



**NW FAIR HOUSING
CONFERENCE PRESENTATION**
SNAP Homeless Services

WELCOME

THANK YOU ALL FOR COMING TO TODAY'S NW FAIR HOUSING
CONFERENCE

Arielle Anderson, Homeless Services Program Coordinator

Julie Honekamp, Chief Executive Officer

Carol Weltz, Director of Community Action

Amber Johnson, Director, Mission Support Services

Amanda Presho, Homeless Services Manager

Michelle Christie, Housing Specialist/Landlord Liaison



HOMELESS SERVICES PROGRAMS

Singles Coordinated Entry
Rapid Rehousing Programs
Young Adult Housing Program (YAHP)
Diversion
Street Outreach




**COORDINATED ENTRY FOR
SINGLE ADULTS**


SNAP is the Lead Agency for Singles Coordinated Entry in our Continuum of Care. Our system strives to adhere to a “No Wrong Door” approach and to support this philosophy we have a number of participating agencies that can enroll and place housing referrals on behalf of their clients.

RAPID REHOUSING PROGRAMS

- ❖ What is Rapid Rehousing
- ❖ Young Adult Housing Program (YAHP)
 - ❖ Diversion/Outreach
 - ❖ Housing Search
- ❖ Rent and Move-In Assistance
 - ❖ Case Management
 - ❖ Landlord Liaison Role
 - ❖ Landlord Benefits
 - ❖ Landlord Paperwork




WHAT IS RAPID REHOUSING?



Rapid Rehousing is an intervention designed to help individuals quickly exit homelessness and return to permanent housing. Rapid Rehousing assistance is offered without preconditions – like employment, income, criminal record, or sobriety – and the resources and services provided are tailored to the unique needs of the individual household.

Rapid Rehousing has the following core components:

- ❖ Housing Search
- ❖ Rent and Move-In Assistance
- ❖ Case Management




YOUNG ADULT HOUSING PROGRAM (YAHP)

The Young Adult Housing Program (YAHP) services young adults between the ages of 18 and 24 years old.


- ❖ Rapid Rehousing and Transitional Housing programs
- ❖ Aims to rally our community behind solutions for our young adults to ensure they don't become chronically homeless adults.
- ❖ Lay a new foundation and change the direction of their future.

YAHP Rapid Rehousing - Includes the same services that our Adult Rapid Rehousing Program provides, but longer term and with more intensive Case Management .

Our Transitional Housing Program is where SNAP holds the lease on units and houses young adults in transitional units in order to assist them in stabilization and preparation for permanent housing.



Brandi Murphy & Antoine Thomas – Housed during 2017 100 Day Challenge
 “It was a big relief [getting housed]” (Murphy)
 (Inlander)



HOUSING SEARCH

During this phase of the Rapid Rehousing Program, the individual along with their Housing Specialist/Case Manager will:

- Connect clients to local community resources based upon the needs of each individual client
 - Match clients with landlords
 - Assist in finding and securing appropriate rental housing

The Housing Specialist/Case Manager and Landlord Liaison will contact landlords on behalf of the individual as well as the individual doing their own housing search.

We also welcome landlords to contact us when they have an open unit, so that we can assist the landlord in quickly filling that unit.

All clients are encouraged to participate in the Responsible Renters Program to learn how to become a better tenant, how to properly budget for housing costs, and how to search for housing. A certificate is given for each step of this process.

DIVERSION SERVICES

Diversion attempts to keep people out of the homeless system or provides our community with alternative assistance where Coordinated Entry may not be a quick solution to their homeless crisis. Diversion provides case management, light to no financial touch, and provides creative ways to either maintain or find housing.

Diversion services can include landlord mediation, assistance with housing search or employment search. These are only illustrative of what our Housing Specialists can provide and we tailor our services based on client need and directive.

STREET OUTREACH

Street Outreach is a critical component in ensuring that our most vulnerable community members are connected to housing services quickly. We also provide support and assistance in getting folks into shelter or treatment centers. Our Street Outreach team works with the individual to secure identification documentation, and assists in connecting folks to other community resources that will help in their transition out of homelessness.

Our team deploys throughout the County and partners with local municipalities (Community Court, Code Enforcement, Fire Department, etc.) as well as a number of service providers. In more rural areas we are dependent on existing community agencies to help us connect with folks that may need assistance.

RENT AND MOVE-IN ASSISTANCE

Depending on which program the individual qualifies for, SNAP Homeless Services may provide deposit only assistance, deposit and move-in costs, and on-going rental assistance.

