



Shelter Plus Care

August 2011

Shelter Plus Care (S+C) is a permanent housing program that provides rent assistance and supportive services. The program offers participants an opportunity to find an approved rental unit in the private market and negotiate a lease directly with the owner. Home Forward then pays a portion of the monthly rent, making the home affordable to the S+C participant. S+C provides rent assistance to 500 households, distributing \$3 million in rent assistance annually. Home Forward administers Shelter Plus Care grants under contract with the federal Department of Housing and Urban Development (HUD).

The Landlord's Role

Landlords provide rental units ranging from single room occupancy (SRO) to multi-bedroom units. Other than receiving rent from Home Forward, landlords have the same renter/ landlord relationship that they have with non-S+C tenants.

Landlords:

- Earn market rental rates.
- Decide if applicants are suitable tenants, based on the same criteria that apply to any other applicant.
- Terminate or decide not to renew the lease at their discretion, as they would with other tenants.
- May raise rent as they would with other tenants as long as they do not exceed market rents for comparable units.

Units must:

- Meet Home Forward's Housing Quality Standards.
- Have a reasonable rent compared with similar units in the market.
- Have an initial 12-month lease.

Home Forward's Role

Home Forward provides the rent subsidies and administers the program. Home Forward:

- Determines program eligibility and calculates the amount of assistance each participant receives.
- Ensures that HUD guidelines are met.

- Provides ongoing information and support to landlords and tenants.
- Conducts inspections to ensure that all units remain decent and safe.

Additional Financial Incentives

S+C participants and landlords may qualify for other funds in addition to rent assistance.

- Landlords may be eligible for up to one month's contract rent if the unit is damaged.
- S+C may be able to assist with refundable security deposits for the tenant.
- If the participant has no income, S+C pays the full contract rent and may provide the participant a utility reimbursement to assist with the cost of utilities.

Support and Services

S+C is administered in partnership with a variety of non-profit social service agencies. Our partner agencies select households for participation, maintain waitlists, and provide supportive services to the participants.

Both Home Forward and the partner supportive service agency are available to the landlord to assist in resolving concerns before they become problems. S+C is fully committed to successful tenancy for participating households.