

Greensboro Landlords Association

Meeting Minutes
March 9th, 2021

Opening:

The monthly meeting of the Greensboro Landlords Association was called to order at 6:15 on March 9th, 2021 on our Zoom Meeting lead by our President, Andrea Neese Pegram.

Attendance:

27 Members were recorded by 3rd Party Vendor, Jennifer Dille with TESS, LLC.

Announcements:

- **Thank you everyone for joining us for our 3rd Zoom meeting in 2021.** We are experts now!
- **Reminder:** If you are a **Call-In Participant Only** - **To Mute and Unmute your phone, you press “Star (*) then 6” on your phone – not your Mute button.**
- **FYI:** Guilford County has already set up a rental assistance program called “**Guilford Cares Rental/Utility Assistance**” program. Landlords can apply for their tenants BUT this is only for tenants outside of Greensboro. We will be learning about the City of Greensboro Rental Assistance program later in this meeting.
- **Next month, April 13th, we will have our very own Board Member, Chelsea Reynolds, teaching us about all the new technology that is out there to help us make our lives more simple.** I PROMISE you, it can make things more simple. We just need to stop being afraid of it. We will discuss items like accepting rental payments through an app, using online systems to create electronic leases and online apps like Google Drive and Dropbox so we can take out documents digitally with us when we leave the house/office.
- **Our Coffee Chat is next Tuesday, March 16th.** It is from 4:15 – 5:00 PM. Please be on the lookout for the email from Jennifer with the Zoom details. These are smaller meetings that allow for more chat time on various topics.
- **Do we have any sponsors that would like to introduce themselves?** (Que Steve for Deal Makers Sessions).
- **Finally do any members** that have any questions, comments or announcements?

Now, I will turn the meeting over to our City of Greensboro Neighborhood Development Department team to give us a sneak-peak at the new Rental Assistance Program about to go live.

Liz and Caitlin - You guys are up!

(Here is a link to the fully recorded meeting, https://youtu.be/akGP_mr2X8g)

Emergency Rental Assistance Program (ERAP)



Tuesday, March 9, 2021

City of Greensboro
Neighborhood Development Department

ERAP Update

Solidified Partner Agencies through RFQ Process

- Salvation Army of Greensboro
- Greensboro Urban Ministry
- Greensboro Housing Coalition
- Housing Consultants Group

Greensboro Housing Coalition will be the primary contact and processor of Landlord applications.

ERAP Eligibility



Who is eligible for assistance?

- Rental household in Greensboro city limits; and
- One or more individuals within the rental household has qualified for unemployment benefits or experienced a reduction in household income, incurred significant costs, or experienced other financial hardship due, directly or indirectly, to the COVID-19 pandemic; and
- One or more individuals within the rental household can demonstrate a risk of experiencing homelessness or housing instability; and
- Household income is at or below 80% of the Area Median Income (AMI) based on household size.

Prioritization

Priority Given to Households who:

