

State Funded Housing Assistance Programs

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Executive Summary

State Funded Housing Assistance Programs is intended to be a resource about the design and administration of housing assistance programs funded by states. This report grew out of questions from various State Mental Health Authorities (SMHA), including those participating in the Olmstead Policy Academy sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA), about ways that states are working to design and implement strategies to support people with mental illness and other disabilities in integrated settings. Most states have created State Funded Housing Assistance Programs (SFHAPs) to meet the affordable housing needs of low-income individuals with mental illness or other disabilities, or who may be homeless or at-risk of homelessness. Often, these programs are intended to be temporary, or a 'bridge' to more permanent, federally subsidized rental assistance.

This document identifies seven key characteristics found in SFHAPs across the United States that can be used to inform the development or modification of programs. These program design characteristics include:

1. The majority of states have taken the initiative to address unmet housing needs by developing some type of SFHAP;
2. Most SFHAPs are designed to meet the needs of a specific target population;
3. SFHAPs are administered by various state agencies;
4. In general, there are two models of housing assistance that states fund: Subsidy and Homelessness Prevention/Rapid Re-housing;
5. Most Subsidy programs employ a tenant-based model for providing rental assistance;
6. In general, households are not required to participate in supportive services in order to receive housing assistance; and
7. Most Subsidy SFHAPs do not have a plan for transitioning to permanent housing assistance.

A brief background of affordable housing issues confronting low income-individuals with mental

illness and other disabilities, or who are homeless or at-risk of homelessness is provided as context for the development of SFHAPs. The [Key Design Characteristics](#) section provides supporting data for each of the key design characteristics identified. Additional discussion points are added to provide context for each characteristic. [State Program Profiles](#) are added as a resource for the reader to learn about state-specific programs with contact information provided for additional information.

Overall, SFHAPs have helped many individuals secure decent, affordable housing; states continue to experience pressure to develop or expand programs to meet demand, especially absent a significant expansion of federal assistance, such as Housing Choice Vouchers. Over time, states have developed two types of programs, *Subsidy Programs* and *Homelessness Prevention and Rapid Re-housing Programs* (HP/RRH). The report identifies 52 Subsidy programs across 30 states, with annual funding commitments ranging from approximately \$42,000 (North Dakota Money Follows the Person Rental Gap Assistance Program) to \$83 million (Massachusetts HomeBASE Program). The report also identifies 25 HP/RRH programs across 18 states with annual budgets ranging from \$50,000 (New Hampshire Access Revolving Loan Program) to \$16.8 million (Pennsylvania Housing Assistance Program).

Most Subsidy programs require that individuals hold a formal lease that ensures rights of tenancy, live in housing that meets federal housing quality standards, and contribute in some way towards housing costs. The requirement that a lease be in place is consistent with key elements of permanent supportive housing (PSH),¹

¹ Substance Abuse and Mental Health Services Administration. (2010). *Permanent Supportive Housing: Building Your Program*. HHS Pub. No. SMA-10-4509, Rockville, MD: Center for Mental Health Services, Substance Abuse and Mental Health Services Administration, U.S. Department of Health and Human Services. store.samhsa.gov/shin/content//SMA10-4510/SMA10-4510-06-BuildingYourProgram-PSH.pdf

the Housing First model,² and the new Home and Community Based Services rules issued by the Centers for Medicare and Medicaid Services (CMS).³ Many of the states have incorporated into their program design the ability to pay for expenses such as furnishings, utility deposits, and application fees. Regarding HP/RRH programs, states have recognized that short-term, targeted assistance is important and can serve as an alternative or complementary approach to developing subsidy programs that require sustained financial commitment. Several states have utilized both approaches to address the affordable housing needs of various target populations.

Nevertheless, despite the amount of funding that states allocate to SFHAPs, they often fall short of demand and are not without challenges. State budgets operate in a volatile environment, and funding for these programs may be more susceptible to political and economic uncertainty at this level. As SFHAPs have developed, many have also evolved into

a patchwork of programs with different requirements operated by various state agencies. In some states, this may result in confusing eligibility criteria, different financial or payment standards, or other conflicting regulations. In addition, Subsidy programs intended to be a 'bridge' to more permanent assistance have greater difficulty transitioning individuals if they do not mirror federal rental assistance requirements. This can result in disruptions to the individual if they have to move to another unit, long stays on state funded housing assistance, and fewer people served overall.

States have their own unique circumstances. Among these include urban/suburban/rural/frontier geography, population, economic and housing market characteristics. It is suggested that as states contemplate the development or modification of SFHAPs, they consider program design in the context of, at least, the seven characteristics identified in this report.

2 Tsemberis, S. (2010). *Housing First Manual: The Pathways Model to End Homelessness for People with Mental Illness and Addiction*. Hazelden. www.hazelden.org/OA_HTML/ibeCCtPltmDspRte.jsp?item=78105&sitex=10020:22372:US

3 Federal Register. (2014, January 16). *Final Rule: Medicaid Program; State Plan Home and Community-Based Services, 5-Year Period for Waivers, Provider Payment Reassignment, and Home and Community-Based Setting Requirements for Community First Choice and Home and Community-Based Services (HCBS) Waivers*. www.federalregister.gov/articles/2014/01/16/2014-00487/medicaid-program-state-plan-home-and-community-based-services-5-year-period-for-waivers-provider

State Funded Housing Assistance Programs is intended to be a resource about the design and administration of housing assistance programs funded by states. Most states have created State Funded Housing Assistance Programs (SFHAPs) to meet the affordable housing needs of low-income individuals with mental illness and other disabilities, or who may be homeless or at-risk of homelessness. Often, these programs are intended to be temporary, or a 'bridge' to more permanent, federally subsidized rental assistance.

This report grew out of questions from various State Mental Health Authorities (SMHAs), including those participating in the *Olmstead* Policy Academy sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA), about ways that states are working to design and implement strategies to support people with mental illness and other disabilities in integrated settings, consistent with Title II of the Americans with Disabilities Act (ADA)⁴ and the U.S. Supreme Court *Olmstead* decision.⁵ While the primary audience for this document is staff of SMHAs, the information can be a resource for other state or local agencies focusing on the housing needs of other disability or low-income populations.

This document provides:

- Background regarding the housing affordability barriers facing people with mental illness served by the public mental health system;
- Reasons why states have developed SFHAPs;
- Key design characteristics of state programs;
- Considerations for states contemplating the development or modification of state funded housing assistance programs; and
- [State program profiles](#) for SFHAPs across the nation.

State Funded Housing Assistance Programs is a companion document to the forthcoming National Low Income Housing Coalition (NLIHC) interactive database of state and city funded rental housing programs.⁶ Whereas the NLIHC database provides a broad overview of various types of programs within states, this document focuses on key aspects of programs that can be used to inform the design and administration of state funded programs. In defining the approach for this review, we identified key data elements based on knowledge of existing SFHAPs, extracted data from the NLIHC database, reviewed available documents from state programs, and engaged state contacts for confirmation or additional information (See [Methodology](#) section).

During our review of state programs, it became evident that there are three types of support funded by states. These include *Subsidy Programs*, *Homelessness Prevention and Rapid Re-housing Programs*, and *Capital Programs* (i.e., resources to develop and build housing). Many states also use state funds to leverage other federal housing assistance programs, such as Emergency Solutions Grants. Also, within states, there may be housing programs supported through local funding such as county- or city-level appropriations. The scope of this report is limited to those programs that utilize state funding for Subsidy and Homelessness Prevention and Rapid Re-housing programs. Programs that utilize state funds for capital or to leverage other federal programs are not addressed in this report nor are programs funded at the local level.

4 Americans with Disabilities Act Title II Regulations: www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm#a35130

5 *Olmstead v. L.C.*, 527 U.S. 581(1999).

6 National Low Income Housing Coalition. www.nlihc.org

Following advances in the treatment of mental illness during the second half of the 20th century, including psychopharmacological and community-based program interventions, increasing numbers of people with disabilities have had the opportunity to live in community-based settings. This was reinforced over the period by the growing consumer movement advocating the right and ability to live in community settings.

Over time, states developed various residential treatment programs, primarily in the form of group homes or other facilities. The development and expansion of federal housing assistance programs, such as the Housing Choice Voucher program (formerly known as Section 8), also became a resource for low-income individuals. However, insufficient resources to house people combined with marginal services resulted in increasing rates of homelessness, incarceration, or admissions to local emergency departments and inpatient units. Beginning in the 1990s and continuing today, states are confronted with the *integration mandate* defined in the ADA and *Olmstead* and continued pressure from the consumer and advocacy voice; the lack of affordable housing, or more specifically the scarcity of federal housing assistance, is often cited as a primary barrier to community integration for people with disabilities.

Unfortunately, the extent of the housing affordability crisis runs deep. The population served by the publicly funded mental health system tends to be extremely low income (ELI) with incomes below 30% of Area Median Income (AMI). There are more than 10 million ELI households in the United States⁷ – and non-elderly people with disabilities are disproportionately represented within this group. However, only 4.6 million ELI households, not even half, are served by federal mainstream housing resources, such as Housing Choice Vouchers.⁸

7 National Low Income Housing Coalition *Housing Spotlight*, Volume 3, Issue 2, February 2013. nlihc.org/sites/default/files/HS_3-1.pdf

8 HUD FY2010–2015 Strategic Plan. portal.hud.gov/hudportal/HUD?src=/program_offices/cfo/stratplan

Many individuals with disabilities that fall into this group receive Supplemental Security Income (SSI). In fact, approximately 4.8 million adults with disabilities aged 18-64 received income from the SSI program in 2012, 1.7 million⁹ of whom were as a result of a mental disability.¹⁰ Nowhere in the United States can a person with a disability receiving SSI benefits afford housing at the Fair Market Rent.¹¹ Without some form of rental assistance, there is little chance a person can secure decent housing integrated in the community.

In response, states have increasingly had to develop alternatives to federal housing assistance to meet the affordable housing needs of low-income individuals and families, including those with mental illness and other disabilities, or who are homeless or at-risk of homelessness. As will be described further in this report, these programs have been a useful tool for many people, but fall short of meeting the existing demand and have their own challenges and limitations.

9 SSI Annual Statistical Report 2012, released July 2013. Social Security Administration, Office of Retirement and Disability Policy, Office of Research, Evaluation, and Statistics. Office of Research, Evaluation, and Statistics. Released July 2013. www.ssa.gov/policy/docs/statcomps/ssi_asr/2012/ssi_asr12.pdf

10 For purposes of this report, mental disability includes mood disorder, organic mental disorder, schizophrenia and other psychotic disorders, and other mental disorders.

11 Technical Assistance Collaborative and Consortium for Citizens with Disabilities, Housing Task Force. (2013). *Priced Out in 2012: The Housing Crisis for People with Disabilities*. Boston: TAC. www.tacinc.org/knowledge-resources/priced-out-findings/

Key Design Characteristics

SFHAPs have been a useful resource for many low-income individuals with mental illness or other disabilities, or who are homeless. In our review, we identified seven key characteristics of state funded housing assistance programs. These program design characteristics include:

1. The majority of states have taken the initiative to address unmet housing needs by developing some type of SFHAP;
2. Most SFHAPs are designed to meet the needs of a specific target population;
3. SFHAPs are administered by various state agencies;
4. In general, there are two models of housing assistance that states fund: Subsidy and Homelessness Prevention/Rapid Re-housing;
5. Most Subsidy programs employ a tenant-based model for providing rental assistance;
6. In general, households are not required to participate in supportive services in order to receive housing assistance; and
7. Most Subsidy SFHAPs do not have a plan for transitioning to permanent housing assistance.

As states seek to expand or modify their programs, compare them to programs from other states, or create new ones, they may want to consider the characteristics and discussion points in this document. Each of the characteristics is described below along with a brief discussion for states to consider.

In our review, we did not endeavor to critique the design or quality of programs. The document is intended to be a resource about the programs, and contact information is provided in each state program profile for the reader should there be further questions. These [State Program Profiles](#), along with a description of the review process ([Methodology](#)) and important terms ([Glossary](#)), are located at the end of this document.

Characteristic 1: The majority of states have taken the initiative to address unmet housing needs by developing some type of SFHAP.

As discussed in the [Background](#) section, people with mental illness or other disabilities tend to have the lowest incomes and are often priced out of housing markets without some type of housing assistance. Federal housing assistance programs have not kept up with demand and most states have assumed some responsibility in this area by developing SFHAPs to meet the need.

We identified 77 SFHAPs across 34 states, with some states sponsoring multiple programs. For example, the State of Minnesota currently funds seven separate programs that provide some sort of housing assistance. These programs are administered by five different state agencies/offices and serve different target populations, such as runaway youth, persons with serious mental illness, and ex-offenders. Other states, such as Vermont, fund multiple programs that assist the same population. Of the four SFHAPs in Vermont, three are for people with serious mental illness, meeting multiple distinct needs, such as security deposits or utilities. Table 1 on the next page documents the number of SFHAPs in each state.

