



Permanent Supportive Housing Program

A guide for Landlords

West CAP operates the Permanent Supportive Housing Program with funding from the U.S. Department of Housing and Urban Development (HUD), foundations, and other grants. **Permanent**

Supportive Housing Program provides community-based housing without a designated length of stay and supportive services designed to meet the needs of the program participants.

Who pays the rent?

West CAP pays the full rent to the landlord and the program participant pays their portion to West CAP.

What else does West CAP cover?

West CAP will cover the following expenses during the term of the lease:

- Security Deposit.
- Utilities not included in the lease.
- Damages due to abuse or neglect of the tenant.

Additional Benefits

The West CAP case manager will meet weekly with the participant in-home including monthly inspections.

West CAP's Leasing Process:

1. Verify unit meets Fair Market Rent (FMR) for the participants household size.
2. Conduct Housing Quality Standards (HQS) Inspection with landlord.
3. West CAP signs lease with landlord. Must follow WI state statutes and applicable laws.
4. Program Participant signs sublease with West CAP and landlord.

Rights and Responsibilities

- Landlord retains the same rights and responsibilities as any other tenant/landlord agreement

- Case Managers will work with both landlord and participant to address and navigate any concerns that may arise.
- Participants are required to follow the lease and engage in weekly case management.

Who are the participants?

The participants in the Permanent Supportive Housing Program have experienced a significant period of chronic homelessness (a year or more) as the result of personal or family trauma. "Homelessness" is defined a person living either in a place not meant for human habitation or an emergency shelter. These include both families and single adults who are seeking stability in their lives and fleeing the dangers of surviving in shelters and living on the street. There may be periods of adjustment for some individuals, but a majority are able to adjust quickly and successfully into their new communities.

What if it isn't working?

Sometimes good-faith efforts are not enough, and a participant is unable to adjust to the expectations in the lease. If a five-day notice is not satisfied and the landlord determines eviction is necessary West CAP will facilitate a move out while attempting to avoid court involvement.