



RentWell™

A PROGRAM OF TRANSITION PROJECTS
KNOWLEDGE • RESPONSIBILITY • STABILITY

*A Tenant Education
Program*

We will Cover

- What Rent Well is and its history
- Topics covered in the curriculum
- Landlord incentives paired with the course
- The benefits of the course and how to access classes
- How to bring Rent Well to your agency

What is Rent Well?

The course was created in 2009 in response to the housing crisis and recession. It was collectively overseen by a committee of housing advocates, case managers, non-profits, tenants, housing providers, property managers, and governmental orgs from around the Portland Metro area.



What is Rent Well?

The curriculum was written by a professional curriculum developer and reviewed by:



How Rent Well is Taught

It is a 15-hour tenant education course operating currently in Oregon and Washington, which is taught in 3 different ways:



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 Reports

We partner with a local screening company, Pacific Screening, to provide students with copies of their background reports so they can work to overcome housing barriers prior to any potential denials.



Creating A Personalized Housing Portfolio



What Students Can Expect from the Course



- 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.



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

The Rent Guarantee Program

In 2017 the Rent Well curriculum was 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.



The Rent Guarantee Program

Once the guarantee is registered by the landlord at the time of move-in, then if the graduate vacates a rental unit within the first year of tenancy, the landlord can recoup up to **\$5000** for unpaid rent, damages to the unit, or legal fees beyond the amount of the security deposit.



Rent Guarantee Program Stats

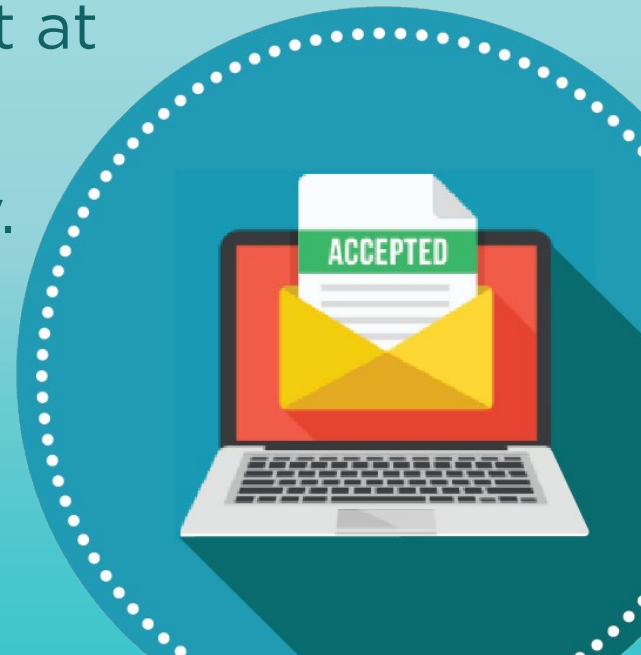


- 5,300+ people have started the tenant education course
- 2,750+ individuals have been issued a certificate
- **10 individuals have needed a payout**

How To Access Classes

For the eCourse –

- **Requirements:** Individuals must be Oregon residents, low-income, 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 every Thursday.
- **Timeframe:** Complete the 12 sections and create a housing portfolio in 90 days.



How To Access Classes

For In-Person & on Zoom Classes –

- Classes are dependent on other agencies and their grants.
- Website is updated often with public classes.

<https://rentwell.org/tenants/classes/>



Why Partner with Rent Well

- To empower participants with knowledge about their rights.
- Help clients feel more confident in their housing search.
- Stretch rental assistance dollars even further.
- To have another housing resource in your toolkit.
- When agencies partner with Rent Well, their staff members can choose to attend the Tenant Educator eAcademy.



Becoming a Community Agency Partner and the Tenant Educator eAcademy

- To become a Community Agency Partner (CAP) of Rent Well, agencies must apply, and, if approved, sign an agreement and pay a one-time fee of \$200.
- The approval process is very quick and can be completed online at www.rentwell.org/caps
- The Academy takes 17-20hrs to complete.
- There are two tracks to the eAcademy.



Educator Tracks

We offer two tracks for Tenant Educator eAcademy for:

- **Trained Professionals**
(aka the Case Manager Track)
- **Certified Instructors**
(Those wanting to teach at their agency)



About the 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

Questions?

Contact Us:

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rentwell.org

An illustration of a diverse group of people of various ages and ethnicities standing in a line on a paved path in a park. They are holding a long white banner that reads "Helping Folks Get the Keys & Keep the Keys". Several people are also holding up white rectangular signs. The background features rolling green hills, stylized trees, and a city skyline with various buildings under a light blue sky with fluffy white clouds.

Helping Folks Get the Keys &
Keep the Keys