

## Rental Managers Panel Questions

### **Nonpayment –**

- Why do residents not pay?
- How can nonpayment be avoided?
- How can residents be informed of assistance programs and that an early request for assistance is important?

### **Partnerships for Health –**

- How can property owners/managers partner with providers and family to prevent eviction when it is a result of health and/or mental health issues?
- How can property owners/managers work with health providers to place people in safe environments (i.e., drug and alcohol free) without violating the rights of the resident to live where s/he wants?
- How does hospitalization or a short stay in a treatment facility affect a tenant's ability to return to their apartment or room?

**Current Rental Market-**Rental costs and market pressures are leading to more regulations (i.e., rent controls and notice requirements).

- How can we provide affordable housing in a market where rents are rising quickly in response to demand?

### **Reasonable Accommodation-**

- What management and maintenance concerns are there with animals (particularly the rising designation of service/companion animals), marijuana and vaping (federal vs. state law), and other livability issues?

### **Occupancy-**

- Do we have regulations regarding the number of unrelated persons who may occupy a dwelling and do they need to be revisited? Is there a lack of a certain type of unit (i.e., 2 bed, 3 bed, accessible)?

**Decent Housing-**Property management is a business with qualified professionals working to maintain decent, marketable housing. Issues such as slum lords whose tenants end up needing additional assistance for health, heating, or other needs drain our resources.

- How do we keep affordable housing affordable and decent for the people actually living there?

### **Work Environment-**

- What would you want people who are not in the property management business to know about the work you do?

### **Criminal Background-**

- How does a tenant's past criminal history affect access to housing? How is a tenant to maintain eligibility for housing in the event of being absent from his or her apartment or room for a period of time due to sanctions?