While we did not assess the authority to establish each of the programs, we know that several programs were established via the state appropriations process or other legislative action. State budgets operate in a volatile environment, and funding for these programs may be more susceptible to political and economic uncertainty at this level. In many states, funding for services and housing assistance for people with mental illness, other disabilities, and homeless people is arguably insufficient. As this annual or biennial process plays out in states, budgets are developed sometimes pitting SFHAPs and decisions about service funding against each other. This was evident in several states

TABLE 1:
Number of State Funded Housing Assistance Programs in Each State

State	Number of Programs
Alabama	0
Alaska	1
Arizona	1
Arkansas	1
California	2
Colorado	0
Connecticut	3
District of Columbia	4
Delaware	2
Florida	0
Georgia	1
Hawaii	2
Idaho	1
Illinois	3
Indiana	0
Iowa	2
Kansas	0
Kentucky	0
Louisiana	0
Maine	1
Maryland	0
Massachusetts	6
Michigan	0
Minnesota	7
Mississippi	0
Missouri	2

State	Number of Programs
Montana	0
Nebraska	1
Nevada	2
New Hampshire	2
New Jersey	3
New Mexico	3
New York	1
North Carolina	2
North Dakota	1
Ohio	1
Oklahoma	0
Oregon	3
Pennsylvania	3
Rhode Island	1
South Carolina	0
South Dakota	0
Tennessee	3
Texas	3
Utah	0
Vermont	4
Virginia	2
Washington	2
West Virginia	0
Wisconsin	1
Wyoming	0
TOTAL	77

where SFHAPs fluctuated over time, became dormant, or were terminated. The availability of affordable housing is critical to an individual's ability to live in the community, but the decision to allocate funding for SFHAPs may be at the expense of funding needed for services.

Characteristic 2: Most SFHAPs are designed to meet the needs of a specific target population.

Despite the amount of funding that states allocate to SFHAPs, they are likely to fall short of demand.

As a result, states are confronted with establishing tight eligibility criteria to target housing assistance to those most in need. States have developed SFHAPs for specific populations based on population-specific priorities. Only nine of the 77 state funded housing assistance programs target households based solely on their income. Rather, the majority of the programs are designed to serve households with specific characteristics, such as those who are homeless or at-risk of homelessness, those who are disabled, victims of domestic violence, ex-offenders, and youth. For example, the Transitions Program in New Mexico

provides housing vouchers for approximately 20 youth ages 18-21. Table 2 below documents the number of programs that serve distinct subpopulations. Note that

a single program may serve multiple subpopulations, such as homeless people and people with disabilities.

TABLE 2:
Number of SFHAPs in Each State Targeting Specific Populations

State	Homeless	Serious Mental Illness	Disabled	Elderly	Youth	Veterans	At Risk of Homelessness	Transitioning out of Institution	At Risk of Entering Institution
Alaska									
Arizona		1							
Arkansas									
California					2			1	
Connecticut			1	1			1		
District of Columbia	1	1	2	1			1	1	1
Delaware					1			1	
Georgia	1	1					1	1	
Hawaii				1			1		
Idaho							1	1	1
Illinois	1	1					1		
Iowa					1			1	
Maine		1						1	
Massachusetts	2	1	1				1		
Minnesota	4	2			1		3	1	
Missouri	1	1					1		
Nebraska		1						1	1
Nevada	1		1	1					
New Hampshire	1						0		
New Jersey		1					1		
New Mexico	3	2			1		3	1	
New York		1							
North Carolina		1	1					1	1
North Dakota			1	1				1	
Ohio	1		1						
Oregon	2	1					2	1	
Pennsylvania								1	
Rhode Island	1								
Tennessee	1	3			1		1	1	
Texas	2	1				1	2		
Vermont	1	3					1	1	
Virginia							1		
Washington	1				1		1		
Wisconsin									
TOTAL	24	23	8	5	8	1	23	16	4

TABLE 3:
SFHAPs that are Targeted to People with Serious Mental Illness

State	Program	Type
Arizona	Bridge Subsidy Program	Subsidy
District of Columbia	Home First Subsidy Program	Subsidy
Georgia	Georgia Housing Voucher and Bridge Program	Subsidy
Illinois	Bridge Subsidy Program	Subsidy
Maine	Bridging Rental Assistance Program	Subsidy
Massachusetts	Department of Mental Health Rental Subsidy Program	Subsidy
Minnesota	Bridges Program	Subsidy
Minnesota	Crisis Housing Fund	HP/RRH
Missouri	Rental Assistance Program	Subsidy
Nebraska	State Housing Assistance Program for Adults with Serious Mental Illness	Subsidy
New Jersey	Supportive Housing	Subsidy
New Mexico	Move-In Assistance and Eviction Prevention	HP/RRH
New Mexico	Permanent Supportive Housing Program (Linkages)	Subsidy
New York	Supported Housing Program	Subsidy
North Carolina	Transitions to Community Living	Subsidy
Oregon	Supported Housing Rental Assistance	Subsidy
Tennessee	Children and Youth Homeless Outreach	HP/RRH
Tennessee	Community Targeted Transitional Support	HP/RRH
Tennessee	Inpatient Targeted Transitional Support	HP/RRH
Texas	Supportive Housing Rent and Utility Assistance	Subsidy
Vermont	Homeless Housing Subsidy + Care	Subsidy
Vermont	Housing Recovery Fund	HP/RRH
Vermont	Mental Health Housing Contingency Fund	Subsidy

It is significant that a third of the SFHAPs target people with serious mental illness specifically; some programs even target a protected class of people such as those that are covered by a lawsuit or settlement agreement. For example, the Georgia Housing Voucher Program, operated by the Department of Behavioral Health and Developmental Disabilities, was established specifically for individuals with serious and persistent mental illness (SPMI) who are part of the *Olmstead* Settlement with the U.S. Department of Justice.¹² Table 3 above lists those programs that are designed to meet the specific housing needs of people with serious mental illness.

¹² U.S. DOJ Settlement Agreement with Georgia (2010): www.justice.gov/crt/about/spl/documents/georgia/US_v_Georgia_ADASettle_10-19-10.pdf

Characteristic 3: SFHAPs are administered by various state agencies.

One of the results of population-specific programs is that they have evolved into a patchwork of initiatives with different requirements operated by various state agencies. In the 22 states that fund more than one SFHAP, the majority were administered by multiple agencies within the state. For example, each of the three SFHAPs in Texas is administered by a different state agency. In some states, this may result in confusing eligibility criteria, different financial or payment standards, or other conflicting regulations. While the report did not necessarily assess variations in programs, we did discover in speaking with states that some individuals responsible for specific programs were not aware of other SFHAPs within their state.

In a handful of states, distinct programs are combined or administered by a single agency, such as a state Community Development or Housing Finance Agency, in order to streamline and make consistent administrative functions, including eligibility criteria. For example, the Massachusetts Department of Housing and Community Development is responsible for administering the six SFHAPs funded in that state.

Characteristic 4: In general, there are two models of housing assistance that states fund.

An analysis of the information collected has shown that most of the SFHAPs fall into two categories: those that are designed to provide continued assistance subsidizing a household's housing costs and those that try to address homelessness or an immediate housing crisis with one-time or short-term interventions. For purposes of this report, programs that provide ongoing assistance as well as support with move-in expenses are referred to as '*Subsidy Programs*;' those that provide one-time assistance to avoid homelessness or short-term rental assistance to help homeless households get into housing are referred to as '*Homelessness Prevention and Rapid Re-housing Programs*.'

In addition, there are varying levels of commitment to SFHAPs. Of the 34 states that do provide funding for SFHAPs, there is variability in how much funding is provided for Subsidy or HP/RRH programs. Our findings indicate the level of commitment for Subsidy programs ranges, with annual funding of approximately \$42,000 (North Dakota Money Follows the Person Rental Gap Assistance Program) to \$83 million (Massachusetts HomeBASE Program). For HP/RRH programs, annual funding ranges from \$50,000 (New Hampshire Access Revolving Loan Program) to \$16.8 million (Pennsylvania Housing Assistance Program). We did not assess the level of commitment relative to factors such as states' population, wealth, geography, or housing market. The map on the following page shows the states that have state funded Subsidy and HP/RRH programs.

Note that 17 states provide no funding for SFHAPs as described in this document.¹³

Subsidy Programs

Fifty two SFHAPs profiled in this report, or 68% of the total, are classified as Subsidy since they provide continued rental assistance. Some of these programs also help with expenses related to moving into a new housing unit such as furnishings, utility deposits, and application fees. Almost half of the states with SFHAPs fund only Subsidy programs and not HP/RRH programs.

Many of these subsidy programs were designed to operate similar to the federal Housing Choice Voucher (HCV) program with regards to requiring households to have leases, live in housing that meets federal housing quality standards, and contribute in some way towards housing costs. Table 4 on page 9 illustrates the number of state-funded Subsidy programs that have these characteristics.

Of the 52 Subsidy programs, 41 (79%) require that the household have some form of a lease or sublease that affords them rights of tenancy; 34 (65%) of Subsidy programs have a policy that housing units that are assisted must be of good quality, meeting or exceeding the federal Housing Quality Standards (HQS) for the Housing Choice Voucher program.

Finally, 40 (77%) require that assisted households pay a portion of the rent and/or utilities in addition to receiving the rental subsidy. Similar to the HCV program, these subsidy programs require that the household pay a percentage of their income for rent.

The fact that state funded Subsidy programs usually require individuals to have leases, live in housing that meets federal housing quality standards, and contribute in some way towards housing costs helps to ensure stability or permanency in decent housing. These

¹³ Several states that do not fund SFHAPs do have local programs that may be funded by county or city resources.

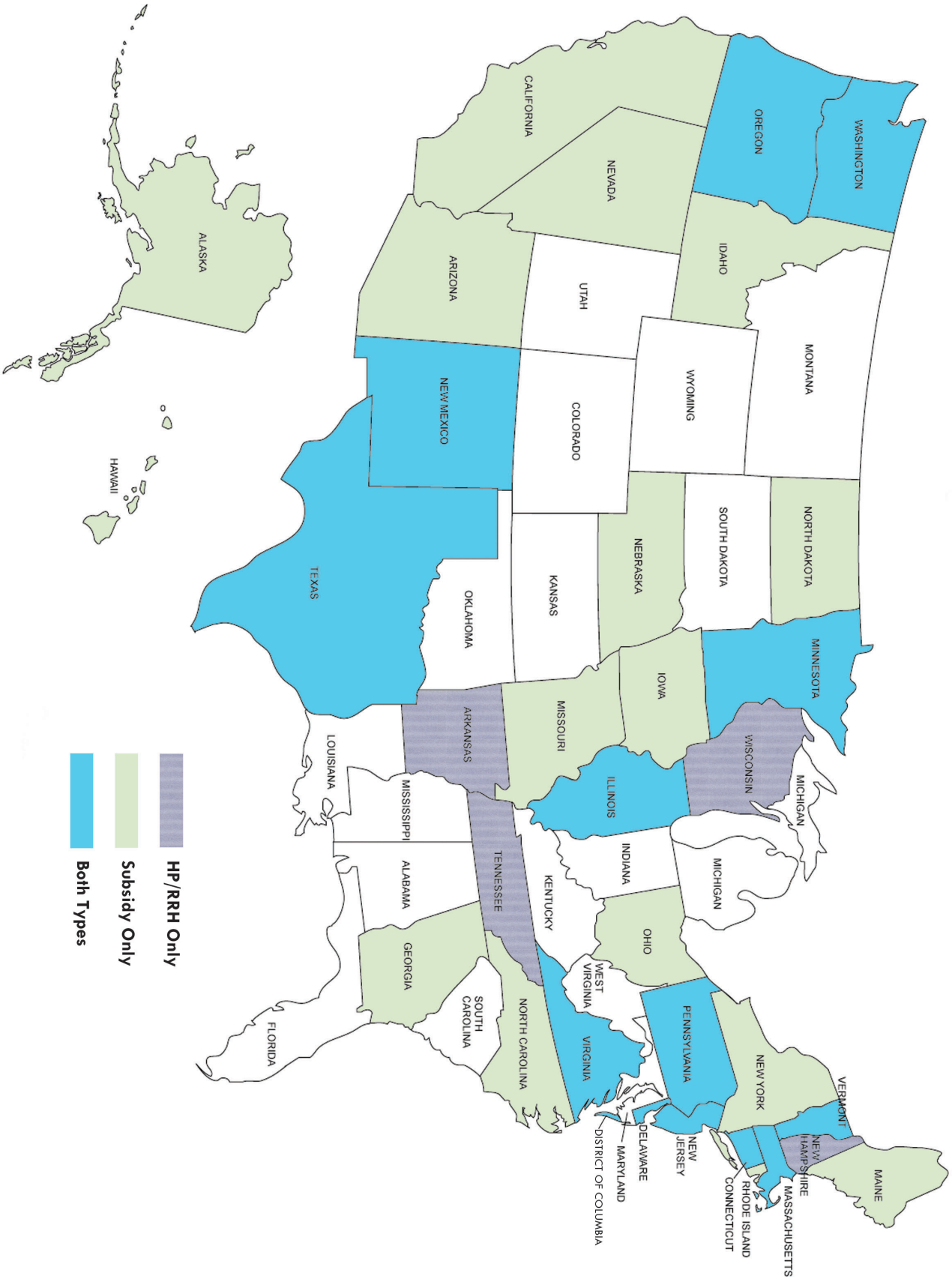


TABLE 4:
Number of State Funded Subsidy Programs by State,
that Require a Lease, Tenant Rent, or that the Housing meet HQS

