

Ending Community Homelessness Coalition (ECHO)

Austin/Travis County CoC

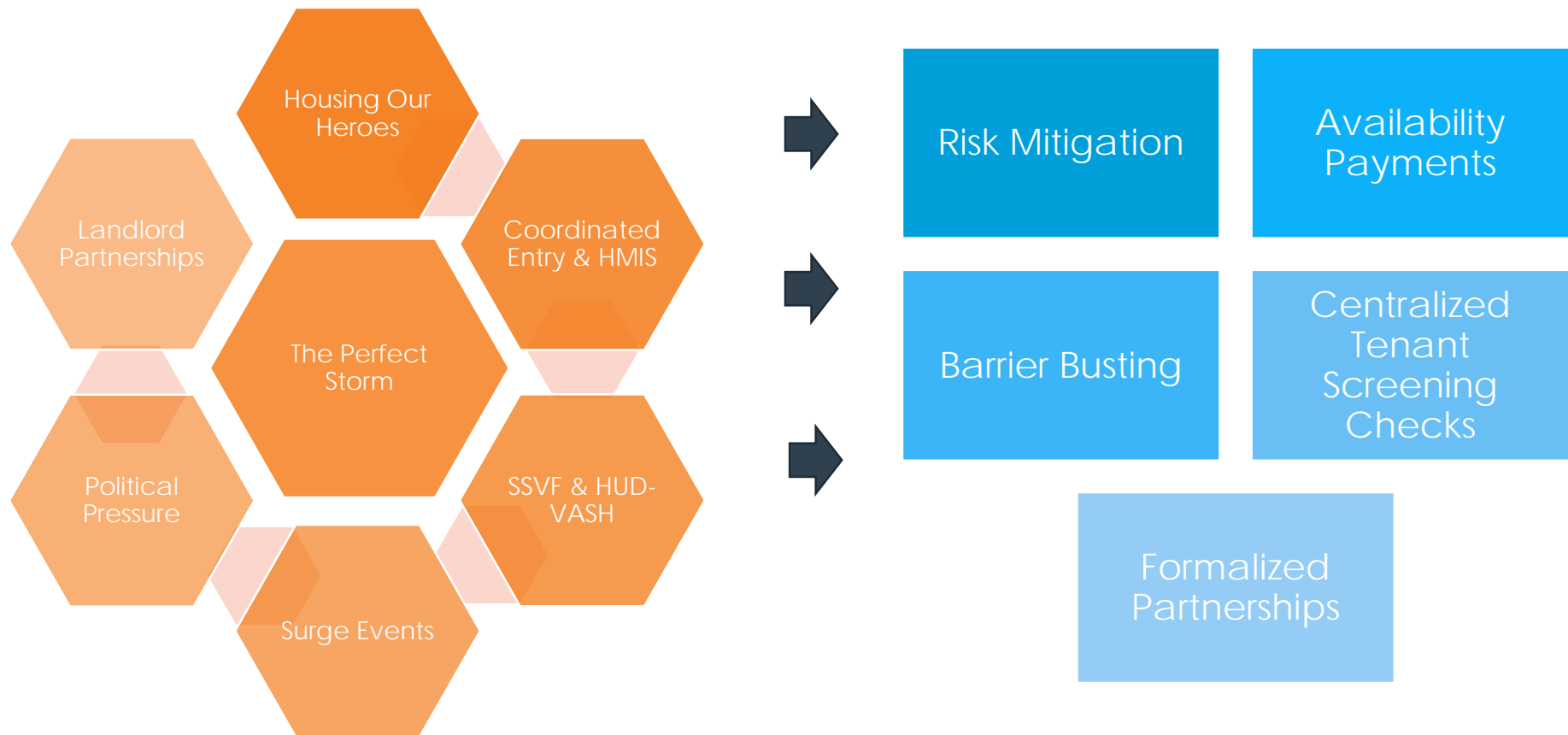
Allison Mabbs

Coordinated Entry System Coordinator



Austin's Housing First Story*

Mayor's Challenge to End Veteran Homelessness



*Well, part of the story anyway...

