

### **Rent Ready Program Summary**

Family Health Center of Marshfield, Inc. (FHC), on behalf of the Central Wisconsin Partnership for Recovery (CWPR) in partnership with North Central Community Action Program (NCCAP), seeks landlord partners and community supporters for the CWPR Rent Ready Program in Clark and Wood County. The program will support individuals in long-term recovery from substance use as they find secure and safe housing. Individuals in recovery often have barriers that impact their ability to find appropriate housing that supports their recovery and promotes well-being. Program participants will receive financial education, including income and expense management, and will create a written personal rental history and budget portfolio that can be shared with participating landlords. Aided by tenancy support, financial assistance, and household item sponsors, program participants will develop a relationship with a participating landlord with the goal that they continue their lease beyond the first supported year.

#### **Participating landlords:**

- Agree to offer rental properties (apartments, duplexes, houses) to program participants at current market rate for the property through a signed rental assurance guarantee
- Agree to charge a security deposit equal to one month's rent at current market rate for the property through a signed assurance guarantee
- Agree to use a standard lease agreement as they would for any potential tenant that outlines utilities and other services that are included
- Agree to establish a schedule of regular apartment walkthroughs with the tenant and peer support as part of the lease

#### **Program participants:**

- Are residents of Wood and Clark County
- Have on average at least 6 months sobriety
- Interview through North Central Community Action Program (NCCAP) for program readiness

#### **Program participants will:**

- Successfully complete the University of Wisconsin – Madison, Division of Extension Rent Smart training that includes modules in budgeting income and expenses, understanding and improving credit ratings, communication skills, building and maintaining a positive relationship with your landlord, caring for your living space, and practice with rental agreements
- Develop a budget and demonstrate sources of income to pay for monthly rent
- Establish a rental history portfolio to share with landlord prior to leasing
- Develop a recovery wellness plan
- Identify and establish a relationship with a recovery coach and/or peer specialist during the pre-lease and during tenancy
- Agree to accountability expectations with CWPR as part of tenancy
- Understand that the tenant is responsible for services not outlined as part of the landlord's standard lease agreement

*This program has been adapted from the Hunger & Poverty Prevention Partnership of Portage County RentReady Program and is supported in part by Family Health Center of Marshfield, Inc. (FHC) on behalf of the Central Wisconsin Partnership for Recovery and funding from the Health Resources and Services Administration (HRSA) of the U.S. Department of Health and Human Services (HHS).*

**FHC on behalf of CWPR will:**

- Provide funds to cover the tenant's security deposit and first month's rent
- Provide a three-month rent guarantee for participating landlords if a program participant defaults on lease or is evicted for cause
- Develop process to secure household essentials, including furniture, if not provided as part of a lease
- Support tenants with resources and connections to services in the community

**For additional information, contact:**

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