State	Number of Subsidy Programs	Subsidy Programs that Require a Lease	Subsidy Programs that Require Tenant Rent	Subsidy Programs that Require HQS
Alaska	1	1	1	1
Arizona	1	1	1	1
California	2	0	0	0
Connecticut	2	2	2	2
District of Columbia	3	3	3	3
Delaware	1	1	1	1
Georgia	1	1	1	1
Hawaii	2	2	2	0
Idaho	1	0	0	1
Illinois	2	2	1	1
Iowa	2	2	2	0
Maine	1	1	1	1
Massachusetts	5	5	5	3
Minnesota	5	3	3	2
Missouri	2	2	2	2
Nebraska	1	1	1	1
Nevada	2	2	2	2
New Jersey	2	2	2	2
New Mexico	2	2	1	2
New York	1	1	1	0
North Carolina	2	2	1	2
North Dakota	1	0	1	1
Ohio	1	1	0	0
Oregon	1	1	1	0
Pennsylvania	1	1	1	1
Rhode Island	1	1	1	1
Texas	1	0	0	0
Vermont	3	0	3	3
Virginia	1	0	0	0
Washington	1	1	0	0
TOTAL	52	41 (79%)	40 (77%)	34 (65%)

characteristics also resemble federal programs so that the bridge to a federally supported program is more likely to occur without disruption to the individual. The requirement that a lease be in place is also consistent with key elements of permanent supportive housing (PSH),¹⁴ the Housing First (HF) model,¹⁵ and the new Home and Community Based Services (HCBS) rule issued by the Centers for Medicare and Medicaid Services (CMS). The rule requires that individuals residing in HCBS settings must have a lease or similar agreement that ensures tenancy rights in order for CMS to reimburse for services delivered in those settings.¹⁶

Many of the states have also recognized that in addition to the need for ongoing rent subsidy, there are various start-up costs that can be a barrier to an individual's ability to move into an apartment. As a result, several states have incorporated into their Subsidy program design the ability to pay for expenses such as furnishings, utility deposits, and application fees. In some programs, this is structured as a loan.

Homelessness Prevention and Rapid Rehousing (HP/RRH)

While much attention is given to the need for ongoing rental subsidies, states have recognized that short-

¹⁴ Substance Abuse and Mental Health Services Administration. (2010). *Permanent Supportive Housing: Building Your Program*. HHS Pub. No. SMA-10-4509, Rockville, MD: Center for Mental Health Services, Substance Abuse and Mental Health Services Administration, U.S. Department of Health and Human Services. www.store.samhsa.gov/shin/content//SMA10-4510/SMA10-4510-06-BuildingYourProgram-PSH.pdf

¹⁵ Tsemberis, S. (2010). *Housing First Manual: The Pathways Model to End Homelessness for People with Mental Illness and Addiction*. Hazelden. www.hazelden.org/OA_HTML/ibeCCftptmDspRte.jsp?item=78105&site=10020:22372:US

¹⁶ Federal Register. (2014, January 16). *Final Rule: Medicaid Program; State Plan Home and Community-Based Services, 5-Year Period for Waivers, Provider Payment Reassignment, and Home and Community-Based Setting Requirements for Community First Choice and Home and Community-Based Services (HCBS) Waivers*. www.federalregister.gov/articles/2014/01/16/2014-00487/medicaid-program-state-plan-home-and-community-based-services-5-year-period-for-waivers-provider

term, targeted assistance is also important and can be an alternative or complementary approach to developing subsidy programs that require sustained financial commitment.

The remaining 25 programs, or 32%, provide assistance to prevent households from becoming homeless or to help homeless persons quickly exit homelessness and move into housing. This fact supports the recent federal policy priorities embracing these interventions as best practices for homeless persons and people at-risk of homelessness.¹⁷ Homelessness prevention assistance involves the provision of one-time funds to address a temporary crisis, such as rent or utility arrears. RRH programs provide temporary financial assistance to help homeless people locate housing and address any barriers to moving into the unit. RRH assistance usually includes a few months of rental payments and move-in costs, such as security or utility deposits and may allow for a few months of support services after move-in to help with residential stability. Due to the level and type of intervention, HP/RRH models of assistance are designed to target those households that have fewer barriers to housing and that have resources to sustain that housing after the assistance ends. As mentioned earlier, most of the persons served by the publicly-funded mental health system have limited incomes and will need ongoing rental assistance in order to maintain affordable, accessible, and integrated housing in the community.

The majority of the 25 state-funded HP/RRH programs are modeled after the programs administered by the U.S. Departments of Housing and Urban Development and Veterans Affairs, including the Emergency Solutions Grant and Supportive Services for Veterans Families. For example, 11 (44%) of the HP/RRH programs require households receiving assistance to have a lease for the housing in which they are residing. This figure would be higher if calculated solely for the RRH

¹⁷ United States Interagency Council on Homelessness. (2010). *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*. usich.gov/opening_doors/

TABLE 5:
Number of State Funded HP/RRH Programs by State
that Require a Lease, Tenant Rent, or that the Housing Meet HQS

State	Number of HP/RRH Programs	HP/RRH Programs that Require a Lease	HP/RRH Programs that Require Tenant Rent	HP/RRH Programs that Require HQS
Arkansas	1	0	0	0
Connecticut	1	0	0	0
District of Columbia	1	1	0	0
Delaware	1	1	0	0
Illinois	1	0	0	0
Massachusetts	1	1	0	0
Minnesota	2	0	0	0
New Hampshire	2	2	0	0
New Jersey	1	1	0	0
New Mexico	1	1	0	0
Oregon	2	1	1	0
Pennsylvania	2	0	0	0
Tennessee	3	0	0	0
Texas	2	1	0	0
Vermont	1	0	1	1
Virginia	1	1	0	0
Washington	1	1	0	0
Wisconsin	1	0	0	0
TOTAL	25	11 (44%)	2 (8%)	1 (4%)

programs; most homelessness prevention programs are designed to maintain the existing housing, if possible, regardless of whether there is a lease in place. Only one HP/RRH program requires that the assisted housing meet federal quality standards. In keeping with the one-time assistance design, the majority of the HP/RRH programs do not require that the household contribute to the housing costs. However, some programs require that households that receive assistance, especially security deposits, pay the funds back. Table 5 above summarizes the characteristics of the HP/RRH programs.

Characteristic 5: Most subsidy programs employ a tenant-based model for providing rental assistance.

The majority of the Subsidy programs funded by

states utilize a ‘tenant-based’ model, allowing the assisted household to locate housing of their choice in the community and receive help paying the rent (as long as the unit meets any established program standards). A smaller number of Subsidy programs, 8 (15%), allow rental assistance to be provided using a ‘sponsor-based’ model. With sponsor-based rental assistance, agencies, usually nonprofit organizations, locate and rent housing units in the private market and then sublease the units to extremely low- and very low-income households. Sponsor-based assistance is often used when the target population has significant barriers to housing, such as criminal records or poor housing history.

Fourteen (27%) Subsidy programs allow rental assistance to be tied to a specific unit in an identified property, known as ‘project-based’ rental assistance.

Some of these project-based programs were created as part of broader state initiatives to make more mainstream affordable units available to extremely low-income persons with disabilities. Similar to new HUD Section 811 Supportive Housing for Persons with Disabilities Project Rental Assistance (PRA) model, these state programs provide project-based or

operating subsidies to the property, allowing for lower rents for tenants. It is also worth noting that three of the project-based programs provide state-funded public housing units.

Table 6 below documents the types of rental assistance provided by each Subsidy program.

TABLE 6:
State Funded Subsidy Programs by State and Type of Rental Assistance

State	Tenant-based	Project-based	Sponsor-based
Alaska	1		
Arizona	1		
California	2		
Connecticut	1	1	
Delaware	1		
District of Columbia	3	1	1
Georgia	1		
Hawaii	1	1	
Idaho	1		
Illinois	1	1	1
Iowa	2		
Maine	1		
Massachusetts	3	2	1
Minnesota	5	2	
Missouri	2	1	
Nebraska	1		
Nevada	2		
New Jersey	2	2	1
New Mexico	2		
New York	1		1
North Carolina	1	1	
North Dakota	1		
Ohio	1	1	
Oregon	1		1
Pennsylvania	1		
Rhode Island	1		1
Texas	1		
Vermont	3	1	
Virginia	1		
Washington	1		1
TOTAL	46	14	8

Characteristic 6: In general, households are not required to participate in supportive services in order to receive housing assistance.

Most of the SFHAPs do not require households to engage in support services in order to receive and maintain the housing assistance. Only 23 (30%) of the SFHAPs (19 of the Subsidy programs and 4 of the HP/RRH programs) provide on- or off-site supports focused on addressing the households' primary and/or behavioral health needs in which the assisted household must partake. Table 7 below lists those programs that have a service requirement component.

However, for the 54 (70%) programs that do not require participation in support services, we found variability in how this is applied or defined by states. Some states require that an individual only be enrolled or eligible for services. Some require an individual to be receiving services in the beginning, but they can retain the housing assistance if they later opt out of services as long as they are compliant with the leasing, financial, or other program requirements. Some states do not require services, but do require a periodic home visit (monthly/quarterly) to assess or inspect the unit; these occasions may be used to engage a consumer who is no longer participating in services.

**TABLE 7:
SFHAPs with Service Requirement Component**

State	Program
California	Transitional Housing Program for Emancipated Foster/Probation Youth
California	Transitional Housing Program PLUS Foster Care
District of Columbia	Home First Subsidy Program
Iowa	Aftercare Rent Subsidy Program
Massachusetts	HomeBASE
Minnesota	Homeless Youth Act Funding
Minnesota	Transitional Housing Program
Missouri	Rental Assistance Program
Nebraska	State Housing Assistance Program for Adults with Serious Mental Illness
Nevada	Clark County Rental Assistance Program
New Mexico	Permanent Supportive Housing Program (Linkages)
New York	Supported Housing Program
North Dakota	Money Follows the Person Rental Gap Assistance Program
Ohio	Homeless Assistance Grant-Supportive Housing Program*
Pennsylvania	Homeless Assistance Program*
Rhode Island	RoadHome
Tennessee	Inpatient Targeted Transitional Support
Texas	Fund for Veterans Assistance: General Assistance*
Texas	Supportive Housing Rent and Utility Assistance Program
Vermont	Homeless Housing Subsidy + Care
Vermont	Housing Recovery Fund
Vermont	Mental Health Housing Contingency Fund
Washington	Independent Youth Housing

* Although the state does not require participation in services, some local administering agencies do.

It was also suggested by some states that there may be some interpretation by service providers in how the standard is applied. While several program policies do not require the acceptance of services to receive continued housing assistance, there was speculation that some coercion to keep consumers engaged in services does exist at the provider level.

Characteristic 7: Most subsidy SFHAPs do not have a plan for transitioning to permanent housing assistance.

As mentioned earlier, many states are committed to addressing the affordable housing crisis among their citizens as demonstrated through the allocation of resources to SFHAPs. However, state funding is variable and, depending on the source of revenue, often influenced by the political environment. It is important, therefore, that state funded Subsidy programs are intentionally designed to move extremely low- and low-income households onto a more permanent source of housing assistance.

Table 8 on the next page demonstrates that a little over half of the subsidy programs require that assisted households apply to or already be on a waiting list for permanent rental assistance, such as the HCV program. For example, the Pennsylvania Nursing Home Transition Tenant-Based Rental Assistance Program requires that households apply for other housing assistance, when the housing agency is accepting applications. The Nevada Rural Housing Authority receives funds from the state Low Income Housing Trust Fund to provide temporary tenant-based rental assistance to low-income elderly and/or disabled

households that are already on the Housing Authority's own HCV waiting list. These types of arrangements are often called 'bridge' Subsidy programs since the temporary assistance addresses the need for housing until a more permanent solution is available.

