



LeaseUp Info Guide

Lease with ease today.

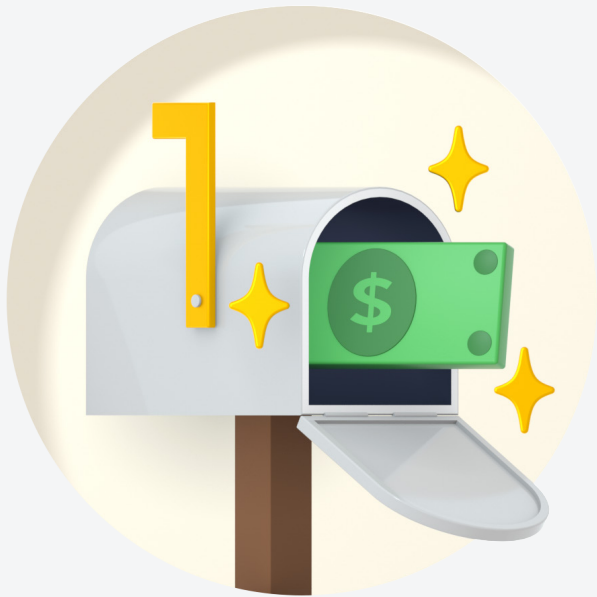
For more information visit LeaseUpLA.org



History

LeaseUp is an initiative of PATH (People Assisting the Homeless). We have worked with over 1,300 property owners, developers, and managers across Southern California to engage an ever-growing number of partners to provide a stress-free housing solution that makes leasing easier and more reliable for everyone.

LeaseUp has been backed by funding from the Los Angeles Homeless Services Authority (LAHSA) since February 2018.



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Have vacant units? LeaseUp will fill them.

LeaseUp is a free program which partners with property owners, developers, and managers to fill their vacant units fast.

How LeaseUp is Different

FINANCIAL BENEFITS & RISK MITIGATION

- Qualified tenants
- Guaranteed monthly rents
- 100% occupancy commitment
- Maintenance & management stipends
- Free unit listing

DEDICATED SUPPORT

- Housing specialists help you through every step of the leasing process and beyond
- 24/7 support hotline with responses within one business day
- Virtual & on-site assistance



Gene
Property Owner

Daniel
PATH Employee

LeaseUp guarantees landlords
reliable tenants and rents

 LeaseUp

 **PATH**
MAKING IT HOME

Partnership Incentives

Whether you list an entire complex or a single unit, we offer a range of benefits to all our property owners, designed to meet your needs and exceed your expectations.

Standard leasing (14 or fewer vacant units)		Bulk-leasing (15+ vacant units) *	
Customer Support	Access to a 24-hour, 7-day a week hotline with responses within one business day: 323-428-4742.	Expedited Leasing	LeaseUp staff are dedicated to filling the building's occupancy within 30 days of finalizing the program agreement.
Mediation	Our mediation team is certified by the LA County Department of Consumer and Business Affairs and intervenes in conflicts between tenants and management. Mediators will relocate tenants if needed.	On-Site Residential Coordination	LeaseUp staff are located on-site to support both the leasing process and tenancy.
Holding Fees	These fees cover rent for an agreed upon period to work exclusively with LeaseUp applicants. Review our Holding Fee Agreement for more details.	Management Support	Landlords receive 5% of the total gross rent of the building, assuming full occupancy.
Risk Mitigation	Based on claim approval, these funds cover damages, delinquent rent, and vacancy loss (including up to 5% of annual gross building rent for bulk-leasing program participants).	Repairs & Maintenance	\$90/month per unit is paid to landlords for use toward repairs/maintenance, regardless of unit occupancy

*Property owners bulk-leasing with us receive all of the Standard Leasing benefits in addition to benefits exclusive to bulk-leasing.

Frequently Asked Questions

General FAQs

Here are some FAQs from program participants. Don't hesitate to reach out with additional questions or request a call to learn more about the program.

1. What kind of support can I expect from LeaseUp when leasing 14 or fewer units?

LeaseUp offers a range of solutions depending on how you choose to partner with us. Here are some services you can expect regardless of partnership type:

- Free unit listings that reach over 4,000 case managers across LA County
- A dedicated residential service coordinator to walk you through the leasing process
- Reliable and flexible customer service
- Up to 2 month's rent in vacancy loss protection

2. What kind of support can I expect when leasing 15+ units or an entire building with LeaseUp?

Whether your building has been completed or is still in development, LeaseUp partners leasing entire buildings have access to the following::

- \$90 per unit every month for repairs and maintenance, regardless of unit occupancy
- Access to 5% of the building's total gross rent each for management costs + vacancy loss support
- On-site support from LeaseUp staff to assist in the leasing process and tenant management
- Additional funds for management support
- A dedicated residential service coordinator to walk you through the leasing process
- A team to help you lease your building and access LeaseUp benefits

3. What are the eligibility requirements for LeaseUp partnership?

You need a certificate of occupancy for your unit(s), no pending code violations, and associated insurance coverage.

