



# What to do When Housing is in Jeopardy?



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**JUNE 18, 2014**

# Why folks may lose housing?



- Some of the most common reasons are:
  - Non-payment of rent
    - ✦ Client may have other priorities or financial obligations
    - ✦ Unexpected and outstanding bills
    - ✦ Active addiction
  - Behavioral issues
    - ✦ Active addiction
    - ✦ Conflicts with neighbors
  - Jail or arrest
  - Information that was revealed after completing the housing process
- Remember if a client chooses not to tell you their housing is in jeopardy, there's probably a reason...client may not feel worthy of housing, may feel discouraged or unprepared for housing, afraid of disappointing you...

# Effective Communication is KEY!



- Regular and routine check-ins will allow you to discuss issues that may affect housing
- Allows you time to address what matters...
  - How the situation is dealt with?
  - That a team approach is implemented and that communication is open and honest

# If Your Client Receives a Notice to Quit...



Be sure to...

- Obtain and review the document with the client
- Discuss the circumstances leading up to the receipt of the notice to quit
- Re-review the terms of the lease
- Create clear next steps
  - Think realistically about leaving housing – what would you do with your belongings? Where would you stay?
  - Seek legal support

# Lasting Effect of Losing Housing on Future Housing



- Notice to quit and subsequent court date; evictions; and abandoning housing can all have lasting marks on a client's historical record
- The deeper into the process the harder it can be to salvage the situation
- The ease (or difficulty) with which a client is evicted also relies heavily on how “tenant-friendly” your state's laws are

# Landlords



- Not all landlords are honorable.
- Know landlord biases BEFORE the patient moves in.
- Discuss how rent will be paid (check, money order, direct deposit) and make sure to retain proof of payment to avoid future disputes.
- Take photographic evidence of room condition before moving in, to ensure the security deposit is returned to your client.

# Reasonable Accommodations



- Can mean either modifications to existing housing or a move into different housing
- Can be asked for because of...
  - Medical conditions
  - Domestic violence issues
  - Physical limitations

# Non-payment of Rent Evictions



Possible solutions to prevent from happening again:

- Engage client to utilize a payee service
  - What services are locally available?
  - Is there a trustworthy family member or friend?
- Would entering a detox or program help the client stay housed?
  - How can you discuss this with your client?