However, we found that many Subsidy programs struggle to transition, or bridge, to federal rental assistance programs for three main reasons. First, the lack of federal rental assistance resources mean that households are likely to remain on state funded rental Subsidy programs for a longer than anticipated period of time. Second, while it appears the intent of some programs was for households to transition to more permanent rental assistance, programs were designed based upon how the state thought the program would suit its needs, which may be inconsistent with federal rental assistance standards. For example, some states were under pressure to move people quickly from institutions and did not require apartments to conform to federal housing quality standards. Third, in some states, it appears that state funded Subsidy programs were inadvertently designed inconsistent with federal rental assistance standards, partly due to a lack of consultation with those with knowledge of federal standards, such as the state PHA.

As a result, programs are less likely to function as a short-term bridge to federal rental assistance, limiting program fluidity and number of households served. States should work with Housing Finance Agencies and Public Housing Authorities on the design of SFHAPs and to maximize opportunities to expedite transitions to federal assistance.

TABLE 8:
Number of State Funded Subsidy Programs that Require Households to Apply for Other Housing Assistance

State	Number of Subsidy Programs	Subsidy Programs that Require Households to Apply for Housing
Alaska	1	0
Arizona	1	1
California	2	0
Connecticut	2	0
District of Columbia	3	2
Delaware	1	1
Georgia	1	1
Hawaii	2	0
Idaho	1	0
Illinois	2	1
Iowa	2	1
Maine	1	1
Massachusetts	5	1
Minnesota	5	2
Missouri	2	1
Nebraska	1	1
Nevada	2	2
New Jersey	2	2
New Mexico	2	2
New York	1	0
North Carolina	2	2
North Dakota	1	1
Ohio	1	0
Oregon	1	1
Pennsylvania	1	1
Rhode Island	1	0
Texas	1	1
Vermont	3	3
Virginia	1	0
Washington	1	0
Wisconsin	0	0
TOTAL	52	28 (54%)

Conclusion

Most states have developed SFHAPs in order to meet the affordable housing needs for low-income individuals with mental illness or other disabilities, or who are homeless or at-risk of homelessness. Many programs have been in existence for years and have survived despite economic declines, such as the recent recession. In some states, these state programs have been developed as part of *Olmstead* planning process or as part of an *Olmstead* litigation or a settlement remedy. Other states have opted not to fund an

SFHAP, leaving the responsibility to a local entity (e.g., county or city government), or have terminated or suspended their SFHAP due to budget constraints.

This report did not identify 'model' programs, but presented issues that states should consider in the development or modification of programs. It is suggested that as states develop or modify SFHAPs, they consider program design in the context of, at least, the seven characteristics identified in this report.

This glossary contains definitions of specific terms used throughout *State Funded Housing Assistance Programs*. These terms are often used by housing agencies and may be useful when reviewing the profiles of state-funded housing assistance programs.

Adjusted Income: Adjusted income, as defined for HUD-assisted housing programs, means a household's annual income minus a number of mandatory deductions including amounts for:

- Dependents
- Status as an elderly or disabled family
- Unreimbursed childcare expenses
- Unreimbursed medical expenses (elderly/disabled family only)
- Unreimbursed disability assistance expenses

Annual Gross Income: The anticipated total income received by the head of household, spouse (even if temporarily absent), and by each additional member of the household. This includes all net income derived from assets for the 12-month period following the effective date of the certification or review of income, exclusive of income that is temporary, nonrecurring, or sporadic.

Area Median Income (AMI): HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. These Income Limits begin with the production of Median Family Income (otherwise known as the Area Median Income) estimates for each metropolitan area, parts of some metropolitan areas, and each nonmetropolitan county. These data are updated each year and can be found at www.huduser.org/portal/datasets/il.html.

Extremely Low-Income Household: A household whose annual income does not exceed 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

Fair Market Rent (FMR): The rent, including the cost of utilities (except telephone), that would be required to be paid in the housing market area to obtain privately

owned, decent, safe, and sanitary rental housing of modest (non-luxury) nature with suitable amenities. Fair Market Rents for existing housing are established by HUD for housing units of varying sizes (number of bedrooms), and are published annually in the Federal Register and online at www.huduser.org/portal/datasets/fmr.html.

Fiscal Year (FY): A financial or budget year.

Household: All related and unrelated persons who live under the same roof. The term 'household' could include a related family; a single person living with or without a Live-in Aide; or two or more unrelated persons living together with or without one or more Live-in Aides.

Housing Choice Voucher (HCV) Program: Previously known as the Section 8 program, the Housing Choice Voucher program is the federal government's major program for assisting very low-income families, the elderly, and people with disabilities to afford decent, safe, and sanitary housing in the private market. A household that is issued a housing voucher is responsible for finding a suitable housing unit of the household's choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by a Public Housing Authority on behalf of the participating household. The household then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Housing Quality Standard (HQS): The HUD basic housing quality standards which all units must meet before housing assistance can be paid on behalf of a household. HQS establish the minimum criteria for the health and safety of program participants.

Lease: A written agreement between an owner and a tenant for the leasing of a dwelling unit to the tenant. The lease establishes the conditions for occupancy of the dwelling unit by a household. For the purposes of this document, the term 'lease' includes a sublease between an agency and an assisted household.

Local Administering Agency: Agencies that are responsible for day-to-day program operations at the local level.

Low-Income Household: A household whose annual income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

One-Time Assistance: Housing assistance given as a lump sum, one-time payment, or a small brief amount that is not expect to continue for the household, such as a security deposit or rental arrears payment.

Ongoing Assistance: Housing assistance without an identified end date that the household can access as long as they remain compliant with program requirements.

Public Housing Authority (PHA): A state, county, municipality, or other governmental entity or public body (or agency or instrumentality thereof) authorized to engage in or assist in the development or operation of low-income housing, including an Indian PHA.

Project-Based Rental Assistance: Rental assistance that is committed to a specific unit in a building through a contract between the owner and a housing agency.

Rapid Re-housing: A model of housing that focuses on helping persons who are homeless move quickly into housing, thus minimizing the time they spend being homeless. The Rapid Re-Housing model concentrates on assisting homeless persons to first move into permanent housing before any services are delivered.

Reasonable Rent: A rent paid to the owner that is not more than either the: 1) Rent charged for comparable units in the private unassisted market; or 2) Rent charged by the owner for a comparable assisted or unassisted unit in the building or premises.

Rent-to-Income: The ratio of a household's income to the rent of a housing unit. A concept that can be used to measure the affordability of a unit for a particular household.

Services: Broadly defined as a range of on- or off-site treatment or supports focused on addressing the households' primary and/or behavioral health needs.

Sponsor-Based Rental Assistance (SBRA): Sponsor-based rental assistance uses agencies (usually nonprofit organizations) to locate and rent housing units in the private market and then sublease the units to homeless people.

State Administering Agency: State agency or office responsible for administering the program.

Temporary Assistance: Housing assistance that lasts for a specific period of time (e.g., up to 6 months, up to 24 months, etc.) and provides ongoing support to the household but is not considered permanent assistance.

Tenant-Based Rental Assistance: Rental assistance that is not attached to a structure and can move with the assisted household, within program limitations.

Total Tenant Payment: The portion of the gross rent for a housing unit payable by an eligible household.

Very Low-Income Household: A household whose annual income does not exceed 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

Welfare Rent: the amount of welfare assistance payments specifically designated to meet the household's housing costs.

State Program Profiles

State	Name of Program	Type	Page
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Arizona	Bridge Subsidy Program	Subsidy	22
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California	Transitional Housing Program for Emancipated Foster/Probation Youth	Subsidy	24
California	Transitional Housing Program PLUS Foster Care	Subsidy	25
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Connecticut	Eviction and Foreclosure Prevention Program	HP/RRH	27
Connecticut	Rental Assistance Program	Subsidy	28
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District of Columbia	Emergency Rental Assistance Program	HP/RRH	31
District of Columbia	Home First Subsidy Program	Subsidy	32
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District of Columbia	Permanent Supportive Housing Program	Subsidy	34
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Illinois	Homeless Prevention Program	HP/RRH	40
Illinois	Rental Housing Support	Subsidy	41
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Iowa	Home and Community Based Services Rent Subsidy Program	Subsidy	43
Maine	Bridging Rental Assistance Program	Subsidy	44
Massachusetts	Alternative Housing Voucher Program	Subsidy	45
Massachusetts	Department of Mental Health Rental Subsidy Program	Subsidy	46
Massachusetts	HomeBASE	Subsidy	47
Massachusetts	Massachusetts Rental Voucher Program	Subsidy	48
Massachusetts	Public Housing	Subsidy	49
Massachusetts	Residential Assistance for Families in Transition	HP/RRH	50
Minnesota	Bridges Program	Subsidy	51
Minnesota	Crisis Housing Fund	HP/RRH	52
Minnesota	Family Homeless Prevention and Assistance Program	HP/RRH	53
Minnesota	Homeless Youth Act Funding	Subsidy	54
Minnesota	Housing Trust Fund	Subsidy	55
Minnesota	Rental Assistance for Homeless Offenders	Subsidy	56
Minnesota	Transitional Housing Program	Subsidy	57
Missouri	Housing Trust Fund	Subsidy	58
Missouri	Rental Assistance Program	Subsidy	59

State	Name of Program	Type	Page
Nebraska	State Housing Related Assistance Program for Adults with Serious Mental Illness	Subsidy	60
Nevada	Clark County Rental Assistance Program	Subsidy	61
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New Hampshire	Homeless Housing and Access Revolving Loan Program	HP/RRH	63
New Hampshire	Housing Security Guarantee Program	HP/RRH	64
New Jersey	Homelessness Prevention Program	HP/RRH	65
New Jersey	State Rental Assistance Program	Subsidy	66
New Jersey	Supportive Housing	Subsidy	67
New Mexico	Move-In Assistance and Eviction Prevention Program	HP/RRH	68
New Mexico	Permanent Supportive Housing Program (Linkages)	Subsidy	69
New Mexico	Transitions Housing Program	Subsidy	70
New York	Supported Housing Program	Subsidy	71
North Carolina	Key Program	Subsidy	72
North Carolina	Transition to Community Living	Subsidy	73
North Dakota	Money Follows the Person Rental Gap Assistance Program	Subsidy	74
Ohio	Homeless Assistance Grant-Supportive Housing Program	Subsidy	75
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Oregon	Low Income Rental Housing Fund Program	HP/RRH	77
Oregon	Supported Housing Rental Assistance	Subsidy	78
Pennsylvania	Homeless Assistance Program	HP/RRH	79
Pennsylvania	Housing Affordability and Rehabilitation Enhancement Program	HP/RRH	80
Pennsylvania	Nursing Home Transition Tenant-Based Rental Assistance	Subsidy	81
Rhode Island	RoadHome	Subsidy	82
Tennessee	Children and Youth Homeless Outreach	HP/RRH	83
Tennessee	Community Targeted Transitional Support	HP/RRH	84
Tennessee	Inpatient Targeted Transitional Support	HP/RRH	85
Texas	Fund for Veterans Assistance: General Assistance	HP/RRH	86
Texas	Homeless Housing and Services Program	HP/RRH	87
Texas	Supportive Housing Rent and Utility Assistance Program	Subsidy	88
Vermont	Homeless Housing Subsidy + Care	Subsidy	89
Vermont	Housing Recovery Fund	HP/RRH	90
Vermont	Mental Health Housing Contingency Fund	Subsidy	91
Vermont	Rental Subsidy Program	Subsidy	92
Virginia	Homeless Prevention Program	HP/RRH	93
Virginia	Housing Trust Fund	Subsidy	94
Washington	Consolidated Homelessness Grant	HP/RRH	95
Washington	Independent Youth Housing	Subsidy	96
Wisconsin	Critical Assistance Program	HP/RRH	97

Alaska

Empowering Choice Housing Program

The Empowering Choice Housing Program (ECHP) is a referral-based transitional housing assistance program designed to meet the housing needs of victims displaced due to domestic violence, dating violence, stalking, and/or sexual assault. This program is available in every Alaska Housing Finance Corporation (AHFC) community that administers the Housing Choice Voucher program. Rental assistance is limited to 36 months; however, families or individuals referred to AHFC through this program may also submit an application for AHFC's other rental assistance programs while participating in ECHP.

State Administering Agency

Alaska Housing Finance Corporation

Local Administering Agency

Public housing satellite offices

Housing Assistance Available

Tenant-based rental assistance and utilities

Duration

Temporary

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Up to 36 months of assistance with an average assistance amount of \$705 per household

Households Must Pay Back Funds

No

Funding Amount

\$4 million annually

Funding Source

State Revenue and Alaska Housing Finance Corporation Moving to Work Block Grant

Households Served

150 annually

Target Population

Victims of domestic violence and/or sexual assault who have incomes below 50% of the area median and who meet Housing Choice Voucher eligibility criteria

Geographic Limitations

Must live in Anchorage, Fairbanks, Homer, Juneau, Ketchikan, Kodiak, Mat-Su Borough, North Slope, Petersburg, Sitka, Soldotna, Valdez, or Wrangell

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Catherine Stone
Alaska Housing Finance Corporation
907-330-8432
cstone@ahfc.us

More Program Information

www.ahfc.us/rent/rental-programs/empowering-choice

Arizona

Bridge Subsidy Program

A pilot initiative, the Bridge Subsidy Program is a partnership between the Arizona Department of Health Services and the Arizona Department of Housing. The purpose of the program is to expand the supply of permanent supportive housing for individuals with serious mental illness enrolled in the public behavioral health system. The program provides permanent housing linked to services, modeled on the federal Housing Choice Voucher program. Program participants are to eventually transition to federal vouchers and are required to apply for vouchers.

