

HUD Rental Assistance Programs

	Continuum of Care Homeless Assistance Programs			Consolidated Plan Programs		Federal Housing Assistance
Element	Shelter Plus Care	Supportive Housing Program	Section 8 Moderate Rehabilitation for SROs	HOPWA Rental Assistance	HOME Rental Assistance	Housing Choice Voucher Program
Eligible Applicants	<ul style="list-style-type: none"> • States • Units of general local government • Public Housing Authorities (PHAs) 	<ul style="list-style-type: none"> • States • Units of general local government • PHAs • Private nonprofit organizations • Community mental health centers that are public nonprofit organizations 	<ul style="list-style-type: none"> • PHAs • Private nonprofit organizations 	<ul style="list-style-type: none"> • Eligible Metropolitan Areas (based on cumulative incidence of HIV/AIDS) • State governments • Nonprofit applicants for competitive grants 	<ul style="list-style-type: none"> • Units of general local government 	<ul style="list-style-type: none"> • Public Housing Authorities
Eligible Activities	<p>Rental Assistance (with minimum lease term of 1 month)</p> <ul style="list-style-type: none"> • Tenant Based • Project Based • Sponsor Based 	<ul style="list-style-type: none"> • Leasing costs • Operating costs • Supportive services • Capital funding for: <ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction 	<p>Rental assistance (with minimum lease term of 1 year)</p>	<ul style="list-style-type: none"> • Tenant based rental assistance • Project based rental assistance • Short term rent, mortgage or utility assistance • HOPWA can also fund a range of other development costs, supportive services, and counseling 	<p>Rental assistance (with maximum contract term of two years)</p>	<ul style="list-style-type: none"> • Tenant based rental assistance • Project based rental assistance
	<p><i>Tip: Rental assistance covers the difference between what the tenant pays in rent (30% of income) and the market rent for the housing unit.</i></p>	<p><i>Tip: SHP funds can be used to lease existing housing units in the community, similar to Shelter Plus Care. However, funds are only available for a maximum of 3 years, whereas S+C provides 5 years of funding on initial application, 1 year on renewals.</i></p>	<p><i>Tip: Rental assistance covers the difference between what the tenant pays in rent (30% of income) and the market rent for the housing unit.</i></p>	<p><i>Tip: Short term rental assistance only covers 21 weeks in any 52 week period. Other forms of rental assistance can be permanent</i></p>		

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Type of Housing Assisted	<p>Permanent housing for disabled persons, including:</p> <ul style="list-style-type: none"> • Tenant-held rent subsidies ("TRA") • Sponsor-held rent subsidies ("SRA") • Project-based rent subsidies ("PRA") • SRO-based rent subsidies ("SRO") 	<ul style="list-style-type: none"> • Transitional housing • Permanent housing for disabled persons • Supportive services only, not in conjunction with supportive housing • Safe havens • Innovative supportive housing 	<p>Permanent housing for homeless persons living in single room occupancy structures undergoing moderate rehabilitation.</p>	<p>Short term rental assistance for existing rental or owned housing unit; Tenant based rental assistance for units leased in community; Project based units for designated SRO or other types of housing</p>	<p>Rental housing in the community as well as security deposits for rental housing.</p>	<p>Rental housing in the community that meets HUD's Housing Quality Standards and is at an acceptable rental range.</p>
	<p><i>Tips:</i></p> <ul style="list-style-type: none"> • Be sure to choose the right type of subsidy for the housing you will provide. Development projects will want project-based subsidies. • S+C can be used to cover security deposits as well 	<p><i>Tips:</i></p> <ul style="list-style-type: none"> • This program is the most commonly used for transitional housing as no leases are required and funding for capital, operating, and services can be accessed. • Up to \$400,000 in capital funding may be accessed. 	<p><i>Tip:</i> A good program to use for converting YMCA's, old hotels and other SRO structures to supportive housing. Assisted units can be either SROs (without in-room bath and/or kitchen) or efficiency units (with in-room bath and kitchen). It cannot be used for one bedroom or larger units.</p>	<p><i>Tip:</i> can be used to support shared housing arrangement; subsidy is pro rated based on percentage of private space occupied by assisted household.</p>	<p><i>Tip:</i> use of HOME funds for rental assistance must be specified in Consolidated Plan and base decision to include rental assistance on market conditions. Programs can solely provide security deposit funds and no ongoing rental assistance. Localities can establish preferences for people with special needs including specific categories of people with disabilities such as HIV/AIDS.</p>	<p><i>Housing Choice Vouches can be difficult to access with many PHAs having long waiting lists for assistance. Some PHAs prioritize populations such as homeless people and those with disabilities. Portability provisions allow recipients to move to other jurisdictions and continue to receive rental assistance.</i></p>

