

Partnership for Permanent Housing – Rockville, MD Scattered-Site Housing First for Individuals and Families



Partnership for Permanent Housing (PPH) Program

The PPH program uses master leases and tenant-based vouchers to connect homeless households with private-sector apartments throughout the county, providing subsidized housing and supportive services to more than 170 households.

Sponsor: Montgomery County Coalition for the Homeless (MCCH)

Service Provider: Montgomery County Coalition for the Homeless

Tenant Profile: Formerly homeless individuals and families

Service Approach: Case managers are trained to keep landlords informed while also protecting clients' confidentiality. When financial or behavioral issues arise, the PPH program covers debt, arranges payment plans and case managers work to solve behavioral problems. Community partners collaborate to assist clients with quickly removing barriers that may hinder housing stability. The PPH program utilizes funding to assist participants with emergency expenses as a result of unexpected events.

Key Features and Innovations:

- Due to guaranteed rental incomes, several corporate property managers and landlords participate in signing leases with voucher-holders or MCCH, which subleases to clients.
- Since HOME Tenant-Based Rental Assistance requires tenants to sign directly with landlords, MCCH works to build strong relationships to lessen background check barriers.
- Working with the Montgomery County Office of Landlord-tenant Affairs has provided leverage to get landlords to resolve maintenance problems and housing code issues.
- Political will has attributed to the program's success and growth. Inclusionary zoning laws have integrated low-income households, and aggressive legal tactics have compelled landlords to accept housing vouchers.

Financing Information

Operating (Annual)

Montgomery County Department of Health and Human Services	\$1,212,466
Montgomery County Department of Housing and Community Affairs	\$382,114
Housing Opportunities Commission	\$785,545
Rental Income (clients contribute 30% of income)	\$153,655

Services (Annual)

Freddie Mac Foundation	\$450,000*
Other	\$20,000

*Expires in 2016 when the Foundation will close.

About Montgomery County Coalition for the Homeless (MCCH)

Montgomery County Coalition for the Homeless (MCCH), a community-based nonprofit organization, is a leading provider of permanent housing, Safe Havens housing, emergency shelter, and supportive services for homeless and formerly homeless individuals. MCCH programs serve more than 1,500 homeless and formerly homeless men, women, and children each year. The Montgomery County Coalition for the Homeless leads the effort to end homelessness in the community by creating housing options, providing supportive services, and facilitating collaboration, education and advocacy—based on the belief that every person is entitled to the dignity of a home. MCCH has led the drive for Housing First and for integrating supportive housing in neighborhoods throughout the county.

Alongside program development and implementation, MCCH fulfills its mission by advocating, educating and collaborating with a range of community partners. From a loose network of service providers to the creation of multifaceted and professionalized programs and sites, MCCH continues to evolve as an innovative and determined leader in the goal of eliminating homelessness in Montgomery County.

CSH and the Sponsor

CSH has created this profile because the featured project and/or organization exhibits one or more aspects of quality supportive housing. Although CSH did not provide direct support in the form of funding or technical assistance for this project, its inclusion highlights best practices of housing first and voluntary services for other organizations looking to replicate this model.

About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.



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