

RentWell™

A PROGRAM OF TRANSITION PROJECTS
KNOWLEDGE • RESPONSIBILITY • STABILITY

*A Tenant Education
Program*

TOPICS

- Introduction to Rent Well
- Benefits to taking Rent Well
- How to register for the course
- Agency Partnerships



THANK YOU SO MUCH! THE
TIMING IS PERFECT TOO.
I MOVE IN THIS SATURDAY AND
WILL PRESENT MY CERTIFICATE
TO MY PROPERTY MANAGER.

2023 GRADUATE

What is Rent Well?

Rent Well is a tenant education program that began in 2009 in response to the housing crisis and recession.

The curriculum was collectively developed and reviewed by a committee of housing advocates, case managers, tenants, housing providers, property managers, and government agencies in the Portland Metro area.



community
alliance of
tenants



MULTIFAMILY NW
The Association Promoting Quality Rental Housing



Oregon
Law Center



**FAIR
HOUSING
COUNCIL
OF OREGON**

Course Overview

Section 1

Introduction to Rent Well

Section 2

Understanding the Landlord-Tenant Relationship

Section 3

Fair Housing and Discrimination

Section 4

The Screening Process

Section 5

Reviewing Reports

Section 6

Creating Your Housing Portfolio

Section 7

Exploring Your Money

Section 8

Knowing Your Housing Options

Section 9

Starting Your Housing Search

Section 10

Signing Agreements and Moving In

Section 11

Enjoying Your Home

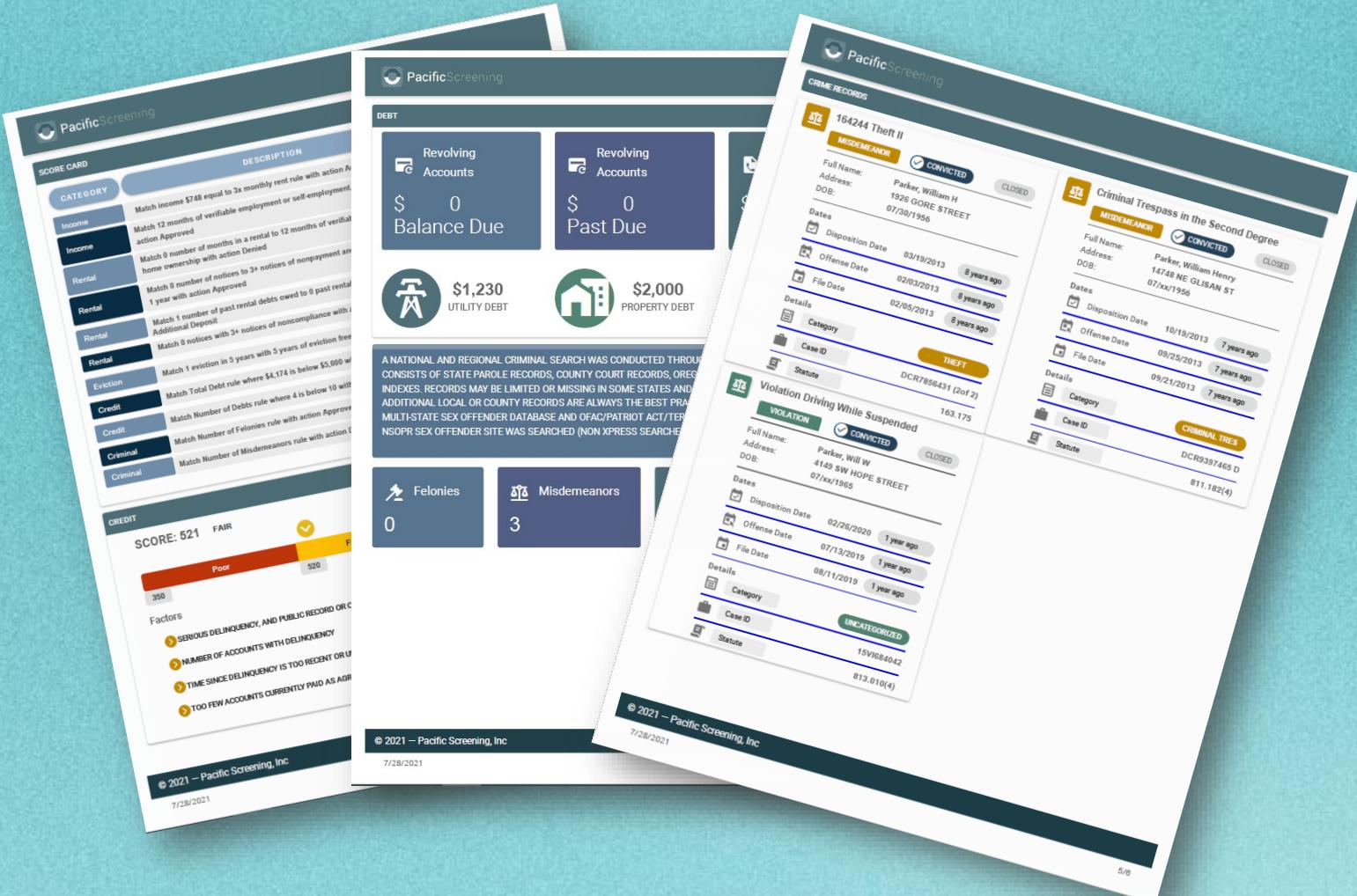
Section 12

When it is Time to Move Out

Reviewing Screens

Rent Well partnered with a local screening company to provide students with copies of their *tenant education sample screens*.

This helps them work to overcome housing barriers ahead of potential denials.



Housing Portfolios



Landlord Incentive Fund

A Rent Well graduation certificate can be paired with the Rent Guarantee Program (RGP) on a statewide level. The RGP is a pool of general funds overseen by Oregon Housing and Community Services used to incentivize landlords to rent to eligible Rent Well graduates.



Landlord Incentive Fund

Once the guarantee is registered at the time of move-in if the graduate vacates the rental unit within the first year of tenancy, the landlord can recoup up to \$5000 for debts beyond the security deposit.

The fund can cover:

- Damages *beyond* normal wear and tear
- Damages due to pets/assistance animals
- Disposal fees
- Court fees
- Unpaid rent or utilities
- Lease break fees



Program Stats

- 4,300+ individuals have been awarded a certificate
- **Only 13 have needed to use the guarantee**

Program Expectations

- 
- Refer students to free or low-cost legal services and tax professionals.
 - Give information about where to look for rent assistance or other services.
 - Help students understand their basic rights and responsibilities as a tenant.
 - Give them tools to help them make good housing choices.
 - Give them tools that may help them access housing, even if they have screening barriers.
 - Teach students how to best present themselves to a possible landlord.