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Eligible Populations	<ul style="list-style-type: none"> Homeless disabled individuals Homeless disabled individuals and their families To be eligible for permanent housing, household must come from streets or shelter system Individuals in transitional housing are only eligible for perm housing if they formerly were in streets or shelters. 	<ul style="list-style-type: none"> Homeless persons Homeless disabled for permanent housing programs To be eligible for permanent housing, household must come from streets or shelter system Individuals in transitional housing are only eligible for perm housing if they formerly were in streets or shelters. 	<ul style="list-style-type: none"> Homeless individuals To be eligible for permanent housing, household must come from streets or shelter system Individuals in transitional housing are only eligible for perm housing if they formerly were in streets or shelters. 	<ul style="list-style-type: none"> People with HIV/AIDS and who are also low income (80% of area median income) 	<ul style="list-style-type: none"> Low income and very low income, however: Not less than 90% of the families receiving rental assistance must have incomes that do not exceed 60% of the area median. 	<ul style="list-style-type: none"> Very low income (less than 50% of the area median) and Extremely low income (less than 30% of area median) – at least 75% of new admissions into PHA program must be extremely low income Must be US citizens or eligible immigrants
Eligible Populations	<p><i>Tips:</i></p> <ul style="list-style-type: none"> Persons at risk of homelessness are statutorily ineligible for assistance under this program. 	<p><i>Tips:</i></p> <ul style="list-style-type: none"> Persons at risk of homelessness are statutorily ineligible for assistance under this program. For projects providing permanent supportive housing, people served must be homeless AND disabled as with Shelter Plus Care. 	<p><i>Tips:</i></p> <ul style="list-style-type: none"> Persons at risk of homelessness are statutorily ineligible for assistance under this program At least 25% of assisted units must be vacant at time of application. 	<p><i>Tips:</i></p> <ul style="list-style-type: none"> People receiving short term assistance must be leaseholders or homeowners for a period prior to receiving assistance – homeless people not eligible for short term HOPWA support. 		<p><i>Tips:</i></p> <ul style="list-style-type: none"> A PHA can determine whether it will extend assistance to non-elderly and non-disabled single individuals; Persons with histories of drug use or violent criminal activity can be excluded; PHAs can also screen prospective applicants for creditworthiness; Persons who have been evicted from other federal housing programs for drug related criminal activity are ineligible for at least 3 years.

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Populations given Special Consideration	Homeless persons who: <ul style="list-style-type: none"> • Are seriously mentally ill • Have chronic problems with alcohol and/or drugs • Have AIDS and related diseases 	<ul style="list-style-type: none"> • Homeless persons with disabilities • Homeless families with children 	None	Must have HIV/AIDS to receive HOPWA assistance or be a family member of a PWA/HIV	Participating jurisdictions are free to establish preferences for individuals with special needs – provided the need for such a preference is established in Consolidated Plan.	Extremely low income households.
Portability	None, assistance remains within the geographic area covered by Continuum of Care Plan.	None, assistance remains within the geographic area covered by Continuum of Care Plan.	Assistance is tied to the assisted SRO units.	Assistance remains within the jurisdiction covered by the administering agency.	Participating jurisdictions have the choice of whether or not to allow portability of assistance.	Portability is a key component of the program. Assisted households are free to take assistance into other areas.
Occupancy	Initial occupancy agreement (lease) for a term of at <u>least one month</u> , automatically renewable upon expiration, except on prior notice.	<ul style="list-style-type: none"> • No lease required. • Occupancy in transitional housing limited, in most cases, to 2 years • Charging rent is optional. If rent is charged, it cannot exceed same limits as those under S+C (30% of income) 	Initial occupancy agreement (lease) for term of <u>one year</u> ; automatically renewable upon expiration, except on prior notice.	Limitation of 21 weeks of assistance out of 52 weeks for short term assistance, which is intended to prevent homelessness of eligible individual/family.	Contracts for up to two years of rental assistance can be signed with property owners. Participating households must be recertified annually.	Lease for term of one year required between landlord and assisted household. Lease and assistance are renewable.

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Initial Term of Assistance	<ul style="list-style-type: none"> • <u>5 years</u>: tenant-based, sponsor-based and project-based subsidies, if no rehab • <u>10 years</u>: project-based and SRO subsidies with rehab 	Minimum of two years.	10 years	HOPWA funding is based on annual formula allocation. Local jurisdiction decides on whether and how much funding to allocate to rental assistance.	Participating jurisdiction can enter into contracts for up to two years.	One year.
	<p><i>Tips:</i></p> <ul style="list-style-type: none"> • Because S+C has a longer term than the Supportive Housing Program, it is the better choice for permanent supportive housing. Renewals are limited to one year but are not competitive. 	<p><i>Tip: Renewal can be for 1 or 2 years but renewal funding must come out of a local jurisdiction's pro rata need allocation.</i></p>	<p><i>Tip: Annual subsidy renewals after 10 years are made through the Section 8 program.</i></p>	<p><i>Tip: project based rental assistance may require longer term than one year. Locality would have to make commitment based on future formula allocations.</i></p> <p><i>Note on using project based rent assistance: sponsor cannot own structure and pay project based rent assistance to itself.</i></p>		
Match Requirements	<ul style="list-style-type: none"> • Rental assistance must be matched in the aggregate with supportive services 	<ul style="list-style-type: none"> • For operating costs, must match every \$3 in SHP funding with \$1 in cash from other sources • For supportive services, must match every \$4 in SHP funding with \$1 in cash from other sources • For acquisition, rehab and new construction, must match every \$1 in SHP funding with \$1 in cash from other sources 	<p>None.</p> <p>However, funds for support services, acquisition and rehabilitation must come from other sources.</p>	None.	Twenty five cents of local funding must match every dollar of HUD HOME support.	None.

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Match	<i>Tip:</i> <ul style="list-style-type: none"> The amount of rental assistance applied for is based on the current fair market rent x 12 x the number of units x the term of the assistance. 	<i>Tips:</i> <ul style="list-style-type: none"> HOME and CDBG are just two of the State and local programs can be used as match for acquisition/rehab/ construction costs Resident rent payments can be used as match for operating costs. 				
Local Planning Process?	Continuum of Care Plan	Continuum of Care Plan	Continuum of Care Plan	Consolidated Plan	Consolidated Plan	None

PHA = Public Housing Authority

Portions of this chart were prepared by Corporation for Supportive Housing Connecticut Program and the Center for Urban Community Services.