State Administering Agency

Arizona Department of Health Services and Arizona Department of Housing

Local Administering Agency

Regional Behavioral Health Authorities (RBHA), which have 6 geographic service areas

Housing Assistance Available

Tenant-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

30%-40% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$8 million

Funding Source

State Revenue

Households Served

190 annually

Target Population

Households who are homeless, residing in a residential treatment setting, substandard living environment, a Board and Care/boarding home, or HUD Shelter Plus Care program; have a person diagnosed with a serious mental illness who is enrolled in a Regional Behavioral Health Authority in the household; income below 30% of the area median; and eligible for the Housing Choice Voucher program

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, participation in services is voluntary and tenant cannot be evicted for rejecting services

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Claudia Sloan

Arizona Department of Behavioral Health Services

602-364-4755

Claudia.Sloan@azdhs.gov

Arkansas

Housing Trust Fund

The Arkansas Housing Trust Fund was established in 2009, but did not receive funding until 2013. The Trust Fund provides grants and loans for new construction, rehabilitation, rental assistance, land acquisition, predevelopment costs, infrastructure costs, down payment assistance, housing counseling, and technical assistance. The Trust Fund is intended to assist households earning no more than 80% of the area median income. The program is just starting and policies and procedures are currently being developed.

State Administering Agency

Arkansas Development Finance Agency

Funding Amount

\$500,000 for 2013

Contact Information

Virginia Garrett

Arkansas Development Finance Agency

501-682-5918

Virginia.Garrett@adfa.arkansas.gov

Transitional Housing Program for Emancipated Foster/Probation Youth

The Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus) is a supervised transitional living program of the California Department of Social Services that addresses the need for safe and affordable housing for youth who have aged out of the child welfare system. In 2010, the California Fostering Connections to Success Act was passed, allowing youth between 18 and 21 to remain in the foster care system; this has been incorporated into the structure of THP-Plus. Future funding prospects for the program are uncertain due to the realignment process in California.

State Administering Agency

California Department of Social Services, Independent Living Program Policy Unit

Local Administering Agency

County and local certified providers

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

Varies; most programs operate on a graduated rent schedule with the households paying a small percentage of the rent when they enter the program and gradually paying a larger share

Amount of Assistance per Household

Average rate \$2,353 in FY2009-2010

Households Must Pay Back Funds

No

Funding Amount

\$35.4 million in FY2010

Funding Source

State General Fund and Child Welfare Services Subaccount

Households Served

2,209 in FY2010

Target Population

Youth between 18 and 24 who have been emancipated from foster care

Geographic Limitations

53 participating counties in 2012-2013

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes

Households Must Apply for Other Housing Assistance

No

Contact Information

Rick Pimentel
California Department of Social Services
916-651-3989
Rick.Pimentel@DSS.ca.gov

More Program Information

www.thpplus.org

Transitional Housing Program PLUS Foster Care

The Transitional Housing Program PLUS Foster Care (THP+FC) is a supervised transitional living program of the California Department of Social Services that addresses the need for safe and affordable housing for youth 18-21 who are currently in foster care. In 2010, the California Fostering Connections to Success Act was passed, allowing youth between 18 and 21 to remain in the foster care system. THP+FC is foster care placement and as such is not an annually budgeted program, but rather an open-ended entitlement. The exact level of funding is based on the number of eligible persons.

State Administering Agency

California Department of Social Services, Independent Living Program Policy Unit

Local Administering Agency

County and local certified providers

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

\$2,871 per month

Households Must Pay Back Funds

No

Funding Amount

Open-ended entitlement

Funding Source

State General Fund and Child Welfare Services Subaccount

Households Served

273 in FY2012-2013

Target Population

Current foster care youth ages 18 to 21

Geographic Limitations

Counties with licensed providers

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes

Households Must Apply for Other Housing Assistance

No

Contact Information

Theresa Thurmond
California Department of Social Services
916-651-7464
ILPPolicy@dss.ca.gov

More Program Information

www.thpplus.org/thp-plus-foster-care-thpfc

Connecticut

Elderly Rental Assistance Program

As part of the Elderly Rental Assistance Program (ERAP), elderly persons and younger people with disabilities are eligible for rental assistance if they live in state-subsidized housing. The housing in this program is part of Connecticut's public housing program, in which the state funded the initial construction costs. Households are eligible if they currently pay over 30% of their income towards rent.

State Administering Agency

Connecticut Department of Housing

Local Administering Agency

J.D'Amelia & Associates subcontracts operation to 6 local public housing authorities and one Community Action Agency

Housing Assistance Available

Project-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and unit rent

Households Must Pay Back Funds

No

Funding Amount

\$2.3 million annually

Funding Source

State Revenue

Households Served

1,344 in FY2013-2014

Target Population

Households with a person who is at least 62 years old or under 62 and disabled; and living in state-subsidized housing

Geographic Limitations

Must live in specific properties

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Michael Santoro
Connecticut Department of Housing
860-270-8171
Michael.Santoro@ct.gov

More Program Information

www.ct.gov/doh

Connecticut

Eviction and Foreclosure Prevention Program

The Eviction and Foreclosure Prevention Program is a statewide program designed to prevent evictions and foreclosures. The program has two key components: mediation and a Rent Bank. A trained mediator acts as a third party facilitator to help a tenant and landlord (or a homeowner and mortgage holder) develop mutually agreed upon solutions to identified problems. The Rent Bank provides funds to eligible families to help pay rent or mortgage arrears. Tenants and homeowners are expected to contribute as much as they can to reduce the arrearage. Funds that are committed to the household in the Rent Bank Agreement are paid directly to the household's landlord or mortgage holder.

State Administering Agency

Connecticut Department of Housing

Local Administering Agency

Local nonprofit organizations with experience administering homelessness prevention programs

Housing Assistance Available

Rental and mortgage payments

Duration

One-time

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

No more than \$1,200 in an 18-month period

Households Must Pay Back Funds

No

Funding Amount

\$1.1 million

Funding Source

State Revenue

Households Served

Unknown

Target Population

Households who have incomes below 60% of the area median and are at-risk of homelessness, eviction, or foreclosure

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Michael Santoro
Connecticut Department of Housing
860-270-8190
Michael.Santoro@ct.gov

More Program Information

www.ct.gov/doh

Connecticut

Rental Assistance Program

The Connecticut Rental Assistance Program (RAP) is similar to the federal Housing Choice Voucher program, but households pay 40% of their income towards rent, unless they are elderly or have disabilities, in which case they pay 30% of their income towards rent. Currently, the demand for RAP exceeds resources, so the RAP waiting list is closed and is not expected to reopen for two years.

State Administering Agency

Connecticut Department of Social Services

Local Administering Agency

J.D'Amelia & Associates subcontracts operation to 6 local public housing authorities and one Community Action Agency in the state

Housing Assistance Available

Tenant-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

40% of income; elderly or persons with disabilities pay 30% of income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$33.6 million in FY2012

Funding Source

State Revenue

Households Served

2,972 in FY2012

Target Population

Households with incomes below 50% of the area median income

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Michael Santoro
Connecticut Department of Housing
860-270-8190
Michael.Santoro@ct.gov

More Program Information

www.ct.gov/doh

Delaware

Security Deposit Loan Program

This program was developed to provide low-interest loans for security deposits and relocation costs for income-eligible persons living in Delaware. The program is run by a nonprofit, West End Neighborhood House, and is primarily funded through the Delaware State Housing Authority. This program provides budget counseling and credit education to applicants who apply for loans or grants, and full comprehensive case management for those who are approved.

State Administering Agency

Delaware State Housing Authority

Local Administering Agency

West End Neighborhood House; M&T Bank provides loans

Housing Assistance Available

Security deposits

Duration

One-time

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Up to \$800

Households Must Pay Back Funds

Yes, through a 4% interest loan

Funding Amount

\$210,000 annually

Funding Source

State Revenue

Households Served

250 in 2013

Target Population

Households with incomes below 200% of the federal poverty line or below the area median income. Also, 50% of households must be low income, earning below 40% of the median state income.

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, a case manager is assigned and checks in regarding loan payments and linking to other services as necessary

Households Must Apply for Other Housing Assistance

No

Contact Information

Barbara Reed
West End Neighborhood House
302-658-4171
BReed@westendnh.org

More Program Information

www.westendnh.org

Delaware

State Rental Assistance Program

The State Rental Assistance Program (SRAP) is designed to assist low-income households in need of affordable housing. The vouchers target populations that are especially vulnerable to homelessness, such as youth exiting foster care or those exiting long-term care institutions. The program built upon the success of the pilot Step Up Program in Delaware. Step Up was designed to address chronic homelessness, and SRAP expanded the program's focus to people exiting institutional settings as well as people with disabilities.

State Administering Agency

Delaware State Housing Authority

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based rental assistance and utilities

Duration

Ongoing

Household Contribution towards Housing Costs

28% of gross income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$4.9 million annually

Funding Source

State Revenue

Households Served

250-300 annually

Target Population

Households with incomes below 40% of the area median that meet one of the following broad categories: transitioning from an institution, covered by an *Olmstead* Agreement, or youth exiting foster care

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, eligible applicants must be a current client of one of the participating Delaware Department of Health and Social Services agencies and eligible for supported services, but does not need to continue with case management and/or services to maintain housing assistance

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Christopher Whaley
Delaware State Housing Authority
302-739-7419
Chrisw@destatehousing.com

District of Columbia

Emergency Rental Assistance Program

The Emergency Rental Assistance Program (ERAP) is aimed at families with children and elderly or disabled individuals who need emergency assistance to avoid eviction or homelessness. The program provides rental assistance, including security deposits and arrearages, to these households in the form of a one-time payment. The average payment per household was \$2,074 in FY2012. ERAP is administered by the Department of Human Services (DHS), which provides funding to nonprofit organizations to administer the program.

State Administering Agency

District of Columbia Department of Human Services,
Family Service Administration

Local Administering Agency

DHS contractors

Housing Assistance Available

Rental payments, security deposits, move-in costs, and
rent arrearages

Duration

One-time

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Varies

Households Must Pay Back Funds

No

Funding Amount

\$7 million in FY2012

Funding Source

District Revenue

Households Served

2,500 annually

Target Population

Households with incomes below 125% of the federal
poverty level; must be a family with children, elderly,
or disabled

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, referrals made as necessary

Households Must Apply for Other Housing Assistance

No

Contact Information

Kweku Toure
District of Columbia Department of Human Services
202-698-4146
Kweku.Toure2@dc.gov

More Program Information

www.dhs.dc.gov

District of Columbia

Home First Subsidy Program

The District of Columbia Department of Behavioral Health (DBH) Home First Program provides subsidies to persons with mental illness. The purpose of the Home First program is to provide a temporary rent subsidy until the household is able to access a federally-funded voucher through the DC Housing Authority (DCHA) Housing Choice Voucher program. DCHA administers the rental assistance on behalf of DBH. The DBH Housing staff serves as the access point for the Home First Program and manages the Housing Waiting List for the Home First Program.

State Administering Agency

District of Columbia Department of Behavioral Health

Local Administering Agency

District of Columbia Housing Authority

Housing Assistance Available

Tenant-based rental assistance and security deposits

Duration

Ongoing

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

Yes

Funding Amount

\$7.97 million for FY2014

Funding Source

District Revenue

Households Served

837 annually

Target Population

Households that have a person with a diagnosed serious mental illness who is a consumer of a mental health core agency provider and whose income does not exceed 30% of the area median. First priority is given to persons moving out of psychiatric hospitals and second priority is given to persons at-risk of institutionalization.

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, if a participant exits services, a housing transition plan is created

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Oscar Morgan

District of Columbia Department of Behavioral Health
202-671-2900

Oscar.Morgan@dc.gov

More Program Information

www.dmh.dc.gov

District of Columbia

Local Rent Supplement Program

The Local Rent Supplement Program (LSRP) began in 2007 and is funded through the District's Housing Production Trust Fund and appropriations. The District of Columbia Housing Authority (DCHA) manages the program. The program includes two components: tenant-based vouchers modeled on the federal Housing Choice Voucher Program, and sponsor-based agreements that subsidize affordable housing developers and providers, incentivizing the creation of new affordable housing units. The Department of Behavioral Health (DBH) makes referrals for LRSP vouchers attached to housing units funded with DBH capital dollars for housing development. By mid-2012, about 1,718 units have been authorized and 1,238 units were occupied. The FY2013 Mayoral budget for the program proposed allocating \$20 million and the DC Council voted to add another \$4 million to the program to target homeless families living in DC's emergency shelter program.

