Renting to Resettled Refugees

Joe Landis, Housing Specialist
Ebby Wolde, Housing Aide
Topics to Cover

**WHO**
- Overview of CWS Lancaster’s work
- Who do we serve?

**WHAT**
- What goes into CWS' housing programs & responsibilities?

**WHY**
- Why get involved?

**HOW**
- Next steps for getting involved

**Q&A**
Who is CWS Lancaster?

Lancaster's Immigration & Refugee Resettlement program is established in 1987.

CWS-Lancaster is established after becoming a formal affiliate of CWS Global in 2006.
Who are CWS Clients?

➢ In the last calendar year, CWS-Lancaster has successfully resettled 160+ refugees and 190+ Afghan evacuees

➢ Most common nationalities: Congolese, Burmese, Syrian, Somali, Central and South America, Afghans

271 new neighbors welcomed

Through our Reception & Placement program, the CWS resettlement team provides initial welcome and core services to new neighbors within the first 90 days after arrival, empowering them towards financial self-sufficiency.

(just in August '21-March '22!)
CWS' Housing Program

➢ Required to find safe, clean, affordable housing

➢ Challenges:
  ➢ Newcomers’ lack of documentation at first
  ➢ Raising housing market

➢ How do we overcome our challenges?
  ➢ Work with willing individual landlords
  ➢ Have access to plenty of funds to pay upfront costs

100% Community Engagement for Every Client

52 houses became homes (just August '21-March '22!)

CWS Lancaster begins identifying appropriate housing for new neighbors once travel dates are confirmed. With your support, houses are stocked with new beds, donated items, initial groceries, and a welcome meal before new neighbors arrive.
# The CWS Resettlement Housing Process

<table>
<thead>
<tr>
<th>Step</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>Generating leads &amp; visiting housing options</td>
<td>Always</td>
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</table>
| Match-making                                                       | 2-3 weeks before clients arrive  
- lease confirmation  
- payment of move-in costs                                                                 |
| Finalization & Move-in                                              | Week of arrival  
- housing setup  
- move-in  
- home safety and care orientation  
- transfer of utilities                                                                 |
| CWS support for 3-8 months                                          | After arrival  
- rent & utilities covered  
- lease orientation  
- landlord-tenant relationship management  
- housing navigation                                                                 |
| Client Self-Sufficiency                                            | After initial integration period  
- clients pay their own rent and manage their own relationship with landlords                                                                 |

## The finances:

- **US Government Direct Resettlement Aid**
  - $1025 per person one time

- **FLEX Fund, Discretionary Spending**
  - ~$200-600 per person one time, if needed

- **Federal Matching Grant**
  - $2000 per person additional funding may be applicable

CWS Lancaster is able to guarantee 3-8 months of rent & utilities.
Checklist for Potential CWS Housing Units

**PRICE:**

<table>
<thead>
<tr>
<th># of bedrooms</th>
<th>Workable price range (without utilities)</th>
<th>Ideal price range</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$400-$800</td>
<td>$400-$600</td>
</tr>
<tr>
<td>2</td>
<td>$700-$1200</td>
<td>$700-$1000</td>
</tr>
<tr>
<td>3+</td>
<td>$1000-$1400</td>
<td>$1000-$1200</td>
</tr>
</tbody>
</table>

**LOCATION:**
- within a 15 minute walk to a **bus line**
- within a 15 minute walk from the **town center**
- units that are close to other potential CWS units are our #1 priority

**AVAILABILITY:**
- prospective **lease** must be at least 6 months long, preferred 1 year lease
- The unit must either be available now, or the landlord must be willing to **consider holding it specifically for CWS clients** sometime in the future

**LANDLORD:**
- must be open to learning about the CWS and our housing program
- leads developed thru personal connections are best

*Note: CWS cares about the CONDITION of units too, but we are often able to work on this with landlords later in the process.*
Why get involved?

➢ Giving back (while benefitting personally!)
➢ Finding quality tenants
➢ so much more!

“We only have 4 units, and they're generally passed from one family member to another. Currently, all the tenants are either the first placement from CWS years ago, or somehow related to a prior CWS placement!” – Landlord, 2021

“We are grateful for our jobs. We can pay for our house. We are looking to buy our own house in the future and to buy a car in the coming months to drive ourselves to work. Our lives changed, period. We are different people with different opportunities. We want to be sure we can achieve as much as we can. We are very thankful for this country and the job opportunities”
Next Steps

• Fill out the form sent in the chat: https://forms.office.com/r/7qjqdfeFJp

• Attend an info session!
  • https://www.eventbrite.com/cc/landlord-info-sessions-925059
  • https://wearetenfold.org/event/renting-to-refugees-landlord-forum/

• Contact us anytime:
  • Joe Landis, Housing Specialist: 717-809-4636
  • Ebenezer Wolde, Housing Aide: 717-863-0935
  • Silvia Antenucci, Resettlement Supervisor: 717-980-8281
Questions & Answers!

- Generating leads & visiting housing options
- Match-making
- Finalization & Move-in
- CWS support for 3-6 months