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- Give advice around legal issues, taxes, financial planning, etc.
 - Automatically give students access to rent assistance, housing, or other services.
 - Teach them everything they need to know about landlord-tenant law.
 - Pay deposits or rent for a new or existing rental unit.
 - “Undo” or erase any past choices that have negatively impacted their housing.
 - Guarantee that they will be accepted into housing.

Registering for the Course

The 15-hour tenant education course is now available state-wide to low-income Oregon residents and can be taken:



- **Requirements:** Individuals must be Oregon residents, at or below 60% AMI, and have identified 1+ barrier(s) to housing
- **Cost:** Free
- **Registration:** Must complete an online assessment at
<https://rentwell.org/tenants/ecourse/>
New students are currently added on Thursdays.
- **Timeframe:** Complete the 12 sections and create a housing portfolio in 90 days.



In-Person or on Zoom

- Class availability and cost is dependent on the partnered agencies and their grants.
- Website is updated as we are notified of classes available to the public:
<https://rentwell.org/tenants/classes/>
- Timeframe: Between 3-12 weeks



Educator Tracks

We also offer two online eCourse tracks for housing professionals:



- **Trained Professional**
(for professional development only)
- **Certified Instructors**
(to teach Rent Well to others)

Educator Tracks

Trained Professional

- Designed for increasing knowledge and toolkit.
- Specifically for Case Managers and Advocates.
- CAP affiliation is not necessary.
- Would receive access to the eCourse materials and worksheets during the training.

\$200/Trained Professional

Certified Instructor

- Designed for those wishing to teach the full course at their agency.
- Become certified to teach courses, pull background reports for students, and give out graduation certificates.
- CAP affiliation required.
- Would receive instructor manual, ongoing access to materials, and instructor support.

\$400/Certified Instructor

Agency Partnerships

Some benefits to taking Rent Well training:

- Empower participants with knowledge about their rights.
- Help clients take an active role in their housing search.
- Access to the curriculum and extra resources.
- Be awarded a certificate as a trained professional or certified instructor.

Questions?

Contact Us:

Caitlyn Kennedy Young and Renee Baker

support@rentwell.org
rentwell.org

A colorful illustration of a protest march. A group of diverse people of various ages and ethnicities are marching down a road, holding up large, blank white protest signs. They are walking away from the viewer towards a city skyline. The city features several modern buildings of different heights. In the foreground, there are green hills and trees. The sky is light blue with a few white clouds.

Helping Folks Get the Keys &
Keep the Keys