State Administering Agency

District of Columbia Housing Authority

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based, project-based, and sponsor-based rental assistance and subsidies to affordable housing developers and providers

Duration

Ongoing

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and unit rent

Households Must Pay Back Funds

No

Funding Amount

\$24 million in FY2013

Funding Source

District Revenue and Housing Production Trust Fund

Households Served

1,718 as of 2012

Target Population

Households with incomes below 30% of the area median who are on the Housing Choice Voucher waiting list at DCHA

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, participants must be connected to service provider agency at the time of referral/application but may retain their housing if they subsequently disenroll from services, and there are no lease or program violations

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Ronald McCoy

District of Columbia Housing Authority

202-435-3300

rmccoy@dchousing.org

District of Columbia

Permanent Supportive Housing Program

Through this program, the District of Columbia Department of Human Services provides permanent supportive housing to chronically homeless individuals and families with histories of homelessness.

State Administering Agency

District of Columbia Department of Human Services

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based rental assistance, first month's rent, security deposits, and move-in costs

Duration

Ongoing

Household Contribution towards Housing Costs

30% of total income

Amount of Assistance per Household

Varies, depending on household composition

Households Must Pay Back Funds

No

Funding Amount

\$2.652 million in FY2012

Funding Source

District Revenue

Households Served

Over 1,600

Target Population

Chronically homeless households

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, case management

Households Must Apply for Other Housing Assistance

N/A

Contact Information

Dallas Williams

District of Columbia Department of Human Services

202-698-4142

dallas.williams@dc.gov

More Program Information

www.dhs.dc.gov

Georgia

Georgia Housing Voucher and Bridge Program

The Georgia Housing Voucher program (GHVP) provides supportive housing to individuals with mental illness. The program focuses on chronically homeless individuals as well as those transitioning out of state institutions. The program was established in response to a legal settlement tied to *Olmstead* enforcement, which requires public entities to provide community-based services and living arrangements to persons with disabilities when such services are appropriate. In addition to rental support, voucher recipients are eligible for Bridge Funding that covers security deposits and moving expenses.

State Administering Agency

Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD)

Local Administering Agency

6 Regional DBHDD offices

Housing Assistance Available

Tenant-based rental assistance, utilities, security deposits, move-in costs, and utility arrearages

Duration

Ongoing

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$11.3 million in FY2015

Funding Source

State Revenue

Households Served

650 vouchers and 523 Bridge funds in FY2012

Target Population

Households covered by the *Olmstead* settlement agreement, including households that are homeless, at-risk of homelessness, chronically homeless, are transitioning from an institution, and have a serious mental illness

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, referrals come from mental health providers, but services do not need to be maintained to continue rental subsidy

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Douglas Scott

Georgia Department of Behavioral Health

404-657-2145

doscott@dhr.state.ga.us

Hawaii

Project-Based Public Rental Housing

Hawaii provides public rental housing to low-income, primarily elderly, households. The program was funded by an initial legislative appropriation into the Rental Assistance Revolving Fund. However, as there have been no subsequent legislative appropriations to the fund, rental assistance commitments for new projects are not anticipated.

State Administering Agency

Hawaii Public Housing Authority

Local Administering Agency

N/A

Housing Assistance Available

Project-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

Varies

Funding Source

State Rental Assistance Revolving Fund

Households Served

864 as of October 2012

Target Population

Households with incomes below 50% of the area median, primarily elderly, and those at-risk of homelessness

Geographic Limitations

Must live in specific properties

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Stephanie Fo
Hawaii Public Housing Agency
808-832-5933
Stephanie.l.fo@hawaii.gov

More Program Information

www.hpha.hawaii.gov

Hawaii

State Rent Supplement Program

The State Rent Supplement Program is a state-funded program modeled on the federal Housing Choice Voucher program. Eligible households are those making at or below 80% of the area median income, with preference going to low-income and extremely low-income households.

State Administering Agency

Hawaii Public Housing Authority

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

At least 30% of income

Amount of Assistance per Household

Up to \$230/month

Households Must Pay Back Funds

No

Funding Amount

\$1 million in FY2012

Funding Source

State Revenue

Households Served

200 annually

Target Population

Households that have incomes at or below 80% of the area median

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Unknown

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

Unknown

Contact Information

Stephanie Fo

Hawaii Public Housing Agency

808-832-5933

Stephanie.l.fo@hawaii.gov

More Program Information

www.hpha.hawaii.gov

The Idaho Department of Corrections Transition Funding Program provides funding for individuals transitioning out of the correctional system who are in need of transitional housing to improve their ability to develop viable release plans, and help prevent recidivism due to homelessness. Funds may be used to assist with payment for up to thirty days of housing and living expenses.

State Administering Agency

Idaho Department of Corrections, Education, Treatment and Reentry Division

Local Administering Agency

District probation and parole officers

Housing Assistance Available

Tenant-based rental assistance and payment for identification documents

Duration

Temporary

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

Up to \$1,500 per person and up to 30 days of expenses

Households Must Pay Back Funds

No

Funding Amount

\$395,000 in FY2012

Funding Source

State Revenue

Households Served

1,241 in FY2013

Target Population

Offenders that have a tentative parole date, lack a viable parole plan, have less than \$500 in assets, and are not designated as a Violent Sexual Predators. If on community supervision, they must be at risk of becoming homeless.

Geographic Limitations

Must live in specific properties

Lease Required With Household

No

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Sandy Millar

Idaho Department of Corrections

208-658-2038

smillar@idoc.idaho.gov

Bridge Subsidy Program

The Illinois Bridge Subsidy Program is administered by the Division of Mental Health (DMH) within the Illinois Department of Human Services. The program assists individuals diagnosed with mental illness with security deposits or rent until the recipient is able to live independently or receives a Housing Choice Voucher.

State Administering Agency

Department of Human Services, Division of Mental Health

Local Administering Agency

Six subsidy administrator entities

Housing Assistance Available

Tenant-based and project-based rental assistance, security deposits, utilities, and move-in costs

Duration

Ongoing

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contributions and the unit rent as well as up to \$2,000 transitional funds

Households Must Pay Back Funds

No

Funding Amount

\$7 million in FY2012

Funding Source

State Revenue

Households Served

900 in FY2012

Target Population

Households with a member diagnosed with mental illness or substance abuse; income below 30% of the area median; and on a waiting list for rental assistance from the local public housing authority

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, supportive services are included (e.g., mental health or substance abuse services, help arranging medical appointments or reminders to pay the rent); however, tenants are not required to participate in any particular service in order to be part of the Bridge Program

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Brenda Hampton
Illinois Department of Human Services
312-814-4834
brenda.hampton@illinois.gov

More Program Information

www.dhs.state.il.us

Homeless Prevention Program

The Homeless Prevention Program is an one-time, emergency assistance program for individuals or families in imminent danger of becoming homeless. Eligible individuals or families may receive up to two months of rental assistance, utility arrearages, and/or funds to cover a security deposit. The legislation creating this program limits the number of times an individual or family can receive this assistance to just one time in a two-year period.

State Administering Agency

Illinois Bureau of Homeless Services and Supportive Services

Local Administering Agency

Grants awarded to Continuum of Care jurisdictions

Housing Assistance Available

Rental payments, utilities, security deposits, and mortgage assistance

Duration

One-time

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Either 3 months arrearages or 2 months rent or mortgage payments

Households Must Pay Back Funds

No

Funding Amount

\$4 million in FY2014

Funding Source

State Revenue, Illinois General Revenue Fund, and the Illinois Housing Development Authority Trust Fund

Households Served

9,694 in FY2014

Target Population

Households that are homeless or at-risk of homelessness, that can document a temporary economic crisis beyond its control, and be able to demonstrate an ability to meet the prospective rental/utility obligations after the assistance has been granted based on current or anticipated income

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Mary Sue Cox
Illinois Bureau of Homeless Services and Supportive Services
217-557-9288
MarySue.Cox@illinois.gov

More Program Information

www.dhs.state.il.us

Rental Housing Support

Since 2005, the Rental Housing Support program has provided rental assistance to extremely low-income households earning no more than 30% of the area median income (AMI). Half of all units are reserved for households earning below 15% of AMI. The Illinois Housing Development Authority uses Local Administering Agencies to identify eligible housing units and match them with potential tenants.

State Administering Agency

Illinois Housing Development Agency

Local Administering Agency

Local Administering Agencies around the state manage the program in their communities

Housing Assistance Available

Project-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

Program pays the difference between tenant rent contributions and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$18 million annually

Funding Source

Real Estate Document Recording Fee

Households Served

2,500 annually

Target Population

Households that have incomes below 30% of the area median with half of units reserved for households with incomes below 15% of the area median

Geographic Limitations

Must live in specific properties

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Susan Hopkins
Illinois Housing Development Agency
312-836-5263
shopkins@ihda.org

More Program Information

www.ihda.org/renter/rentalassistance.htm

Aftercare Rent Subsidy Program

The Aftercare Rent Subsidy Program assists youth who are aging out of foster care. To be eligible for a rent subsidy while enrolled in this program, youths must be ineligible for federal assistance or on a waiting list for a HUD-subsidized program. Youths must also be actively involved in the aftercare services program and making progress towards the goal of maintaining stable housing independently.

State Administering Agency

Iowa Finance Authority

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

30% of gross income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the Fair Market Rent, up to \$350 per household per month

Households Must Pay Back Funds

No

Funding Amount

\$70,000 in FY2012

Funding Source

State Revenue

Households Served

15 households monthly

Target Population

Youth aging out of foster care, up to 21 years of age, who are ineligible for federal assistance or on a waiting list for HUD-subsidized program and have left foster care on or after their 18th birthday

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, to demonstrate that the youth understands the rights and responsibilities of being a renter, the youth must have either lived in a transitional apartment, completed a renter education and awareness program, or be enrolled to participate or be currently participating in a renter education and awareness program

Households Must Apply for Other Housing Assistance

No

Contact Information

Laura Abbott

Iowa Department of Human Services

515-725-4875

Laura.Abbott@iowa.gov

More Program Information

www.iowafinanceauthority.gov

Home and Community Based Services Rent Subsidy Program

The Iowa Finance Authority administers the Home and Community Based Services (HCBS) Rent Subsidy Program that provides temporary rental assistance for people who receive medical services through Medicaid 1915c waivers. Rental assistance is available until the person becomes eligible for another public or private rent subsidy.

State Administering Agency

Iowa Finance Authority

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based rental assistance and security deposit

Duration

Ongoing

Household Contribution towards Housing Costs

30% of gross income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$658,000 in FY2011

Funding Source

State Revenue

Households Served

250 monthly

Target Population

Households receiving services through a Medicaid 1915c waiver that meet public housing authority guidelines

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Laura Abbott

Iowa Department of Human Services

515-725-4875

Laura.Abbott@iowa.gov

More Program Information

www.iowafinanceauthority.gov

Bridging Rental Assistance Program

The Bridging Rental Assistance Program (BRAP) began in 1994 and is a transitional housing voucher program that assists adults with a mental illness for up to 24 months. Eligible recipients must have applied for a Housing Choice Voucher or be willing to apply when waitlists open. In order of priority, this program serves individuals leaving public or private psychiatric hospitals, those who are homeless (as defined by HUD), individuals living in substandard housing, and those moving from group homes to more independent living situations.

State Administering Agency

Maine Department of Health and Human Services,
Office of Substance Abuse and Mental Health Services

Local Administering Agency

6 local administering agencies statewide

Housing Assistance Available

Tenant-based rental assistance, security deposits, utilities,
and damage payments up to one month's rent

Duration

Temporary

Household Contribution towards Housing Costs

51% of gross income or minimum rent (equal to 51%
of Supplemental Security Income benefit amount),
whichever amount is greatest

Amount of Assistance per Household

Program pays the difference between tenant rent
contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$5 million annually

Funding Source

State Revenue

Households Served

1,000 annually

Target Population

Households eligible to receive Medicaid services
for treating mental illness, particularly those people
leaving psychiatric hospitals, group homes, homeless
shelters, or substandard housing

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, use a Housing First model where services are
strongly encouraged but not mandated as a condition
of occupancy

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Chester Barnes

Maine Department of Health and Human Services
207-287-2595

Chester.Barnes@Maine.gov

More Program Information

www.maine.gov/dhhs/samhs/mentalhealth

Massachusetts

Alternative Housing Voucher Program

The Alternative Housing Voucher Program (AHVP) provides transitional tenant-based rental assistance to single disabled adults below the age of 60 who are eligible for state public housing. The voucher is valid for up to four months of assistance. As of March 2012, the average subsidy per unit was \$687.