If you would like to take advantage of the incentives associated with renting out a full building, we ask that your building has 15 vacant units or more to maximize availability for prospective tenants. If your building does not meet that requirement, we can still support your leasing needs on an individual unit basis.

4. How many units do I need to list in order to participate?

One unit is all you need, but you have the option to lease multiple units or even a full building.

5. How do I get paid?

Rent is paid through the specific housing subsidy attached to the tenant, and LeaseUp incentives are paid monthly by PATH.

6. Will I get paid at market rate?

While we cannot guarantee market rate payment, our team is dedicated to negotiating rents that are fair for both the owner and the tenant, in addition to providing financial incentives and support for property owners.

Frequently Asked Questions Cont'd.

General FAQs

Here are some FAQs from program participants. Don't hesitate to reach out with additional questions or request a call to learn more about the program.

7. How soon will I be matched with a tenant?

Our housing specialists are committed to finding suitable renters as quickly as possible for all participants. If you are leasing 15 or more units, we will strive to get you to 100% occupancy within 30 days of listing as part of our program benefits package.

8. I've never rented to someone experiencing housing insecurity or homelessness. Could this create a problem for me or other tenants?

To qualify for LeaseUp, tenants must remain enrolled in a program that provides supportive services. Prior to move-in, tenants meet with supportive services to discuss their specific needs. Based on this meeting, tenants are connected to resources, such as job training, healthcare, mental health counseling or addiction treatment, and education.

9. Does my building have to be completed to start finding tenants with LeaseUp?

No! As long as we have a model unit to show, our team will start working with you to find interested tenants. We'll even begin the process of collecting applications.

10. What if I want to evict a tenant? Do you handle evictions?

The need for eviction has been rare with LeaseUp, but in the event that it's required, we are here to support. We can connect you to our dedicated Mediation Team or another support system as needed. While the LeaseUp team does not have the authority to initiate the process, we are committed to ensuring a positive experience for landlords and tenants.

Housing Subsidy Programs

Below are some of the rental subsidy programs that LeaseUp LA works with to guarantee your rental income. Contact your personal residential service coordinator or LeaseUp at LeaseUpLA.org for more information.

Program	Rental Assistance	Program Details	Landlord Incentive Programs	Funding Sources
<p>Emergency Housing Voucher</p> <p>Housing Choice Vouchers (HCV), aka Section 8</p> <p>Housing Authority of the City of Los Angeles—HACLA</p> <p>Los Angeles County Development Authority—LACDA</p>	<p>PAYMENTS Tenant pays 30% of income for rent; Housing Authority covers remaining rent.</p> <p>SUBSIDY is for length of tenancy.</p> <p>MONTHLY RENT is based on comparisons in surrounding market. Cannot go above set Voucher Payment Standards.</p>	<p>PAYMENTS Local Housing Authorities</p> <p>UNITS within the city of contracted Housing Authority, except for specific vouchers.</p> <p>MONTHLY PAYMENTS guaranteed from Housing Authorities.</p> <p>SERVES individuals, families, and Veterans.</p> <p>SUPPORTIVE SERVICES for tenants provided by local government and nonprofit agencies.</p>	<p>Homeless Incentive Program (HIP)—LACDA</p> <p>INCLUDES</p> <ul style="list-style-type: none"> • Holding fee • Application fees • Risk mitigation costs • Move-in and furniture assistance for tenant <p>CARES—HACLA</p> <p>INCLUDES</p> <ul style="list-style-type: none"> • \$2,500 signing bonus with 12 month contract • Security deposit 	<p>Department of Housing and Urban Development (HUD), Los Angeles County Measure H</p>
<p>Flexible Housing Subsidy Pool (FHSP)</p>	<p>PAYMENTS Tenant pays 30% of income for rent; FHSP covers rest.</p> <p>SUBSIDY is for length of tenancy.</p> <p>MONTHLY RENT is based on HUD voucher standards.</p>	<p>PAYMENTS Brilliant Corners</p> <p>UNITS must be located in Los Angeles County.</p> <p>SERVES individuals and families.</p> <p>SUPPORTIVE SERVICES provided by LA County Department of Health Services (DHS) and local nonprofit agencies.</p>	<p>Brilliant Corners</p> <p>INCLUDES</p> <ul style="list-style-type: none"> • Holding fee • Move-in and furniture assistance for tenant • Risk mitigation fees • Unit modification fees 	<p>Los Angeles County, Department of Health Services (DHS) and additional funders</p>

