

BRADFORD COUNTY LANDLORD FOCUS GROUP QUESTIONS

November 14, 2008

- 1- What kind of properties do you own? (Type, size, location, accessibility, occupancy rate, average waiting list, subsidies)
- 2- How do you market your units when you have vacancies?
- 3- Who are your typical tenants? (Income, family size, special needs)
- 4- What are your general experiences as a landlord? Problems? Issues?
- 5- Have you rented to people with special needs (i.e. people moving from nursing homes back into the community, people with physical disabilities or mental illness)? If so, what has been your experience?
- 6- Are you currently working with any government programs or agencies? If so, which ones? What has your experience been? What are the benefits? What are the pitfalls?
- 7- Are any of your units wheelchair accessible, adaptable or visitable? If so, have they been easy or difficult to rent? Do you have any special ways of marketing these units? Do you have any lease provisions for persons renting accessible units who do not need the accessibility features? How often do you exercise those provisions?
- 8- If you used to participate in public programs but no longer do so, or if you have never participated, what are the reasons?

9- What would you need to either start renting to individuals with special needs or to increase the number of units rented? (single phone number, 24 hour response, availability of support services; training/certification of tenants? Would landlord protocol like used in Dauphin County or Huntingdon Mifflin, Juniata Counties be helpful? --bring samples,)

10-If your conditions were met, would you be willing to do any of the following?

- Contact someone when units become available
- Set aside a specific number of units for individuals with special needs
- Purchase or develop new units specifically for these individuals
- Allow the AAA to do home modifications to your units such as installation of ramps or grab bars in the bathrooms
- Other

11- Do you think there would be a benefit of on-going dialogue between landlords and agencies working with people seeking affordable housing? If so, what do you think is the best way to accomplish that? Would you be willing to participate?

12- Would you be willing to make home modifications and keep them if the tenant moves so you could rent the apartment to another person needing those features?

13- Under what circumstances would you be willing to rent to someone with poor credit? No credit? Criminal history?

Master lease

Rent guarantee

Emergency telephone number

Other