Department of Community Housing

Role: Create low barrier permanent housing opportunities

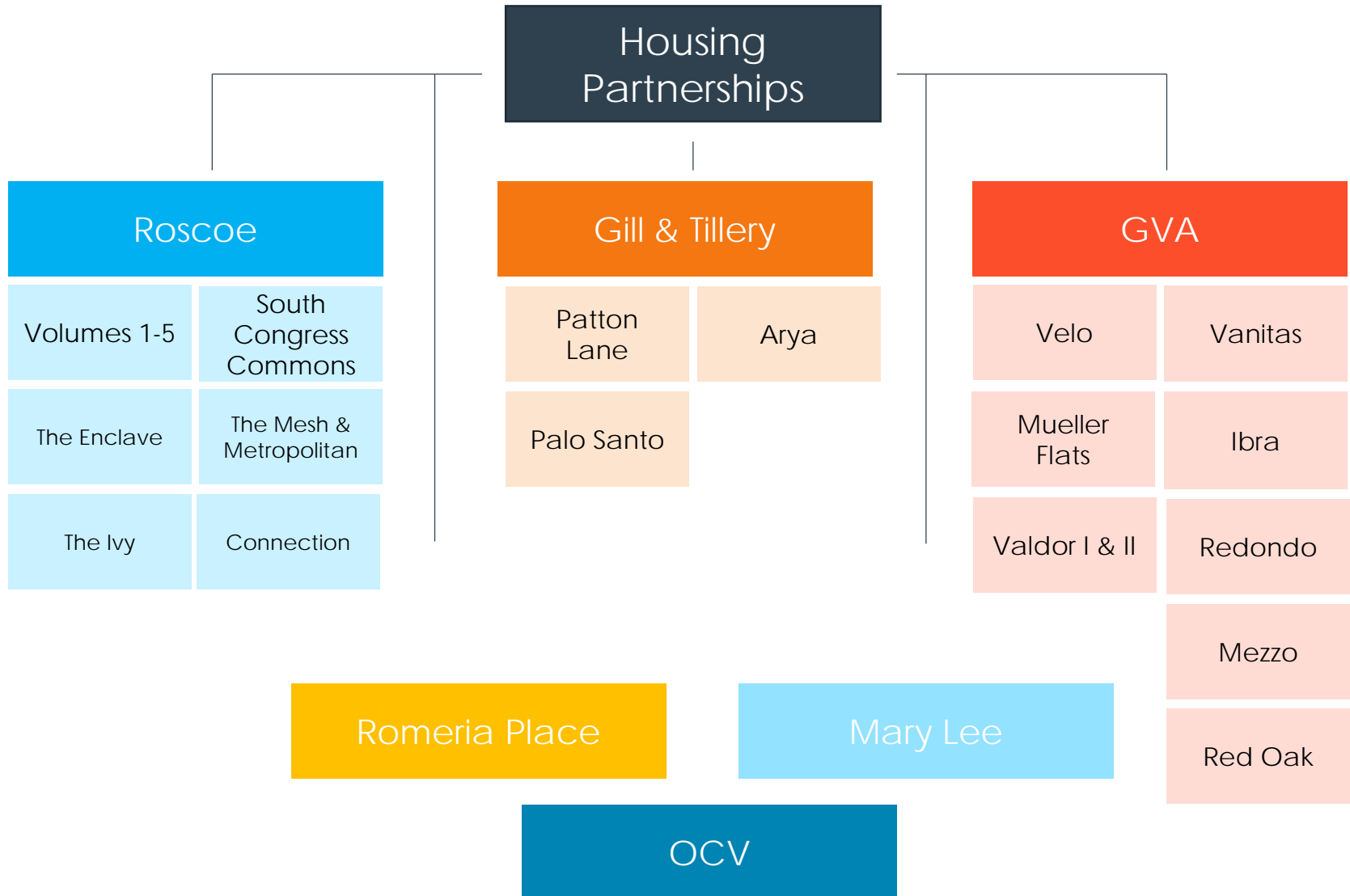
Team Members

- Bree Williams, LMSW, Director of Community Housing
- Abby Tatkow, Realtor, Community Housing Program Manager
- Nadia Carlson, Community Housing Liaison
- Kaylin Rubin, Community Housing Liaison
- Quen Jones, Community Housing Liaison

Landlord Outreach Tools

Risk Mitigation	Incentive designed to minimize financial risk to landlords
Availability Payments	Financial strategy to expand stock of low barrier, higher opportunity housing
Relationship Building	Prioritizing and nurturing landlord relationships
Tenant Screening Checks	Quantifying all rental barriers of every household

How do all the tools come together?



Gill & Tillery Partnership



ALTERNATIVE SCREENING FORM

SCREENING PROCESS

Gill & Tillery LLC agrees to work with ECHO and partner agencies to successfully place households in available units to achieve the community's goal to end homelessness.

When receiving an applicant from one of ECHO's partner agencies, the landlord/property management company will apply the alternative screening criteria to that applicant. ECHO's partner agencies include the Veterans Administration, the Housing Authority of the City of Austin, Caritas of Austin, Front Steps, The Salvation Army, and other local supportive housing providers.

SCREENING CRITERIA

Beginning 5/18/2017 Gill & Tillery LLC will apply the following alternative screening criteria to households exiting homelessness who are receiving supportive services from a partner agency:

1. Income requirements

- Gill & Tillery LLC will cooperate with the appropriate funding source's process when considering households supported by subsidies. Subsidies may be provided by the Housing Authority of the City of Austin, the Housing Authority of Travis County, or by a local nonprofit agency.
- When considering applicants not supported by a Housing Choice Voucher, Gill & Tillery LLC will allow partner agencies to submit documentation of the household's plan to pay rent timely, including the partner agencies' ability to provide the household financial assistance and/or the household's plan to increase income; this process is to replace common income requirements.