State Administering Agency

Massachusetts Department of Housing and Community Development

Local Administering Agency

Local housing authorities and regional nonprofit agencies

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$3.4 million in FY2013

Funding Source

State Revenue

Households Served

420

Target Population

Households with a disability below the age of 60 who are eligible for state public housing

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Charlie Vasiliades
Massachusetts Department of Housing and Community Development
617-573-1236
charlie.vasiliades@state.ma.us

More Program Information

www.mass.gov/hed/housing/rental-assistance

Massachusetts

Department of Mental Health Rental Subsidy Program

The Department of Mental Health Rental Assistance Program was established to provide rental assistance to units occupied by low-income persons who receive supportive residential services through the Department of Mental Health (DMH). The program is a collaboration between the Department of Housing and Community Development's Bureau of State Rental Assistance, which is responsible for regulatory and administrative oversight of the program, and DMH, which is responsible for selecting service provider agencies and allocating rental assistance subsidy funds.

State Administering Agency

Massachusetts Department of Mental Health and the Massachusetts Department of Housing and Community Development

Local Administering Agency

DMH site offices make referrals to service providers and local housing authorities

Housing Assistance Available

Sponsor-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

30% or 35% of adjusted income, depending on whether the utilities are included in the rent

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$6.625 million in FY2014

Funding Source

State General Funds

Households Served

1,250-1,300 annually

Target Population

Households with incomes below 80% of the area median, who are DMH clients in need of supportive residential services, and are eligible to participate in or are participating in a Residential Services Program

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No, must meet DMH standards

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, a person is authorized for services by DMH then referred to a service provider. Services are offered, but not required.

Households Must Apply for Other Housing Assistance

No

Contact Information

Joe Vallely

Massachusetts Department of Mental Health
617-626-8075

joseph.vallely@state.ma.us

Paul Nixon

Massachusetts Department of Housing and Community Development
617-573-1217

Paul.Nixon@state.ma.us

More Program Information

www.mass.gov/hed/economic/eohed/dhcd

Massachusetts

HomeBASE

HomeBASE (Building Alternatives to Shelter) is an alternative to emergency benefits for homeless families in Massachusetts. Households must be eligible for Emergency Assistance (EA) in Massachusetts, which is defined as households with children that are low income and are currently facing homelessness. Eligible households may receive either rental assistance or household assistance.

State Administering Agency

Massachusetts Department of Housing and Community Development

Local Administering Agency

11 agencies that are competitively procured

Housing Assistance Available

Tenant-based rental assistance, security deposits, and first/last month's rent

Duration

Temporary

Household Contribution towards Housing Costs

30% of income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent for up to 2 years with a cap of \$4,000

Households Must Pay Back Funds

No

Funding Amount

\$83 million in FY2013

Funding Source

State Revenue

Households Served

9,900 in FY2013

Target Population

Homeless households with children with incomes at or below 115% of poverty that are eligible for Emergency Assistance

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, monthly stabilization check-ins and quarterly in-person meetings

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Ellen Ward
Massachusetts Department of Housing and Community Development
617-573-1150
ellen.e.ward@state.ma.us

More Program Information

www.mass.gov/hed/housing/stabilization

Massachusetts

Massachusetts Rental Voucher Program

The Massachusetts Rental Voucher Program (MRVP) helps low-income families meet their rental obligations by providing both tenant-based and project-based rental assistance.

State Administering Agency

Massachusetts Department of Housing and Community Development

Local Administering Agency

108 local housing authorities and 8 regional nonprofit agencies

Housing Assistance Available

Tenant-based and project-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

30%-40% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$42 million in FY2013

Funding Source

State Revenue

Households Served

5,500 annually

Target Population

Households with incomes below 50% of the area median

Geographic Limitations

Some project-based sites

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Charlie Vasiliades
Massachusetts Department of Housing and Community Development
617-573-1236
charlie.vasiliades@state.ma.us

More Program Information

www.mass.gov/hed/housing/rental-assistance

Massachusetts

Public Housing

In Massachusetts, there are 46,429 units of public housing that were developed with state funds and are owned and operated by 242 local housing authorities. Project operating costs and improvements are covered by state funding. The local housing authorities are subject to state regulations. Residents may remain in state public housing until 30% of their adjusted household income exceeds the Fair Market Rent for the area.

State Administering Agency

Massachusetts Department of Housing and Community Development

Local Administering Agency

Local housing authorities

Housing Assistance Available

Project-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

Elderly pay 30% of income; families pay 32% of income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$64.5 million in FY2013

Funding Source

State Revenue

Households Served

Unknown

Target Population

Households with initial adjusted incomes below 80% of the area median, with preference given to those in emergency situations

Geographic Limitations

Must live in specific properties

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Christine Devore

Massachusetts Department of Housing and Community Development

617-573-1233

christine.devore@state.ma.us

More Program Information

www.mass.gov/hed/housing/

Massachusetts

Residential Assistance for Families in Transition

The Residential Assistance for Families in Transition (RAFT) program is administered by the Department of Housing and Community Development in coordination with regional nonprofit housing agencies. The program provides short-term financial assistance to low-income families who are homeless or at-risk of becoming homeless.

State Administering Agency

Massachusetts Department of Housing and Community Development

Local Administering Agency

11 regional nonprofit housing agencies

Housing Assistance Available

Rental payments, security deposits, move-in expenses, utility arrearages, and mortgage arrearages

Duration

One-time

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

Up to \$4,000 in a 12-month period

Households Must Pay Back Funds

No

Funding Amount

\$8.76 million in FY2013

Funding Source

State Revenue

Households Served

2,700 annually

Target Population

Households experiencing homelessness or at-risk of homelessness with incomes at or below 50% of the area median and at least one dependent child under the age of 21 or a pregnant head of household; 90% of funding is reserved for families at or below 30% of area median income

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, but encourages linkages

Households Must Apply for Other Housing Assistance

No

Contact Information

Ellen Ward
Massachusetts Department of Housing and Community Development
617-573-1150
ellen.e.ward@state.ma.us

Minnesota

Bridges Program

The Bridges Program provides a rental subsidy to persons who have a serious mental illness and who may also be experiencing long-term homelessness. Some grant awards have been designated for persons experiencing long-term homelessness or leaving regional treatment centers.

State Administering Agency

Minnesota Housing Finance Agency

Local Administering Agency

Housing agencies able to administer Housing Choice Vouchers

Housing Assistance Available

Tenant-based rental assistance, security deposits, and crisis rent payments

Duration

Ongoing

Household Contribution towards Housing Costs

30% of gross income with case-by-case allowances up to 40%

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and unit rent

Households Must Pay Back Funds

No

Funding Amount

\$5.9 million FY2014-2015

Funding Source

State Revenue and agency resources

Households Served

620 in FY2012

Target Population

Households with a diagnosed serious mental illness, income at or below 50% of the area median, and on a waiting list for permanent housing subsidies or will enroll on a waiting list when it becomes available

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, but services must be offered

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Carrie Marsh
Minnesota Housing Finance Agency
651-215-6236
Carrie.Marsh@state.mn.us

More Program Information

www.mnhousing.gov

Minnesota

Crisis Housing Fund

Administered by the Minnesota Housing Partnership (MHP) since 1996, the Crisis Housing Fund provides short-term housing assistance to persons with a serious and persistent mental illness whose income is being used to pay for an inpatient psychiatric treatment of 90 days or less. Eligible housing assistance includes assistance with rent, mortgage, and utility costs. MHP is under contract with the Minnesota Department of Human Services and the program is funded through a grant from the Minnesota Department of Human Services, Adult Mental Health Division.

State Administering Agency

Minnesota Housing Partnership (under contract with the Minnesota Department of Human Services, Adult Mental Health Division)

Local Administering Agency

Local mental health providers submit applications and make payments for housing and utilities

Housing Assistance Available

Rental payments, utilities, and mortgage payments

Duration

Temporary

Household Contribution towards Housing Costs

Typically \$0, but is based on need

Amount of Assistance per Household

Varies, with a cap of up to 90 days assistance at one time

Households Must Pay Back Funds

No

Funding Amount

\$300,000 in FY2014

Funding Source

State Revenue

Households Served

245 annually

Target Population

Households with a diagnosed serious mental illness (restricted to certain diagnoses or criteria) with low or moderate income who use their income to pay for inpatient psychiatric treatment of 90 days or less

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, referral comes through service provider

Households Must Apply for Other Housing Assistance

No

Contact Information

Gary M. Travis
Minnesota Department of Human Services
651-431-2252
Gary.M.Travis@state.mn.us

More Program Information

www.mhponline.org/training-assistance/crisis-housing

Minnesota

Family Homeless Prevention and Assistance Program

The Family Homeless Prevention and Assistance Program (FHPAP) provides short-term assistance to people who are homeless or who are at-risk of becoming homeless. For those at-risk of homelessness, the assistance generally takes the form of payments to cover rent, mortgage, or utility costs to prevent foreclosure or eviction.

State Administering Agency

Minnesota Housing Finance Agency

Local Administering Agency

19 grantees with subgrantees for a total of 72 local administering agencies

Housing Assistance Available

Rental payment, utilities, mortgage assistance, security deposits, and move-in costs

Duration

Temporary

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

Average financial assistance per household is \$451

Households Must Pay Back Funds

No

Funding Amount

\$15.5 million for FY2014-2015

Funding Source

State Revenue

Households Served

15,555 in FY2012-2013

Target Population

Households that are homeless or at-risk of homelessness with a verifiable housing crisis

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Erin Schwarzbauer
Minnesota Housing Finance Agency
651-284-3176
Erin.Schwarzbauer@state.mn.us

More Program Information

www.mnhousing.gov

Minnesota

Homeless Youth Act Funding

Administered by the Department of Human Services, the Homeless Youth Act Funding program provides funds to agencies whose program activities include outreach, shelter services, transitional housing, and drop-in services to runaway youth, homeless youth, and youth at-risk of homelessness. The agencies that are awarded funds determine the eligibility requirements.

State Administering Agency

Minnesota Department of Human Services, Office of Economic Opportunity

Local Administering Agency

Nonprofit agencies and tribal governments through a competitive procurement process

Housing Assistance Available

Tenant-based rental assistance, security deposits, utilities, and move-in costs

Duration

Temporary

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

Varies

Households Must Pay Back Funds

No

Funding Amount

\$119,000 in FY2012

Funding Source

State Revenue

Households Served

312 in FY2012

Target Population

Youth who are homeless, at-risk of homelessness, or runaways

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, case management

Households Must Apply for Other Housing Assistance

No

Contact Information

Francie Mathes
Minnesota Department of Human Services
651-431-3810
francie.mathes@state.mn.us

More Program Information

www.dhs.state.mn.us

Minnesota

Housing Trust Fund

The Housing Trust Fund has been in existence since 1989, and has provided rental assistance since 2002. Revenue for the Housing Trust Fund is generated from interest earnings on real estate accounts, revenue bond application fees, and state appropriations. The Housing Trust Fund provides direct rental assistance, as well as development and operating support for rental and supportive housing.

State Administering Agency

Minnesota Housing Finance Agency

Local Administering Agency

Multiple administering agencies including local housing agencies and nonprofit organizations

Housing Assistance Available

Tenant-based and project-based rental assistance and security deposits

Duration

Ongoing

Household Contribution towards Housing Costs

30% of gross income

Amount of Assistance per Household

Up to 5 years

Households Must Pay Back Funds

No

Funding Amount

\$23.5 million FY2014-2015

Funding Source

State Revenue, interest earnings on Real Estate Accounts, Revenue Bond Application Fees

Households Served

1,756 in FY2012

Target Population

Households with incomes below 60% of the area median with a preference for those with incomes below 30% of the area median

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Elaine Vollbrecht
Minnesota Housing Finance Agency
651-296-9953
Elaine.Vollbrecht@state.mn.us

More Program Information

www.mnhousing.gov

Minnesota

Rental Assistance for Homeless Offenders

The Rental Assistance for Homeless Offenders program provides short-term rental assistance for Minnesota Department of Correction consumers on adult felony level supervision who are homeless or at-risk of homelessness.

State Administering Agency

Minnesota Department of Corrections

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

Varies by household, approximately \$1,400 per consumer for up to 3 months of assistance

Households Must Pay Back Funds

No

Funding Amount

\$115,000

Funding Source

State Revenue

Households Served

167 annually

Target Population

Department of Correction consumers on correctional supervision who are homeless or at-risk of homelessness

Geographic Limitations

Within Department of Correction jurisdiction

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, but services must be offered by grantees

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Kate Erickson

Minnesota Department of Corrections

320-345-0051

kate.a.erickson@state.mn.us

More Program Information

www.doc.state.mn.us

Minnesota

Transitional Housing Program

The Transitional Housing Program funds agencies that provide housing and supportive services to homeless individuals and families. The agencies provide case management and rental assistance in the form of tenant- or project-based assistance to people who are homeless.

