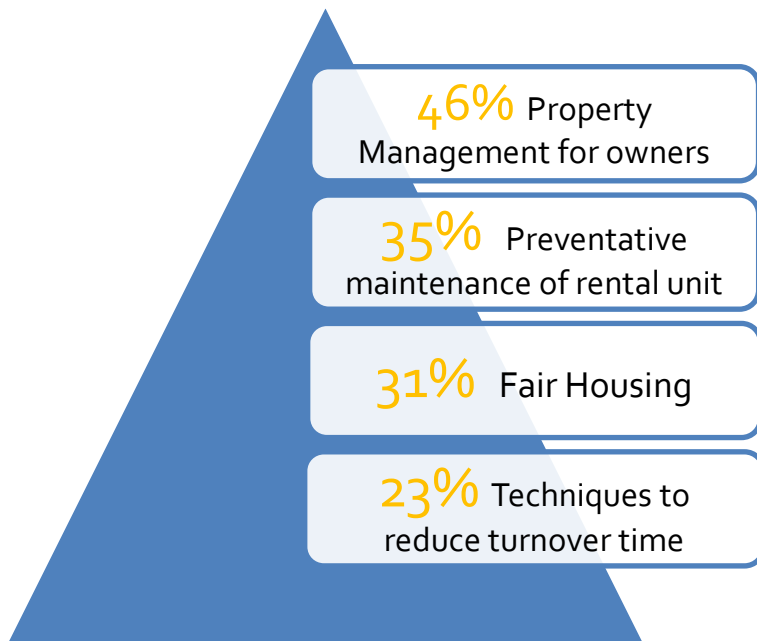


"Goes so fast via word of mouth, it's not really needed."

"...Word of mouth seems to bring in better, more reliable renters."

I stay up-to-date on these housing laws/programs by:

Landlord and Tenant Laws		Mobile Home Park Oversight
59%	Doing my own online research.	4%
37%	Relying on my attorney.	11%
30%	Networking with my peers.	4%
11%	Relying on a Property Management Company.	0%
11%	I don't.	37%
NA	Checking the Dept. of Local Affairs website.	8%
<i>Not asked</i>	Not applicable.	56%

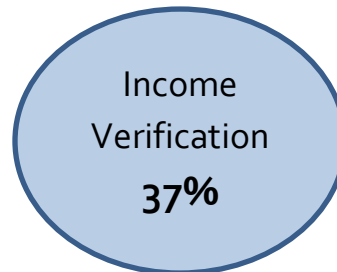
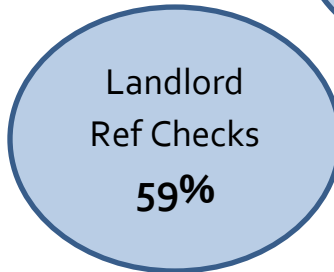
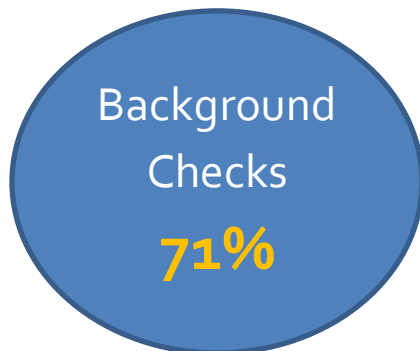


I would be interested in the following training opportunities offered by the CHA (top 4).

I would encourage my tenants to participate in a training on:

- 46%** Home Maintenance for tenants
- 42%** Pets-tenant risks and responsibilities
- 33%** How to inspect a rental before signing the lease
- 25%** Legal rights of tenants/Financial credit repair

I would find value in the CHA pre-screening potential rental tenants for the following:



I am not interested in the CHA pre-screening tenants because:

- ✓ I subscribe to a background check program and prefer to do my own verification of income and previous landlords.
- ✓ We have to follow IRS Section 42 CHFA LIHTC Guidelines. Pre-screening might also look like we are screening people out and policy is we can deny application.
- ✓ I like to have conversations with previous landlords and references. Learn a lot by what isn't said!
- ✓ I use the property management company exactly for this reason.
- ✓ I pick my own tenants.

AND...

