



Rapid Re-Housing Program

A guide for landlords

West CAP Operates the Rapid Re-Housing Program with funding from the U.S. Department of Housing and Urban Development (HUD), the State of Wisconsin Department of Energy, Housing, & Community Resources (DEHCR), United Way, and other private grants. ***Rapid Re-Housing helps individuals & families quickly exit homelessness & return to permanent housing. The core components of rapid re-housing are housing identification, rent & move-in assistance (financial), and case management/supportive services.***

Who pays the rent?

West CAP makes a rental assistance payment to the landlord based on the participant household's monthly income. The participant household pays their portion of rent directly to the landlord.

What else does West CAP cover?

West CAP will cover the following expense during the term of the Housing Assistance Agreement:

- Security Deposit
- Utility assistance payment for households with no income
- Damages beyond the security deposit up to one month's rent

Additional Benefits

The West CAP Case Manager will meet monthly with the participant in the unit. These visits focus on housing stability and cover topics such as:

- Increasing household income
- Paying bills (including rent) on time and in full
- Good tenancy behaviors

West CAP's Housing Process

1. Verify unit meets Fair Market Rent (FMR) and Rent Reasonableness standards for the participant's household size.
2. Conduct Housing Quality Standards (HQS) inspection with landlord.
3. Participant/Tenant signs lease with the landlord. West CAP signs Housing Assistance Payment (HAP) Contract with the landlord.

Rights and Responsibilities

- Landlord retains the same rights and responsibilities as any other tenant/landlord agreement.
- Participant/Tenant retains the same rights and responsibilities as any other tenant/landlord agreement.
- Case Manager and Housing Coordinator work with both landlord and participant to address and resolve tenancy issues.
- Participants are required to engage in monthly case management.

Who are the participants?

Our participants include families with children, single adults, and couples who are seeking stability in their lives and are escaping the dangers of surviving outdoors or living in shelters.

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 the financial and time costs of court involvement.