



Homelessness Prevention Direct Assistance

HUD/MSHDA ESG & ESG-CV

The chart below outlines eligibility for homelessness prevention under HUD & MSHDA ESG and ESG-CV, as well as eligible financial assistance costs and key program requirements. It is not intended to be inclusive of all program policies and requirements. **Total financial assistance allowable per household under homelessness prevention is capped at \$3,000 annually.**

ELIGIBILITY

Criteria*	HUD	MSHDA
Eligible Definitions	<ul style="list-style-type: none"> - Category 2 (<i>imminent</i> risk – 14 days) - Category 3 (homeless under other federal statutes) - Category 4 (fleeing DV) - At Risk of Homelessness 	<ul style="list-style-type: none"> - Category 2 (<i>imminent</i> risk – 14 days) - Category 4 (fleeing DV) - At Risk of Homelessness
Income criteria	Below 30% AMI for ESG Below 50% AMI for ESG-CV	Below 30% AMI for ESG Below 50% AMI for ESG-CV

*Eligibility must be certified using the appropriate forms and have supporting documentation.

FINANCIAL ASSISTANCE

Eligible Cost	Guidance	
	HUD	MSHDA
Rental Application Fees	Up to 3 application fees per household	Up to 3 application fees per household
Security Deposits	Equal to no more than 1.5 months' rent	Equal to no more than 1.5 months' rent
Last Month's Rent	Only allowable if absolutely necessary to obtain housing Must be paid at the time of first month's rent and security deposit Cannot exceed the cost of one month's rent	Not eligible
Moving Costs	Only where necessary to avoid eviction	Only where necessary to avoid eviction; capped at \$250.00

	<p>Includes truck rental or hiring a moving company and payment of temporary storage fees for up to 3 months</p> <p><i>(storage fees must be accrued after the date the program participant begins receiving assistance and before the program participant moves into permanent housing; payment of temporary storage fees in arrears is not eligible)</i></p>	<p>Includes truck rental or hiring a moving company and payment of temporary storage fees for up to 3 months</p> <p><i>(storage fees must be accrued after the date the program participant begins receiving assistance and before the program participant moves into permanent housing; payment of temporary storage fees in arrears is not eligible)</i></p>
<p>Landlord Incentives (ESG-CV ONLY)</p>	<p><u>Repairs & Maintenance:</u></p> <ul style="list-style-type: none"> - Paying the cost to repair damages incurred by the program participant not covered by the security deposit or that are incurred while the program participant is still residing in the unit <ul style="list-style-type: none"> o Up to \$900 for 1BR o Up to \$2,000 for 2BR or larger units; AND o Cannot exceed the cost of one month's rent - Paying the costs of extra cleaning or maintenance of a program participant's unit or appliances. <p><u>Signing Bonuses</u></p> <ul style="list-style-type: none"> - One-time payment up to \$400.00 to the landlord at the time of lease signature (must be a one-year lease at minimum) <p>Total landlord incentives cannot exceed three times the rent charged for the unit and should only be provided when a household is unable to secure housing without the incentive.</p>	<p><u>Repairs & Maintenance:</u></p> <ul style="list-style-type: none"> - Paying the cost to repair damages incurred by the program participant not covered by the security deposit or that are incurred while the program participant is still residing in the unit <ul style="list-style-type: none"> o Up to \$900 for 1BR o Up to \$1,500 for 2BR or larger units; AND o Cannot exceed the cost of one month's rent - Paying the costs of extra cleaning or maintenance of a program participant's unit or appliances. - Total repair and maintenance costs are capped at \$1,500 per household. <p><u>Signing Bonuses</u></p> <ul style="list-style-type: none"> - One-time payment up to \$400.00 to the landlord at the time of lease signature (must be a one-year lease at minimum) <p>Total landlord incentives cannot exceed three times the rent charged for the unit and should only be provided when a household is unable to secure housing without the incentive.</p>
<p>Lease Breaking for Emergency Transfer</p>	<p>Cost to break the lease, if a program participant receiving rental assistance meets the conditions for an emergency transfer under VAWA</p>	<p>Not eligible</p>
<p>Rental Assistance</p>	<p>Up to 24 months during any 3-year period</p>	<p>Up to 24 months during any 3-year period</p>

	<p>May include:</p> <ul style="list-style-type: none"> - Short-term rental assistance: assistance for up to 3 months of rent - Payment of rental arrears: one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears <p>Units may not exceed the lesser of FMR or Rent Reasonableness (units may be up to 110% FMR under ESG-CV, as long as they still do not exceed rent reasonableness)</p>	<p>May include:</p> <ul style="list-style-type: none"> - Short-term rental assistance: assistance for up to 3 months of rent - Payment of rental arrears: one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears <p>Units may not exceed the lesser of FMR or Rent Reasonableness (units may be up to 110% FMR under ESG-CV, as long as they still do not exceed rent reasonableness)</p>
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OTHER PROGRAM REQUIREMENTS

- All assisted units are subject to lead-based paint and habitability and occupancy standards.
- Units receiving rental and/or security deposit assistance must meet FMR and rent reasonableness requirements.
- MSHDA ESG & ESG-CV funds cannot be accessed until after the household has been denied SER assistance or has a denial waiver.
- A lease and rental assistance agreement are required in order to provide rental assistance (including rent arrearages).
- No household rent contribution is required under HUD or MSHDA. Zero income cannot be denied assistance.
- Use with other subsidies
 - o **HUD:** financial assistance cannot be provided to program participants who are receiving **the same type** of assistance through other public sources. Households receiving rental assistance through other public sources are eligible for a one-time payment of rental arrears on the tenant's portion of the rental payment; they may not receive other forms of rental assistance. However, they are eligible for assistance with security deposit, application fees, moving costs, and landlord incentives.
 - o **MSHDA:** Rental assistance **cannot be provided** to a program participant who is receiving tenant-based rental assistance through other public sources. New voucher holders may be assisted only with security deposit; existing voucher holders cannot be assisted.