I would not pay any fees to the CHA for these services. 54%

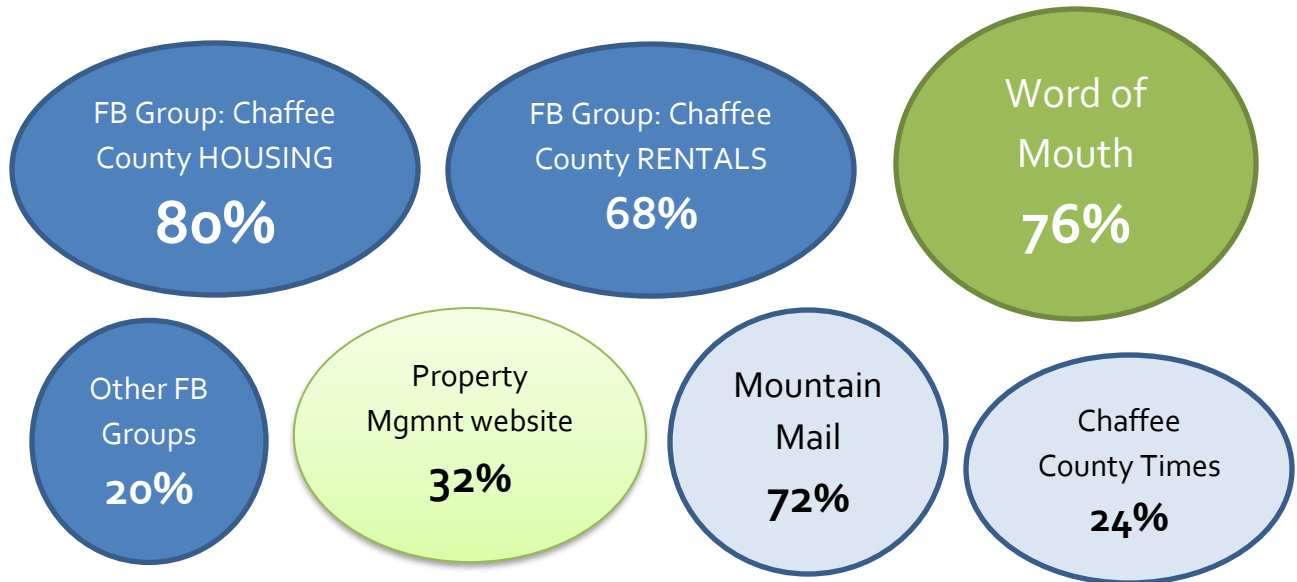
I would pay a small fee (less than \$100 a month) for:

- 39% Background Checks
- 31% *Employment Verification*
- 27% Landlord Reference Checks
- 19% *Income Verification*

TENANT SURVEY RESULTS

25
Responses

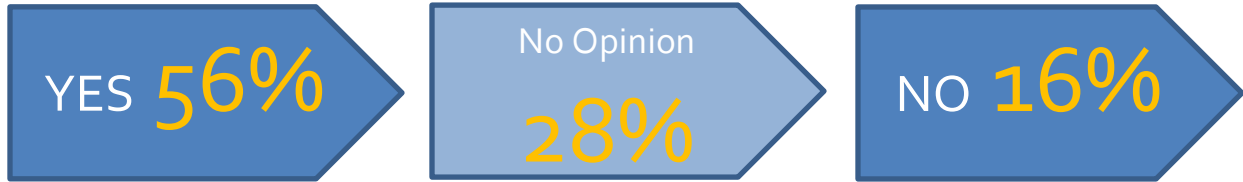
I currently look for rental opportunities in this area through:
(FB=Facebook)



If the following resource was available through the Chaffee Housing Authority, I would:

CHA website listing available rentals		CHA website to post my profile
74%	... <i>Definitely</i> use this.	44%
22%	... <i>Possibly</i> use this.	36%
4%	... <i>Definitely would not</i> use this.	20%

My preference for the Chaffee Housing Authority’s website to be the primary location for landlords and tenants to post and seek opportunities would be:



"There will never be a single source. Provide a great platform and users will choose where they will find the best results."

"Diversity is important."

"I don't want to be profiled."

"I just do not."

My awareness of these housing laws and programs is:

	Landlord Tenant Act	Fair Housing Act	Mobile Home Park Oversight Program
I know it well.	4%	13%	0%
I've heard of it (but probably should know more).	78%	56%	27%
I have not heard of this.	17%	30%	73%