



LANDLORD OPPORTUNITIES: *Renting to Newcomers*

WHAT IS THE NEED?

The United States is facing a housing crisis. According to recent studies, the market is short 7.4 million affordable housing units. The most affected renters come from vulnerable populations, despite ample financial assistance. This is due to high rental prices but also less access to property management companies and landlords due to language, transportation and other factors.

WHO DO WE SERVE?

Refugees, Afghan evacuees and asylum seekers -- these individuals all have one major in common: they are driven from their home country and unable to return due to fear of persecution because of their race, religion, nationality, political opinion or membership in a social group.

HOW ARE REFUGEES RESETTLED?

Newcomers are assigned to a local resettlement office, which provides them with core services and assists families starting their new lives in the United States. A list of resettlement offices may be found [here](#) in the USRAP Affiliate Directory.

INTERESTED IN RENTING TO A NEWCOMER?

Connect with your local contact for housing to get started!

BACKGROUND AND CREDIT CHECKS

These newcomers are some of the most vetted people in the United States. They go through extensive interviewing and fingerprinting by various stakeholders, including USCIS and UNHCR, prior to arriving in the United States.

Due to their newness in the country, they do not have a U.S. credit history, but promissory notes can be issued by local offices.

SERVICES AND NEEDS

Newcomers receive case management, employment and financial assistance through the local resettlement office. All clients have access to these services for a minimum of 30 days and up to 5 years. One of the core services provided to newcomers is securing safe and sanitary housing upon arrival.

Local resettlement sites provide newcomers with:

- Lease overview - provide clear explanation in client's native language of the terms and expectation of the lease
- Coaching on communication with landlord - how to make maintenance requests, pay rent, give notice, etc.
- Housing setup - provide furniture and other household items
- Housing orientation on home safety, emergency procedures, house & property upkeep
- Assist families to set up any utilities in their name and orientation on how to pay those bills
- Ongoing staff interaction with landlord if any issues or miscommunications arise

RENTING TO NEWCOMERS

- Refugees receive their social security cards soon after arrival, along with photo identification. All have access to government identification in the form of an I94, issued by the US Customs & Border Protection and US Citizen & Immigration Services.
- Although newcomers don't have credit history in the United States, local resettlement offices provide Promissory notes detailing the financial assistance provided.
- Newcomers are typically seeking stability, and are often long-term tenants.
- Local resettlement staff are present to walk families through the rental process, provide interpretation, and act as support to landlord and their new tenants.
- Newcomers are eligible for a myriad of programming, including employment programs, community building programs, and extended services.

FINANCIAL ASSISTANCE

All clients who are served through resettlement programs (Reception and Placement and the Afghan Placement and Assistance programs) receive resettlement grants of \$1,025 per person, additional direct assistance funds and Emergency Rental Assistance. Local staff may provide you with a detailed summary of the financial assistance available to a potential tenant.

References:

- ["America is short more than 5 million homes, and builders can't make up the difference,"](#) CNBC 9/15/2021.
- ["The State of the Nation's Housing 2021,"](#) Joint Center for Housing Studies of Harvard University 2021.
- [Housing Shortage Tracker \(Pre-pandemic 2019\),](#) National Association of Realtors.

