

providing housing or property | facts

If you are a landlord or a property owner, and you're interested in providing housing for the homeless, there are some important considerations you need to make.

Got Housing?

The homeless population that you would like to help is as diverse as the population in general. People who find themselves homeless all face certain barriers to success; some more than others. The first thing you, as a property owner and property manager, need to do is establish a relationship with a service provider.

The relationship can be as simple as contacting a local community center or other provider of homelessness prevention or other rent subsidy and letting them know you are interested in housing people coming in with those subsidies. It can be as complicated as working out a long-term master lease to create a supportive housing program based in your property. Whatever the case or option, getting to know your service provider is key, because they know the clients, and they know their needs. These types of arrangements are real partnerships. Talk regularly with the housing coordinator at the service provider you are working with. That person can be a huge help to you in dealing with issues and making the arrangement work for all sides.

Partnerships such as these can also be good ways to access funding to help pay for repairs or renovations to properties. Various grants are available to do these renovations on properties designed to provide low-income housing or housing targeted to the homeless. But it is important to set up your partnership with the service provider first... then come in for any renovation funding you might need.

Rent subsidies

Rent subsidies come in three forms:

- **Sponsor based** – This is funding given to the program sponsor, usually the service provider, to be used for housing. It is tied to the organization providing the services and can be used for any client and at any address.
- **Project based** – Project based subsidies are tied to the housing unit. The rental subsidies are paid to the landlord as long as an eligible project client is living in the unit. These cannot be moved to another unit, but if a tenant leaves for any reason, a new client can move in and pick up the subsidy associated with that unit.
- **Tenant based** – This is the format many people are familiar with through the Section 8 program. It is a housing subsidy provided to an individual, and that person can use it at any address that will accept the voucher. They are not transferable to another person and stay with the tenant.

It is important to establish a relationship with a good service provider before coming in for any type of rent subsidies. Both you as the property manager and they as service provider have important parts to play in any good grant application.

Divesting of your properties

If you want to "donate" or sell your property with the desire that it should be used to provide housing for the homeless, you need to look for a strong, qualified



property manager who is used to dealing with these situations. Generally this will be a non-profit. The first place to look would be at your local Community Development Corporation (CDC). These are entities with a vested interest in low-income housing and neighborhood development issues, and they might be interested.

Often a property is “gift-leased” to an organization at an inconsequential lease rate (a dollar a month, or a dollar a year, etc). Generally this is done by non-profit property owners, but it can be done for charity or tax purposes as well. Remember, someone needs to be the property manager. Social service organizations usually do not have the capacity to effectively run the management side of a housing arrangement. Make sure you, or someone else is involved as the full-time property manager.

What you can do

- Find an organization that provides high-quality services in an area that matches your passion. Veterans, families, youth, domestic violence, any population can be served in this way. Begin by talking to the housing coordinator or whoever is responsible for finding housing for clients.
- If you’d like some help of guidance with beginning the process. Contact CHIP. We’ll be glad to point you in a good direction.

Contact CHIP at (317) 630-0853 to help find out more about how your housing or property can help the homeless



The scattered-site model, is it right?

“Scattered-site” housing refers to people participating in a program who do not live in the same house, building or even neighborhood. Generally people in scattered-site housing live in single family homes and come into a center or are visited by case workers for support services.

While this method works well for people with certain types of barriers to success, it does not work well for others. Given that single-family housing is the most common type of housing sold or donated for the purpose of helping the homeless, care must be taken in choosing the client base.