

HOUSING FORWARD'S LANDLORD PARTNERSHIP PROGRAM

Helping individuals, families, and veterans who are experiencing homelessness to lead independent lives.

The Landlord Partnership Program recognizes the investment of landlords willing to work with individuals in need of affordable housing. The Program provides rental property owners with a steady revenue stream, and encourages them to rent their vacant apartments to individuals and families paying a fair market value rent. The effort ensures regular rental payments for participating landlords and a 24 hour emergency call number, while ensuring safe, affordable housing for those in need.



What is “Supportive Housing?”

Supportive Housing is a type of housing for persons leaving homelessness that offers rental assistance (length of assistance depends on the program) and supportive services.

Housing Forward partners with 35+ area landlords to provide 200+ apartment units throughout west and south suburban Cook County that are affordable and accessible for the participants we serve.

How are we ending homelessness through Supportive Housing?

- Reducing the length of time program participants spend in homeless
- Exiting households to permanent housing
- Limiting returns to homelessness within one year of program exit

Housing Forward is the only nonprofit organization in west Cook County with a comprehensive, long-term solution for preventing and ending homelessness. Founded in 1992, the agency provides integrated services to at-risk and homeless individuals and families in six areas: Emergency Assistance, Employment Readiness, Supportive Housing, Outreach & Engagement, Supportive Services, and Emergency Shelter. Housing Forward's goal is to transition people from financial and housing crisis to stability. For more information, visit www.housingforward.org.

**housing
FORWARD**
ending homelessness

A Brief Overview of the Landlord Partnership Program

Our Participants

- Contribute a portion of their gross adjusted income either to Housing Forward as a program fee or directly to the landlord based on the type of program
- Engage in case management meetings & life skills training
- May have a disabling condition limiting their ability to work
- Are not required to have income upon admission to our programs. Increasing their income while stabilized in housing is a program goal.

Our Services

- Connection between tenant and landlord
- Housing identification, location services
- Case management and supportive services
- All necessary furnishings supplied for apartment if Permanent Supportive Housing clients.
- Assistance in acquiring furnishings for rental assistance (Rapid Re-Housing) clients.

Leasing Arrangement

- A third-party lease with landlord and participant
- Housing Forward will sign lease as tenant for those enrolled in our Permanent Supportive Housing Program and the participant will sign lease as subtenant.
- Participants sign the lease as tenant for those enrolled in rental assistance (Rapid Re-Housing) program.
- Standard one month security deposit and monthly rent paid directly to landlord
- No time limit for program, but dependent on continued renewal of project funding

Prospective Program Landlords

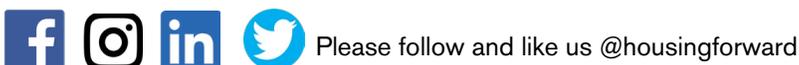
- Agree to use the 3-party lease for a term of one year for Permanent Supportive Housing clients.
- Agree to a lease with negotiable terms (6,9,12 months) between the landlord and tenant for rental assistance (Rapid Re-Housing) clients.
- Own 1- 2- or 3-bedroom apartments in west suburban Cook County in the price range of program (Please contact Housing Coordinator for further information.)
- Apartment must pass a Housing Quality Inspection and lead screening by Housing Forward; and
- Agree to complete a W-9 form

What are the Program's Benefits?

- By working with our program, you eliminate advertising costs with access to a pool of ready-to-rent tenants.
- Damage/security deposits covered. Our organization aims to help individuals get back up on their feet so we help clients with this payment.
- Eligible clients receive a subsidy to help them cover their rental expense.
- Guaranteed monthly payment
- We work with our clients on an ongoing basis to make sure they have the support they need to succeed.
- Regular follow up with our clients allows us to identify and address problems early
- Housing Forward case managers act as a neutral party, ensuring that everyone is treated fairly and problems are resolved quickly and impartially.
- Community stability is increased by helping individuals become self-sufficient and independent.

**Interested?
Want to learn
more?**

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