



MyHome and Housing First

- Permanent Supportive Housing Programs (PSH)
- Coordinated Entry referral, permanent case manager (CM) assigned
- Minimum twice per month home visits by CM
- PSH pays full security deposit, rent and utility stipend
- Tenant can live anywhere in Milwaukee County, apartment must pass HQS inspection
- If tenant has income, responsible for 30% of income towards rent and their own utilities

Keys to Independence

- 35 one bedroom and studio apartments in Milwaukee County, master leased by a contracted agency
- Diagnosed disability and minimum \$700 income required
- Supportive services provided by program, including home visits and connection to community resources
- Rent is paid in full to landlord through The Guest House of Milwaukee
- Tenant is responsible for 30% of their income to be paid towards the rent

Milwaukee County Housing Authority - Section 8 Program

The Milwaukee County Housing Authority receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. The housing voucher family pays 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. If a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent. A family that is issued a housing choice voucher is responsible for finding a suitable housing of the family's choice anywhere in Milwaukee County where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet HUD Housing Quality Standards (HQS) inspection conducted by the Milwaukee County Housing Authority. A Housing Assistance Payment subsidy is paid to the landlord directly by the Milwaukee County on behalf of the participating family. The family is responsible to pay their portion of the contracted rent which is determined by the Milwaukee County Housing Authority.

Move in process

1. Apartment showing, tenant submits application
2. Application approved by landlord, landlord packet filled out (lease request included)
3. Apartment HQS inspected, inspection passed
4. Lease signing scheduled
5. Lease signed, tenant moves in
6. PSH leases and contracts signed by landlord and tenant
7. Rent and security deposit payment processed

*Some steps in the move in process may vary slightly for Section 8 Program

FAQ

- Rent payments?: Landlord will receive rental payment via mailed check at the same time every month once the tenant has established residency. Rent payments are started once tenant has moved into the apartment. First payment can usually be expected 30-60 days after leases and contracts are signed
- One year lease?: All tenants must sign a one year lease (no month to month); however, other than the Section 8 program, Milwaukee County is able to complete Mutual Lease Terminations (MLTs) with all tenants who are deemed appropriate to move before lease is up. This helps the landlord avoid the eviction process
- Who do I call?: All tenants are assigned to case management services and these individuals are the primary contact for issues or questions for the landlord. All tenants also have an HPA (housing program assistant) assigned to their case, who can be used as a secondary contact in case the case manager is unavailable.