For our Deposit Only Program, the individual will qualify for assistance with payment of the security deposit on an identified unit. The individual would have had to qualify and identify the unit prior to coming to SNAP for assistance. SNAP generally can pay up to two month's rent for the identified unit as a refundable security deposit.

For our Rapid Rehousing Programs, the assistance will include deposit, first month's pro-rated rent, and on-going rental subsidy for as long as the client continues to remain eligible and continues to need the assistance. The average client typically receives between 4 to 5 months of assistance depending on the individual needs and ongoing participation in Case Management Services.

For our Young Adult Housing Program (YAHP), the assistance will include deposit, first month's pro-rated rent, and on-going rental subsidy for up to 12 months, depending on individual needs and ongoing participation in Case Management Services.



CASE MANAGEMENT ROLE

The role of the Case Manager is to assist the individual in identifying an appropriate permanent housing option based on their unique needs, preferences, and financial resources.

- ❖ Assist client to prepare for stable housing through one on one case management & referrals to community resources.
- ❖ Make supports available to the individual which allows them to stabilize in permanent housing.
- ❖ Each client's progress is closely monitored in order to ensure that appropriate support services are in place.
- ❖ Monitor the individual's housing stability and assist in resolving crises that may arise during the time assistance is provided.
- ❖ Help the individual improve their safety and well-being and achieve their long-term goals.
 - ❖ Ensure that the household has access to resources related to benefits, employment, and community-based services, so they can sustain rent payments independently when rental assistance ends.
- ❖ Support the client in learning to effectively communicate with their landlord.
 - ❖ Offer support to the landlord in answering any questions or meeting the landlord and client together to reiterate lease terms.
- ❖ Lastly, they ensure that services provided are client-directed, respectful of individual's rights to self-determination, and voluntary.



LANDLORD LIAISON ROLE

The Landlord Liaison is responsible for leading community wide efforts to effectively market homeless housing programs to new and existing landlords and property managers with the goal of expanding the number of units available to individuals receiving rental assistance.

The Liaison is responsible for serving as the primary point of contact for property managers/owners for any needs that may arise.

The Liaison is also responsible for processing and sending out Intent to Pay letters and processing payments for rental assistance.



LANDLORD BENEFITS



- ❖ Mediation Services to assist the landlord-tenant relationship
 - ❖ On-going support to the landlord from SNAP
- ❖ On-going Case Management to assist clients in addressing: income stabilization, budgeting assistance, and access to available community resources.
 - ❖ Deposit assistance – equal to up to two month's rent
- ❖ Rental Assistance during the period the client is enrolled in SNAP's Housing Programs.
 - ❖ The opportunity to partner with SNAP to help reduce homelessness in our community.
 - ❖ Reduced marketing costs for empty units.
- ❖ Reduced vacancy rate: SNAP will work with you to fill your units with a qualified tenant.

LANDLORD PAPERWORK

In order for SNAP to approve a unit and issue an Intent to Pay letter, we must receive the following documents:

- ❖ Request for Tenancy Approval
- ❖ W-9 Form
- ❖ Owner Verification/Property Management Agreement

W-9 AND REQUEST FOR TENANCY

W-9
Request for Taxpayer Identification Number and Certification

1. Name (as shown on your records for filing taxes) or EIN/Trust name (if different from above)

2. Address (street, P.O. box, rural route, etc.)

3. Taxpayer Identification Number (TIN)

4. Certification

5. Signature and date

6. Date

7. State

8. ZIP code

9. Other contact information

10. Other identification numbers

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Request for Tenancy Approval

Eligible individuals submit this information to SNAP Homeless Services when applying for housing assistance. This information is used to determine if the unit is eligible and if the lease complies with program and statutory requirements. Responses are required to obtain a benefit from HUD funding. The information requested does not need to be confidentially.

1. Name of Complex

2. Address of the premises, apartment number, city, state & zip code

3. Landlord's Name

4. Year Constructed

5. Property Type

6. Property Description

7. Accessibility Features

8. Application Fee Amount

9. Type of House/Building

10. Utilities and Appliances

11. Other Information

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THANK YOU

We sincerely THANK YOU for attending and partnering with SNAP to house Spokane's most vulnerable populations. You are all an integral part of what we do and we couldn't do what we do without you!



CONTACT INFORMATION

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QUESTIONS & ANSWERS



Now is the time to get any questions
you may have answered.