

# Housing Programs for Property Owners

The Way Home is the collaborative model to prevent and end homelessness in Houston and Pasadena, and Harris, Fort Bend, and Montgomery Counties.

- The Way Home has several housing programs for multiple groups of people including: Veterans, individuals, families, and youth/young adults.
- The Way Home's programs combine rental assistance (short and long-term) with case management to end homelessness and create safer, stronger communities.

# Successes To-Date

- More than 14,500 individuals and families have been housed since 2012
- **~90% success rate for residents participating in The Way Home's housing programs**
- The Way Home announced the effective end of Veteran homelessness in 2015

# Advantages of partnering with The Way Home

- Free listing service via Social Serve (it's the tool of choice for clients and navigators)
- Continuing education opportunities
- Residents that come with an advocate and wrap around services tailored to support housing preservation (CM and tenant education)
- LEAP: liaison, added benefits, etc.

# Current relationships with property managers

- More than 1,100 units being rented to The Way Home residents among hundreds of properties in Harris, Fort Bend, and Montgomery Counties
- “[The Way Home] has been a success for us. We have lowered vacancy rates, reduced turnover, and reduced marketing costs.” Jeannie Werthman, Villa Serena Communities

# Housing Programs

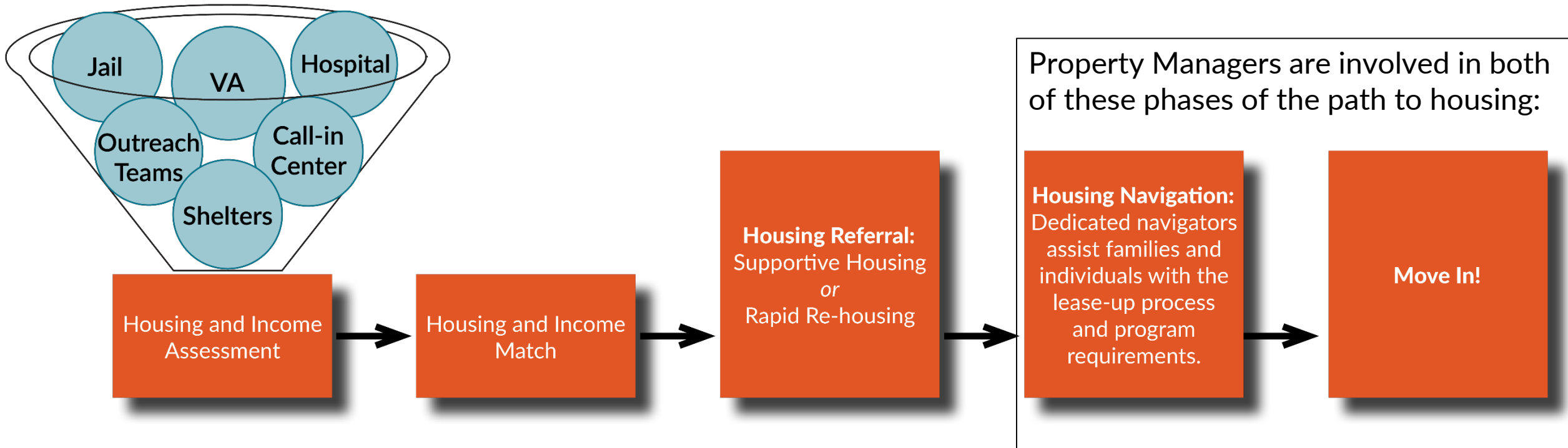
- The Way Home offers two types of Permanent Housing:
  - Rapid Re-housing (RRH)
  - Permanent Supportive Housing (PSH)
- These two types of Permanent Housing use multiple types of funding and program designs to provide rental assistance.

# Housing Programs (cont.)

- The Way Home Rapid Re-housing (RRH)
- Supportive Services for Veteran Families (SSVF)
- The Way Home PSH (Voucher)
- The Way Home PSH (Continuum of Care)
- The Way Home PSH (HOME)
- The Way Home PSH (HUD-VASH)



# The path to Permanent Housing



# The Way Home Rapid Re-housing

- This program serves **families, singles, and young adult households** that are experiencing homelessness and who demonstrate the ability to **become self-sufficient in a short amount of time.**
- The Rapid Re-housing program provides housing stabilization case management and rental assistance based on client need.
- Participating Organizations: Avenue 360, The Beacon, Covenant House, Harris County Social Services, Humble Area Assistance Ministries, Memorial Assistance Ministries, Montrose Center, Northwest Assistance Ministries, Salvation Army, SEARCH Homeless Services

# The Way Home Rapid Re-housing

Steps/Actions	Responsible Group(s)
1. Application for tenancy	Resident/TWH RRH Staff/Property Management
2. Send leasing packet to Housing Authority	Property Management/TWH RRH Staff
3. Verification of Rent Reasonableness	Housing Authority
4. Inspection	Housing Authority
5. Complete the lease	Resident/TWH RRH Staff/Property Management
6. Execute Housing Assistance Payment Contract	Property Management/Housing Authority
7. Issue Payment	Housing Authority

- Resident can move in any time after the lease is signed.
- Payments should be received by the property within 30 days.

