



Legislation Text

File #: 20-791, **Version:** 1

Adopt City Council Resolution Approving Program Guidelines for HOME COVID Tenant Based Rental Assistance Program

The City was awarded \$500,000 from the 2016 HOME Investment Partnerships (HOME) grant to provide an Owner Occupied Rehabilitation (OOR) loan program. On May 26, 2020 City Council approved the addition of a Tenant Based Rental Assistance (TBRA) to the grant in response to the COVID-19 pandemic.

Per State Housing and Community Development (HCD) regulations, the HOME TBRA program must be administered pursuant to Program Guidelines that have been approved by HOME and then by the local jurisdiction. City Council adoption of a Resolution adopting the Program Guidelines is requested so the final guidelines may be released for launch of the program.

The Program Guidelines provide information for applicants and program operators about program specifics including application process, applicant qualifications, property eligibility, allowable payments, contract terms, exceptions and special circumstances and dispute resolution/appeals procedures. The Program Guidelines also include several attachments to further clarify program requirements. The HOME program provides jurisdictions with a template for TBRA Program Guidelines, and there are few opportunities for local discretion. The Draft Program Guidelines were approved by HCD. Options recommended by staff and approved by HCD include:

- The use of Self-Certification of Income;
- Property inspection upon program approval is not required;
- Tenant contribution to housing costs from 0-30% of household income;
- Rent Reasonableness analysis is not required;
- Lease addendum is not required.