

ENDING HOMELESSNESS IN WESTERN WISCONSIN

LANDLORDS ARE THE KEY!



WHO WE ARE:

Corin Tubridy

- Homeless Intervention Programs Manager
- With West CAP since 2013
- Worked as a case manager for formerly homeless households for 8 years

Shelbie Mittlestadt

- Housing Coordinator
- With West CAP since 2006
- Licensed realtor
- Processed tenancy applications for West CAP

WHAT WE DO

West CAP provides services to low-income households to alleviate the struggles of poverty.

- *Affordable Housing*
- *Energy Assistance for Pepin and St. Croix Counties*
- *Food Access and Resources*
- *Homeless Intervention Programs*
- *Literacy and Skills Enhancement*
- *Weatherization*

Barron
Chippewa
Dunn
Pepin
Pierce
Polk
St. Croix



YOUR BIG CONCERNS

On time rent payments

Get along with the neighbors (at least don't tick them off)

Take care of my place

What is West CAP going to do if these things don't happen?

HOMELESS INTERVENTION PROGRAMS



TENANT- BASED RENTAL ASSISTANCE (TBRA)

Who are the participants?

- They are homeless or at risk of being homeless
- The household income must be at or below 50% of the County Median Income
- They have low to moderate barriers to obtaining and maintaining housing on their own

Who pays the rent and utilities?

- West CAP pays the full security deposit and a rent subsidy to landlord
- Tenant pays a portion of rent (based on their income) to landlord
- West CAP pays a utility assistance payment if household has no income

What kind of help do the participants get?

- Minimal case management provided by a partner agency (Our Neighbor's Place, Family Resource Center, Department of Human Services, etc.)
- Up to 24 months of assistance

RAPID RE- HOUSING (RRH)

Who are the participants?

- They are homeless
- They have moderate barriers to obtaining & maintaining housing on their own

Who pays the rent and utilities?

- West CAP pays the full security deposit and a rent subsidy to landlord
- Tenant pays a portion of rent (based on their income) to landlord
- West CAP pays a utility assistance payment if household has no income

What kind of help do the participants get?

- Monthly in-home case management (minimum)
- Independent living skills coaching
- Budgeting & financial planning
- Connection to community resources
- Assistance securing household income – employment, disability benefits, public assistance
- Up to 24 months of assistance

PERMANENT SUPPORTIVE HOUSING (PSH)

Who are the participants?

- They are chronically homeless (over a year + have a disability)
- They have significant barriers to obtaining & maintaining housing on their own

Who pays the rent and utilities?

- West CAP pays the full security deposit and full rent to landlord
- West CAP pays all utilities
- West CAP pays costs for damages and cleaning if tenancy ends while participant is still in the program
- Tenant pays a portion of rent (based on their income) to West CAP

What kind of help do the participants get?

- Weekly in-home case management (minimum)
- Independent living skills coaching
- Budgeting & financial planning
- Connection to community resources
- Assistance securing household income – employment, disability benefits, public assistance
- Assistance is not time-limited

HELPING PEOPLE ACHIEVE HOUSING STABILITY

- Assistance finding a rental unit & negotiating lease terms
- Rent assistance based on the household's income (full rent payment for PSH)
- Utility assistance if the household has no income (full utility payment for PSH)
- Assistance getting public benefits (Food Share, Badger Care, Child Care Assistance, etc.)
- Assistance getting and keeping a job &/or disability benefits
- Budgeting/financial planning
- Assistance working through neighbor issues
- Landlord-Tenant mediation
- Independent living skill coaching (housekeeping, parenting, organization, meal planning, etc.)

EXPECTATIONS OF LANDLORDS

- Complete necessary paperwork in a timely fashion – W9, lease/sublease and renewals, Request for Tenancy Approval
- Screen TBRA and Rapid Re-Housing tenants
- Maintain unit in a safe and habitable condition (Housing Quality Standard checklist is available upon request)
- Communicate issues and concerns with us right away so they can be addressed
- Exercise your legal rights as a landlord
- Be knowledgeable of relevant housing law (or be willing to learn from us!)
- Return security deposit to the tenant within 21 days of tenancy end (West CAP for PSH)

SO WHAT DO YOU GET OUT OF IT?

- Submission of a complete application, including criminal/credit check
- Full security deposit paid
- Control over who goes into your unit
- Reduced (or eliminated) advertising costs because we can find you tenants
- Problem prevention through regular home visits
- Tenants are connected to needed services (sometimes tenants we aren't working with!)
- Access to our Housing Coordinator to answer questions and help mediate problems
- Assistance ending the tenancy when things aren't working out

HOUSED PEOPLE ARE NOT HOMELESS

157 households served in 2018

**80% remained stably housed at
program end**

**86% of those served since 2016
have not become homeless again**

SUCCESSSES

- A family of 6 living in their car was housed through RRH. “Tom” got a job that paid enough for them to pay their full rent. Ended the program after 1 year.
- “Bryan” was living between his truck and a shelter for several years. He has a traumatic brain injury and a history of alcoholism. Once he got housed through PSH he has had periods of sobriety, attends counseling, and is able to take care of his medical needs.
- “Alice” had tried to leave an abusive husband several times, but went back to him when she couldn’t find housing she could afford. She just signed a lease through RRH and has a job that pays enough that she will pay the full rent soon. She is feeling confident that she can live on her own.

HELP US END HOMELESSNESS!

IF YOU ARE INTERESTED IN RENTING TO OUR PARTICIPANTS:

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IF YOU WANT TO DONATE TIME, MONEY, OR HOUSEHOLD SUPPLIES:

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