# The Way Home Supportive Services for Veteran Families (SSVF)

- This Veteran-specific RRH-style program serves **Veterans and Veteran families** experiencing homelessness who demonstrate the ability to **become self-sufficient in a short amount of time**.
- The Rapid Re-housing program provides housing stabilization case management and rental assistance based on client need for no more than five (5) months.
- Participating Organizations: Baker Ripley, Career and Recovery Resources, Salvation Army, USVets.

# The Way Home SSVF

Steps/Actions	Responsible Group(s)
1. Application for tenancy	Resident/TWH SSVF Staff/Property Management
2. Inspection	TWH SSVF Staff
3. Complete the Lease	Resident/TWH SSVF Staff/Property Management
4. Submit Invoice to SSVF Program	Property Management
5. Issue Payment	TWH SSVF Staff

- Resident can move in any time after the lease is signed.
- Payments should be received by the property within 30 days.

# The Way Home PSH - Voucher

- This program serves **individuals and families** who are experiencing long-term homelessness; the individual or a family member also has a disabling condition and significant barriers to housing.
- Rental assistance is provided by a Housing Authority Voucher.
- The program provides case management services and **rental assistance for a long-term – potentially permanently.**
- Participating Organizations: Avenue 360, Harmony House, Harris County Social Services, and SEARCH Homeless Services.

# The Way Home PSH - Voucher

Steps/Actions	Responsible Group(s)
1. Application for tenancy	Resident/TWH PSH Staff/Property Management
2. Housing Authority Application	Property Management/TWH PSH Staff
3. Voucher Briefing	Housing Authority
4. Request for tenancy	Property Management/Housing Authority
5. Rent reasonableness verification	Property Management/Housing Authority
6. Inspection	Housing Authority
7. Complete Lease	Resident/TWH PSH Staff/Property Management
8. Housing Assistance Payment Contract	Property Management/Housing Authority
9. Issue Payment	Housing Authority

- Resident can move in any time after the lease is signed.
- Payments should be received by the property within 45 days.

# The Way Home PSH – Continuum of Care

- This program serves **individuals and families** who are experiencing long-term homelessness; the individual or a family member also has a disabling condition and significant barriers to housing.
- Rental assistance is provided by Continuum of Care funding.
- The program provides case management services and **rental assistance for a long-term – potentially permanently.**
- Participating Organizations: AIDS Foundation Houston, Avenue 360, Catholic Charities, Change Happens, Harmony House, Harris County Social Services, Northwest Assistance Ministries, Salvation Army, SEARCH Homeless Services, Star of Hope Mission, Temenos CDC, USVets, and YWCA Houston.



# The Way Home PSH – Continuum of Care

Steps/Actions	Responsible Group(s)
1. Application for tenancy	Resident/TWH PSH Staff/Property Management
2. Inspection	TWH PSH Staff
3. Complete the Lease	Resident/TWH PSH Staff/Property Management
4. Submit Invoice to PSH Program	Property Management
5. Issue Payment	TWH PSH Staff

- Resident can move in any time after the lease is signed.
- Payments should be received by the property within 30 days.

# The Way Home PSH – HOME

- This program serves **individuals and families** who are experiencing long-term homelessness; the individual or a family member also has a disabling condition and significant barriers to housing.
- Rental assistance is provided by HOME funding.
- The program provides case management services and **rental assistance for a long-term – potentially permanently.**
- Participating Organizations: AIDS Foundation Houston, Avenue 360, Catholic Charities, Change Happens, Harmony House, Harris County Social Services, Northwest Assistance Ministries, Salvation Army, SEARCH Homeless Services, Star of Hope Mission, Temenos CDC, The Harris Center, and USVets.

# The Way Home PSH - HOME

Steps/Actions	Responsible Group(s)
1. Application for tenancy	Resident/TWH PSH Staff/Property Management
2. Submit RFTA Packet	Property Management/TWH PSH Staff
3. Rent reasonableness verification	Property Management/Housing Authority
4. Inspection	Housing Authority
5. Complete Lease	Resident/TWH PSH Staff/Property Management
6. Housing Assistance Payment Contract	Property Management/Housing Authority
7. Issue Payment	Housing Authority

- Resident can move in any time after the lease is signed.
- Payments should be received by the property within 55 days.

# The Way Home PSH – HUD-VASH

- This program serves **Veterans and Veteran families** experiencing homelessness.
- Rental assistance is provided by Housing and Urban Development – Veterans Affairs Supportive Housing (HUD-VASH) funding.
- The program provides case management services and **rental assistance for a long-term – potentially permanently.**
- This program is administered by the Department of Veterans Affairs in conjunction with local Housing Authorities.

# The Way Home PSH – HUD-VASH

Steps/Actions	Responsible Group(s)
1. Application for tenancy	Resident/TWH HUD-VASH Staff/Property Management
2. Request for tenancy	Property Management/Housing Authority
3. Rent reasonableness	Property Management/Housing Authority
4. Inspection	Housing Authority
5. Complete Lease	Resident/TWH HUD-VASH Staff/Property Management
6. Housing Assistance Payment Contract	Property Management/Housing Authority
7. Issue Payment	Housing Authority

- Resident can move in any time after the lease is signed.
- Payments should be received by the property within 45 days.

- These processes assume that the unit passes inspection.
  - If the unit does not pass inspection, the property has to reach out to HHA to reschedule after repairs are made.
  - Once the Housing Authority is notified, the unit will be re-inspected within 3 days.

**Questions?**

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