

Email to Landlords/property managers.

Thank you for participating in the 2025 Spring Speed Leasing Event!

Overview

The Bay Area Apartment Association (BAAA) and the Tampa Hillsborough Homeless Initiative (THHI) have organized the 2025 Spring Speed Leasing event to make homelessness rare, brief and non-recurring in our community by funding housing costs and supportive services.

The goal of the Speed Leasing event is to match households assisted by THHI and its nonprofit partners with housing providers in Hillsborough County who want to market their vacancies.

Hillsborough County shelters and Rapid Rehousing projects helped identify eligible households for move-in and rental assistance.

What to Expect

You are invited to showcase your vacant unit(s) through photos, videos, and floorplans. Prospective residents and/or their case managers will have the opportunity to interact directly with you for a home they are interested in; Property Packets will be provided (see below). Rental applications should be available once a match is made between a landlord and a potential resident.

After the Event

Prospective residents and/or their case managers will reach out to you for additional information, a tour, and/or to begin the application process. This outreach should occur within a few weeks of the event and be scheduled at the Speed Leasing event, if possible. If someone decides to apply, it is expected that the property will use its normal application process. If the prospective resident clears screening, the property will be required to complete a Request for Tenancy Approval (RFTA) or similar form and submit it to the organization working with the prospective resident. That organization will work with the property management team to arrange for a unit inspection. If the unit passes inspection, the property will need to submit a W-9 to the organization. If the rental assistance is paid to a management company, a copy of the management agreement between the property owner (as listed on the Hillsborough County Property Appraiser's website) and the management company will be required.

Lease Period and Conditions

All leases for households participating in this Speed Leasing Event must be for a one-year term. Leases will be between properties and the individual households that are assisted. Properties are required to use the same lease they use with residents who do not receive assistance. Rent paid for individual units that are leased must meet the rent reasonableness standard and/or Fair Market Rent (FMR). For the rent reasonable standard, all rents must be reasonable to comparable units in a 2–5-mile radius, as determined by using [FloridaHousingSearch.org](https://www.floridahousingsearch.org) | [Florida Apartments](https://www.floridaproperties.com) | [Florida Rental Homes](https://www.floridarentalhomes.com).



Inspections

All units will be inspected, either virtually or in person, and will need to pass a Home Quality Standards (HQS) inspection. Inspections may be carried out by the staff of the charitable organization, or a third-party provider. The charitable organization working with the prospective resident will be able to inform the property which standard they use, who will conduct the inspection, and a timeframe in which the inspection will take place.

The property owner can expect payment of the following if a resident chooses your unit:

1. Security Deposit (up to 2 times the rent if there is a credit issue),
2. Last month, if needed (due to client application issue),
3. Prorated 1st month's rent, if applicable
4. Application and Admin fees,
5. Utility Deposit and/or Arrears.

THHI has also created the **Community-wide, Affordable, Supportive Housing (C.A.S.H.)** Program, which among other things, provides all landlords who continue to work with THHI and its partners, access to Risk Mitigation funds. These funds can be used to address the following issues:

- Costs to repair excessive damages to a unit which exceed the security deposit collected,
- Costs of extra cleaning or maintenance of a program participant's unit or appliances,
- Paying legal fees associated with the eviction process.
- Funds are capped at \$2,000 per unit (case by case basis)

Property Packet must include:

1. Landlord/property manager contact information, (email and phone number),
2. Property address and website, if applicable,
3. Available units with rents, floor plans with unit type and utility costs for each floor plan,
4. Eligibility (Resident Selection) requirements.
5. Background screening requirements and Application, and Tenant Selection Plan if applicable,
6. Other relevant property information, e.g. a List of all Fees/costs in the Lease, such as Utilities, washer/dryer, etc.

Lease Packet must include:

1. W-9
2. Property management agreement, if applicable,
3. ACH form,
4. Lease – signed with all addendums/attachments,
5. Documentation of ALL costs for Admin, Application Fees – a flyer, welcome letter, email from landlord, website printout, lease.

Note: The Landlord/property manager is responsible for ensuring households meet income requirements.

You can direct any questions about this program to THHI's Taryn De Coteau via email at

DECOTEAUT@thhi.org.

