



## Our Mission

The Alliance for Housing is the Continuum of Care for Oakland County. We are dedicated to ending homelessness and increasing affordable housing in Oakland County.

We support housing solutions by promoting community partnerships, and by linking people in our community with a variety of housing resources and services.

*The Alliance needs your help in identifying affordable housing stock for rent for those we serve. We value landlords as integral partners in achieving our mission and want to inform you of our programs.*

## Case Management and Supportive Services

Supportive services are provided while the tenant is enrolled in the program and can be provided for 6 months after rental assistance stops. Case management includes but is not limited to:

- Addressing issues that may impede access to housing, such as credit history, arrears, and legal issues.
- Making appropriate and time-limited services and supports available to households and landlords
- Making home visits with residents and facilitating communication between landlord and tenant.

## Contact Information

If you are seeking new tenants, are interested in working with us and our partner agencies or are wanting to know more information please contact the Alliance at: [admin@oaklandhomeless.org](mailto:admin@oaklandhomeless.org)

Or visit our website and check us out on social media

Website: <http://oaklandhomeless.org/>

Facebook:  
<https://www.facebook.com/alliance4housing/>



# Landlord's Guide to Housing



Alliance for Housing, Oakland  
County's Continuum of Care

## Overview of All Housing Programs

### Guidelines

- Case manager meets with households for duration of program. Frequency of contact and home visits is based on needs of the household. Case manager works with resident(s) and landlord to ensure housing is successfully maintained.
- Have an annual income less than 30% of Area Median Income (AMI).
- Reside or work in the county where housing is identified.
- The household contributes 30% of monthly income towards rent. The program will supplement the remaining rent up to the Fair Market Rent Value in the local community.
- All units must be inspected prior to move in date and meet a minimum standard to ensure safe, habitable and decent housing.
- Units cannot exceed HUD's Fair Market Rent and must also comply with HUD's Rent Reasonableness standards based on comparable units and amenities.
- Utility are factored into rental rates and are used in determining if the rental rate is meets FMR and RR standards.
- As our goal is to transition tenants to permanent housing. Landlords must accept Housing Choice Vouchers (Section 8) for the units rented under the housing programs.

## Partners in Housing

We are here to work with you to ensure a successful tenant and landlord relationship. The case manager and their respective agency are available to resolve housing related crises should they occur!

The Alliance and our partner agencies provide tools to program participants to become successful tenants through skill building and empowerment. Our goal is to work with the landlord, the program participant and community partners to make sure that residents successfully maintain housing and move towards a successful, permanent housing situation.

**Benefits of participating in Alliance for Housing and partner agency programs:**

- We work to find tenants for you!
- We provide access to community events for you to meet community leaders and learn about community programs.
- We provide extra support to provide mediation between landlord and tenant when necessary.
- You are able to rent out a unit with the comfort of knowing that rent will be paid.
- You have access to knowledgeable housing and community program experts with extensive knowledge of housing policies and community resources available to you!
- You can help end homelessness in Oakland County.

## Overview of Permanent Supportive Housing

**Permanent Supportive Housing (PSH)** is a long-term rental assistance program for clients experiencing homelessness. PSH is a combination of supportive services and rental assistance to assist tenants with a qualifying disability access housing in the community.

**These services can include:**

- Case management
- Advocacy
- Linkage to services provided by community partners including employment, accessing benefits such as Social Security, and healthcare

Depending on the specific program, leases are signed by either the agency on behalf of the tenant or the tenant themselves for 12 months.

## Overview of Rapid Re-housing

**Rapid Re-housing** programs provide short term rental assistance. Rapid Re-housing is focused on moving a household experiencing homelessness towards housing as quickly as possible. The aim of the program is to provide support that allows the tenant to become more self-sufficient. A focus of the program is providing linkages to longer-term housing programs along with budgeting and financial literacy skills, which increases the tenant's ability to take over payments.

The lease is signed in the client's name for a year. The length of financial assistance is reviewed on a monthly basis while exploring longer-term subsidies when available.