

# Olmsted County Master Leasing Program

Minnesota Housing Annual Meeting

Feb 1, 2022





# Housing Continuum



Supportive Housing

Rental assistance and Case Management



Rental Assistance/Public Housing

Rental Assistance



Master Leasing

Transitional  
Limited ability to enter a lease



Risk Mitigation

Transition  
Ability to enter a lease



Market Rate Renter

No services or rental assistance needed



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# What is Master Leasing?

Agency signs a lease with a private landlord

- Agency then subleases the unit to the tenant

Agency responsibilities

- Overall unit maintenance
- Monthly rent is paid to the landlord

Tenant pays monthly rent to agency

- Our program caps rent at 30% of income

Minimizes landlord risk

- Tool to overcome barriers to rental housing

# Why we did it in Olmsted County?

Social Workers were referring clients with housing needs to our Housing Dept.

- Housing was the most significant barrier for many of our clients

Housing Dept. and Human Service teams started meeting

- Who are we providing services to?
- Where do we have service gaps?
- How can we enhance the services we are providing?
- How can we leverage local resources to provide the housing and case management necessary for people to thrive?

# Master Lease clients

## Require temporary assistance

- People in transition
- Receive income or prospect of future income

## High barriers to renting

- Poor or no rental/credit history
- Criminal history
- Past Eviction

## Actively involved in case management

- Housing is a significant barrier to meeting their personal goals

# Olmsted County Master Leasing Program

Established in 2019

- Partnership between HRA (Housing Dept.) and Child and Family Services, Community Corrections, Adult and Family Services

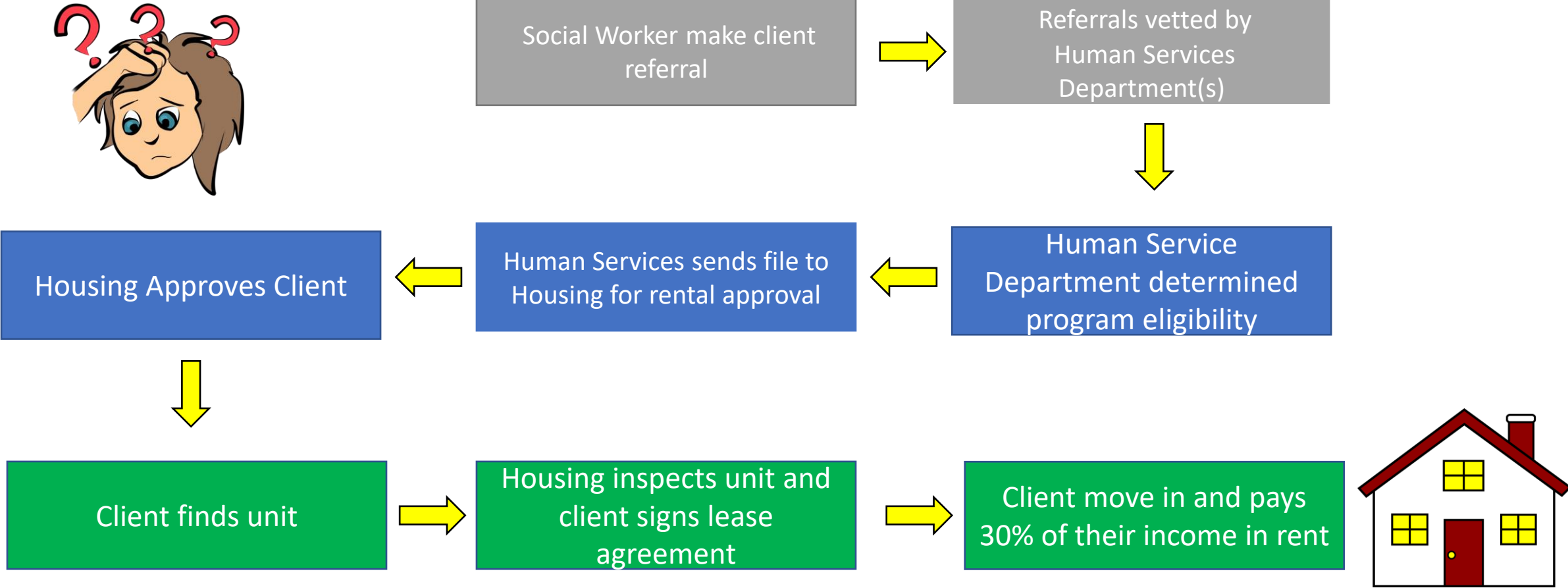
Each Department has an MOU with Housing

- Each participating department is given a set amount of slots
- Human Service partner creates criteria for their slots
- Tenant is referred to Housing Department

2022 Master Leasing Budget is for 40 slots (or approximately \$300,000)

- Paid for by the local HRA levy

# Master Lease Program Flow Chart







# Success Stories



# Lessons Learned

- Keep your expectations reasonable
  - Every instance will not be a success
- Limit liability
  - Remember that you are responsible for the tenant's actions



# Starting a master leasing program

1

Connect human service and housing agencies

2

Look for the low hanging fruit

- Where is the easiest place to start collaborating

3

Divide and Conquer (while collaborating)

- Housing agencies understand rental assistance
- Human Service agencies understand the client needs

4

Find a pool of funds to pilot a local project

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