2. Prior tenancy history

- Gill & Tillery LLC will not deny for negative rental history. Partner agencies will be focused on supporting households to abide by the lease contract and house rules, and build positive rental history.
- Partner agencies are expected to coordinate efforts to satisfy prior rental debts. Documentation of paid debts and/or documentation of intent to pay debts can be provided. Extenuating circumstances that make such a written agreement unfeasible will be considered.

3. Credit history

- Gill & Tillery LLC will not deny for negative credit history, with the exception of 1) applicants that have more than 1 cleared bankruptcy and/or applicants that are in the process of a bankruptcy.

4. Criminal history

Gill & Tillery LLC will

- Deny applicants for sex offense, murder, manslaughter, arson, and/or kidnapping convictions on a case-by-case basis.
- Deny applicants with convictions for drug-related criminal activity for manufacture or production of methamphetamine.
- Deny applicants for violent felony convictions within the last 5 years, but allow for appeals and consideration of extenuating circumstances.
- Deny for non-violent felony convictions within the last 2 years, but allow for appeals and consideration of extenuating circumstances.
- Not deny for any misdemeanor convictions; to include Class A, B, and C charges.
- Not deny for arrests wherein the applicant was not convicted, nor for any perceived patterns of arrests or convictions.

Persons with disabilities have the right to request reasonable accommodations.

By signing below, Gill & Tillery LLC agree to apply the alternative screening criteria and process as described above to applicants referred by an ECHO partner agency.

 Gill & Tillery

Signature and company name if applicable

Date

5/18/2017

Please contact Abby Tatkov, ECHO Community Housing Liaison, with any questions related to the above process.

Abby Tatkov

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Questions? Ideas?

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