Program	Rental Assistance	Program Details	Landlord Incentive Programs	Funding Sources
<p>Rapid Rehousing (RRH)</p> <p>Recovery Rehousing</p> <p>Supportive Services for Veteran Families (SSVF)</p>	<p>PAYMENTS Tenant pays portion of rent in a “step down” program.</p> <p>SHORT TERM ASSISTANCE can range from 6–24 months or be connected to a permanent subsidy.</p> <p>MONTHLY RENT is based on HUD FMR and/or comparisons in surrounding market.</p>	<p>PAYMENTS AND SUPPORTIVE SERVICES operated by local government and nonprofit agencies.</p> <p>UNITS must be located in Los Angeles County.</p> <p>MONTHLY PAYMENTS guaranteed from agencies.</p> <p>SERVES individuals, families, and Veterans.</p>	<p>LeaseUp LA Incentives</p> <p>INCLUDE</p> <ul style="list-style-type: none"> • Application fees • Risk mitigation costs • Renters insurance for tenant • 24-hour support hotline 	<ul style="list-style-type: none"> • Los Angeles County • Measure H funding • Federal ESG funding • The Department of Veteran Affairs (Supportive Services for Veteran Families, SSVF)
<p>Prevention Program</p>	<p>INDIVIDUAL AND PROGRAM PLAN varies, up to 3 months of rental arrears and additional rental assistance may be available.</p> <p>LIMITED FUNDING and strict eligibility criteria.</p>	<p>PAYMENTS AND SUPPORTIVE SERVICES operated by local government and nonprofit agencies.</p> <p>UNITS must be located in Los Angeles County.</p> <p>SERVES individuals, families, and Veterans.</p>		<ul style="list-style-type: none"> • Los Angeles County, • Measure H Funding • Department of Housing and Urban Development (HUD) • Department of Veteran Affairs (Supportive Services for Veteran Families, SSVF)
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>PAYMENTS Tenant pays 30% of income for rent; agency covers remainder of rent.</p> <p>SUBSIDY is for length of tenancy.</p> <p>MONTHLY RENT is based HUD FMR or comparisons in surrounding market. Cannot go above set Payment Standards.</p>	<p>PAYMENTS AND SUPPORTIVE SERVICES operated by local government and nonprofit agencies.</p> <p>UNITS must be located in Los Angeles County.</p> <p>SERVES individuals, families, and youth.</p>		<p>Funded by HUD, and distributed by LA Homeless Services Authority</p>

Please contact your assigned residential service coordinator or LeaseUp Los Angeles at LeaseUpLA.org for more information.

Program	Rental Assistance	Program Details	Landlord Incentive Programs	Funding Sources
Streets 2 Subsidy	<p>PAYMENTS Subsidy can cover up to 40% of monthly rental.</p> <p>SUBSIDY is for 5 years.</p>	<p>PAYMENTS provided by TSA directly to the landlord via electronic or paper check depending on preference.</p> <p>UNITS must be located in Los Angeles County.</p> <p>SERVES all populations and individuals not connected to a permanent housing program.</p> <p>SUPPORTIVE SERVICES 1:30 caseload.</p>	<p>LeaseUp LA Incentives</p> <p>INCLUDE</p> <ul style="list-style-type: none"> • Holding fee • Application fees • Risk mitigation costs • Renters insurance for tenant • 24-hour support hotline 	<p>City ESG (Emergency Solutions Grant)</p>
Shallow Subsidy	<p>PAYMENTS Subsidy can cover up to 35% of a member's monthly rent.</p> <p>SUBSIDY lasts 5 years.</p>	<p>PAYMENTS TSA provides the payments directly to the landlord via electronic or paper check depending on preference.</p> <p>UNITS must be located in Los Angeles County.</p> <p>SERVES all populations. Referrals are from RRH RRP. If individual is older than 62 and in prevention, they can be referred to Shallow for ongoing rental assistance.</p>		<p>B3 MH (Measure H Funds)</p>
GR Housing Subsidy	<p>PAYMENTS Up to \$475 in addition to a \$100 per recipient deduction from tenant's General Relief grant is paid directly to the landlord.</p> <p>SUBSIDY is short-term; strict eligibility requirements apply.</p> <p>MONTHLY RENT is based on HUD FMR.</p>	<p>PAYMENTS DPSS will pay a rent subsidy up to \$475 directly to the landlord.</p> <p>UNITS must be located in Los Angeles County.</p> <p>SERVES individuals and couples without permanent housing.</p> <p>SUPPORTIVE SERVICES provided by LA County Department of Health Services (DHS).</p>		<p>LA County Department of Health Services (DHS)</p>

Please contact your assigned residential service coordinator or LeaseUp Los Angeles at LeaseUpLA.org for more information.

CONTACT

Website

LeaseUpLA.org

Email

LeaseUpLA@epath.org

Phone

323-428-4742

Social Platforms

Facebook: <https://www.facebook.com/path.LA/>

Instagram: <https://www.instagram.com/pathpartners/>

Twitter: <https://twitter.com/pathpartners>

LinkedIn: <https://www.linkedin.com/company/people-assisting-the-homeless-path->