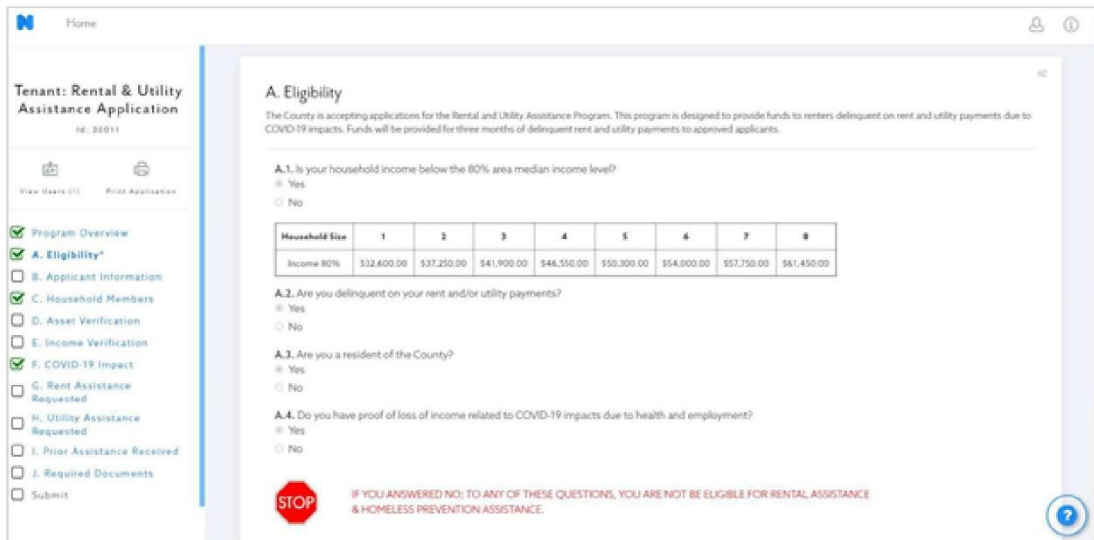
1. Have income at or below 50% AMI
2. Include a person who has been unemployed due to COVID-19 for at least 90 days prior to applying for assistance

Neighborly Software Update

- One Stop Shop for ERAP
- Functionality – does not require an app to use online portal
- Upload documents using camera on phone



Neighborly Software



Tenant: Rental & Utility Assistance Application
ID: 38011

View Users (1) Print Application

- Program Overview
- A. Eligibility***
- B. Applicant Information
- C. Household Members
- D. Asset Verification
- E. Income Verification
- F. COVID-19 Impact
- G. Rent Assistance Requested
- H. Utility Assistance Requested
- I. Prior Assistance Received
- J. Required Documents
- Submit

A. Eligibility
The County is accepting applications for the Rental and Utility Assistance Program. This program is designed to provide funds to renters delinquent on rent and utility payments due to COVID-19 impacts. Funds will be provided for three months of delinquent rent and utility payments to approved applicants.

A.1. Is your household income below the 80% area median income level?
 Yes
 No

Household Size	1	2	3	4	5	6	7	8
Income 80%	\$32,600.00	\$37,250.00	\$41,900.00	\$46,550.00	\$50,300.00	\$54,000.00	\$57,750.00	\$61,450.00

A.2. Are you delinquent on your rent and/or utility payments?
 Yes
 No

A.3. Are you a resident of the County?
 Yes
 No

A.4. Do you have proof of loss of income related to COVID-19 impacts due to health and employment?
 Yes
 No

STOP IF YOU ANSWERED NO TO ANY OF THESE QUESTIONS, YOU ARE NOT BE ELIGIBLE FOR RENTAL ASSISTANCE & HOMELESS PREVENTION ASSISTANCE.

Tenants will need:

1. Proof of City of Greensboro residency (e.g. driver's license, document showing address)
2. Copy of lease or rental agreement
3. Past due utility bills
4. Household income verification (e.g. paystubs, letter of termination from employment)

Landlord Information

1. Apply and sign up to participate through the online portal (Neighborly Software)
2. Waive all late fees and interest during the approved assistance period
3. Allow for interest/penalty-free payment plan for any rent due in excess of \$1,000
4. Refrain from initiating eviction process or rescind any prior eviction process for that month
5. Provide EIN/SSN/W-9

Closing:

Thank you for a great meeting Liz and CaitlinSandy! If you would like a copy of the PowerPoint presentation, please email Jenn at info@greensborolandlord.com .

- Reminder – Coffee Chat next week Tuesday the 16^h.
- Next month we are will have Chelsea Reynolds to teach us all about the new Technology out there that will make our lives easier.
- Reminder: If you have tenants needing rental assistance outside of Greensboro city limits, Guilford County has “Guilford Cares Rental and Utility Assistance” program open now.
- Stay safe and see you next week or next month!

Minutes submitted by: Jennifer Dille with TESS, LLC