State Administering Agency

Minnesota Department of Human Services, Office of Economic Opportunity

Local Administering Agency

Nonprofit and tribal governments through a competitive procurement

Housing Assistance Available

Tenant-based and project-based rental assistance, security deposits, first/last month's rent, application fees, and utilities

Duration

Temporary

Household Contribution towards Housing Costs

25% of income

Amount of Assistance per Household

Varies, with a cap of up to 24 months of assistance

Households Must Pay Back Funds

No

Funding Amount

\$2.9 million in FY2012

Funding Source

State Revenue

Households Served

784 annually

Target Population

Households experiencing homelessness

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, case management and other services deemed necessary

Households Must Apply for Other Housing Assistance

No

Contact Information

Francie Mathes
Minnesota Department of Human Services
651-431-3810
francie.mathes@state.mn.us

More Program Information

www.dhs.state.mn.us

Missouri

Housing Trust Fund

The Missouri Housing Trust Fund provides a wide variety of services to homeless families and individuals through grants awarded to nonprofits for rental assistance, home repair, construction/rehabilitation, operating funds, and emergency assistance. In total, \$3.3 million dollars in funds were approved for 2013. Of this amount, about \$1.5 million will go towards rental assistance.

State Administering Agency

Missouri Housing Development Commission

Local Administering Agency

Nonprofit and Community Action Program agencies

Housing Assistance Available

Tenant-based and project-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent; local agencies are allowed to establish caps

Households Must Pay Back Funds

No

Funding Amount

\$1.5 million in FY2013

Funding Source

State Revenue generated through a \$3 recording fee on all filed real estate documents

Households Served

4,972 in FY2012

Target Population

Households with incomes below 50% of the area median, with 50% of the funding targeted to households with incomes below 25% of the area median

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Heather Bradley-Geary
Missouri Housing Development Commission
816-759-7201
hgeary@mhdc.com

More Program Information

www.mhdc.com/housing_trust_fund

Rental Assistance Program

The Rental Assistance Program (RAP) is a bridge subsidy for individuals with incomes at or below 50% of the area median who have a mental illness, a substance abuse disorder, or a developmental disability, and are experiencing a housing crisis, such as homelessness or the risk of homelessness.

State Administering Agency

Missouri Department of Mental Health

Local Administering Agency

Housing Process Centers and public housing authorities

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Program pays the difference between tenant rent contribution and the unit rent for up to 24 months

Households Must Pay Back Funds

No

Funding Amount

\$850,000 annually

Funding Source

State Revenue

Households Served

147 over 4 years

Target Population

Households with incomes at or below 50% of the area median, with a diagnosed mental illness, substance abuse disorder, or developmental disability and who are homeless or at-risk of homelessness

Geographic Limitations

Participants must live within chosen service provider coverage area

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, in order to qualify for RAP an individual must be connected to services

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Liz Hagar Mace

Missouri Department of Mental Health

573-522-6519

LIZ.HAGAR-MACE@dmh.mo.gov

Nebraska

State Housing Related Assistance Program for Adults with Serious Mental Illness

Since 2006, the State of Nebraska has provided housing assistance to very low-income adults with serious mental illness to help them live independently with behavioral, health, or other support services. Funds must be used for rental payments, utility payments, security and utility deposits, or other related costs.

State Administering Agency

Nebraska Division of Behavioral Health

Local Administering Agency

Nebraska Division of Behavioral Health contracts with 6 Regional Behavioral Health Authorities

Housing Assistance Available

Tenant-based rental assistance, utilities, security deposits, and move-in costs

Duration

Temporary

Household Contribution towards Housing Costs

30% of adjusted income

Amount of Assistance per Household

Up to \$6,000 each year

Households Must Pay Back Funds

No

Funding Amount

\$2.2 million for FY2012 and FY2013

Funding Source

Documentary Stamp Tax

Households Served

1,072 in FY2013

Target Population

Households with serious mental illness and incomes below 50% of the area median. First priority is given to persons moving out of psychiatric hospitals and second priority is given to persons at-risk of institutionalization.

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, day rehab, case management, etc.

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Nancy Heller

Nebraska Department of Health and Human Services

402-471-7823

Nancy.Heller@nebraska.gov

More Program Information

www.dhhs.ne.gov

Clark County Rental Assistance Program

Clark County receives an annual allotment from the Nevada Low Income Housing Trust Fund that it has three years to spend. In FY2012, the County chose to use the majority of this funding to provide tenant-based rental assistance to homeless households in Clark County. The agreement with the County indicates that households must have an income at or below 60% of the area median income, with 25% of funding for those with incomes below the federal poverty line. The Southern Nevada Regional Housing Authority, the local administrator, has imposed stricter requirements that require households to have incomes at 30% of the area median income or below.

State Administering Agency

Nevada Department of Business and Industry, Housing Division in partnership with Clark County

Local Administering Agency

Southern Nevada Regional Housing Authority through Interlocal Agreement with Clark County

Housing Assistance Available

Tenant-based rental assistance, utilities, and security deposits

Duration

Temporary

Household Contribution towards Housing Costs

10% of gross income, 30% of adjusted income, or \$50, whichever amount is greatest

Amount of Assistance per Household

Based on a household's income and can be for no longer than 24 months

Households Must Pay Back Funds

No

Funding Amount

\$1.25 million

Funding Source

Low Income Housing Trust Fund

Households Served

82 at a point in time

Target Population

Homeless households with incomes at or below 30% of the area median

Geographic Limitations

Must live in Clark County

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, partner referral agencies have to provide case management

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Kristin Cooper
Clark County
702-455-5025
KRC@ClarkCountyNV.gov

More Program Information

www.clarkcountynv.gov

Nevada

Rural Housing Authority Program

Administered by the Nevada Rural Housing Authority, this program provides tenant-based rental assistance and security deposits for elderly people and households with a member with a disability who are on federal Housing Choice Voucher (HCV) waiting lists. Rental assistance is provided as a bridge until recipients are able to receive an HCV subsidy.

State Administering Agency

Nevada Department of Business and Industry, Housing Division in partnership with the Nevada Rural Housing Authority

Local Administering Agency

Nevada Rural Housing Authority

Housing Assistance Available

Tenant-based rental assistance and security deposits

Duration

Temporary

Household Contribution towards Housing Costs

10% of the gross income, 30% of adjusted income, or the minimum rent, whichever amount is greatest

Amount of Assistance per Household

Rental assistance: approximately \$500 per household per month; security deposits: no more than \$700 per household per year

Households Must Pay Back Funds

Yes, security deposits only

Funding Amount

\$65,000 in FY2012

Funding Source

Low Income Housing Trust Fund

Households Served

74 security deposits and 77 rental assistance in FY2012

Target Population

Elderly and/or disabled households with incomes at or below 60% of the area median that are on an HCV waiting list

Geographic Limitations

Must live in 15 counties covered by the Nevada Rural Housing Authority

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Marka Turner
Nevada Rural Housing Authority
775-887-1795
mturner@nvrural.org

More Program Information

www.nvrural.org/rental-housing-services

New Hampshire

Homeless Housing and Access Revolving Loan Program

The Homeless Housing and Access Revolving Loan Fund provides guarantees of rental security deposits and/or first month's rent. In the event of a default, the landlord is reimbursed for the amount of the security deposit. The program serves households that do not currently have a permanent address.

State Administering Agency

New Hampshire Department of Health and Human Services, Bureau of Homeless and Housing Services

Local Administering Agency

7 nonprofit organizations and Community Action Agencies

Housing Assistance Available

Security deposit guarantee

Duration

One-time

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

None, guarantee only

Households Must Pay Back Funds

Yes

Funding Amount

\$50,000 in State FY2014-2015

Funding Source

State Revenue

Households Served

139 in FY2012

Target Population

Homeless households that have a rent-to-income ratio at or below 60%

Geographic Limitations

Statewide except in Strafford County

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Maureen Ryan

New Hampshire Department of Health and Human Services

603-271-5142

maureen.u.ryan@dhhs.state.nh.us

More Program Information

www.dhhs.state.nh.us/dcbcs/bhhs

New Hampshire

Housing Security Guarantee Program

Started in 1994, the Housing Security Guarantee Program provides assistance for security deposits to low-income individuals and families so that they can obtain secure, safe, affordable, permanent housing. Persons seeking a security deposit guarantee apply through one of seven agencies, which work with private landlords, public housing agencies, transitional housing programs, outreach workers, and others to ensure program availability to the entire state. The program has assisted 11,258 households since its inception in 1994.

State Administering Agency

New Hampshire Department of Health and Human Services, Bureau of Homeless and Housing Services

Local Administering Agency

7 nonprofit organizations and Community Action Agencies

Housing Assistance Available

Security deposit or first month's rent guarantee

Duration

One-time

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

No more than one month's rent, guarantee only

Households Must Pay Back Funds

Yes

Funding Amount

\$2 million annually

Funding Source

State Revenue

Households Served

597 in FY2012

Target Population

Households that are low income and have a rent-to-income ratio at or below 60%

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Maureen Ryan

New Hampshire Department of Health and Human Services

603-271-5142

maureen.u.ryan@dhhs.state.nh.us

More Program Information

www.dhhs.state.nh.us/dcbcs/bhhs

New Jersey

Homelessness Prevention Program

The State of New Jersey provides limited financial assistance to tenants facing eviction due to a temporary financial crisis. The funding is allocated to nonprofit agencies across the state who provide assistance to low- and moderate-income households earning less than 80% of the area median income.

State Administering Agency

New Jersey Department of Community Affairs

Local Administering Agency

Local nonprofit agencies

Housing Assistance Available

Rental payments and rent arrearages up to 3 months

Duration

Temporary

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Varies, each agency receives up to \$120,000 of which \$100,000 must be spent on financial assistance

Households Must Pay Back Funds

Yes, if assisted before

Funding Amount

\$4.4 million in FY2013

Funding Source

State Revenue

Households Served

500 in FY2012

Target Population

Households with incomes below 80% of the area median and are at-risk of homelessness or in danger of eviction/foreclosure

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Sheri Malnak

New Jersey Department of Community Affairs

609-984-9653.

smalnak@dca.state.nj.us

More Program Information

www.state.nj.us/dca/divisions/dhcr

New Jersey

State Rental Assistance Program

The New Jersey State Rental Assistance Program (SRAP) is a state-funded program available to state residents that are not currently receiving assistance through the federal Housing Choice Voucher program. Twenty-two percent of funding is set-aside for homeless families with children and graduates of transitional housing, and 10% of funding is set-aside for individuals with disabilities. In addition, about \$7.5 million dollars is set-aside for elderly households.

State Administering Agency

New Jersey Department of Community Affairs

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based and project-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

10% of gross income, 30% of adjusted income, or the welfare rent, whichever amount is greatest

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$41.3 million in FY2014

Funding Source

State General Fund and Affordable Housing Trust Fund

Households Served

3,883 in FY2013

Target Population

Households with incomes at or below 30% of the area median

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Sheri Malnak

New Jersey Department of Community Affairs
609-984-9653.

smalnak@dca.state.nj.us

More Program Information

www.state.nj.us/dca/divisions/dhcr

New Jersey

Supportive Housing

Supportive Housing offers residential placements to consumers with diagnoses of serious mental illness. Unless residing at home with family or in a board and care facility, each consumer signs a lease or sublease and receives mental health supportive services from a local mental health provider agency, which can be 24 hours a day, as needed. The consumer is responsible for lease payments, safety, cleanliness, property protection, etc. and bears the responsibility for those aspects of residential living. The consumer has the key to the home and has control over access to it.

State Administering Agency

New Jersey Division of Mental Health and Addiction Services

Local Administering Agency

Mental health provider agencies

Housing Assistance Available

Tenant-based, sponsor-based, and project-based rental assistance, furnishings, and utility deposits

Duration

Ongoing

Household Contribution towards Housing Costs

Tenant-based rental assistance: 40% of adjusted income; Project-based rental assistance: 30% of adjusted income; minimum rent of \$25 (except for households with \$0 income)

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the Fair Market Rent for the unit. Up to \$3,000 for furnishings and up to \$300 for utility deposits.

Households Must Pay Back Funds

No

Funding Amount

\$18.6 million

Funding Source

State Appropriations

Households Served

2,501 to date

Target Population

Households must have a serious mental illness with some specific populations receiving priority for assistance

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, in general, services are not required except in unique leasing situations referred to as sponsor/tenant (the subsidy stays with the agency should the consumer leave the program) and sponsor/project models (subsidy stays with the agency and tied to a particular unit should the consumer leave the unit/program).

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Cathy Boland

New Jersey Division of Mental Health and Addiction Services

609-777-0753

Cathy.Boland@dhs.state.nj.us

More Program Information

www.state.nj.us/humanservices/divisions/dmhas/

New Mexico

Move-In Assistance and Eviction Prevention Program

Since 1993, the Move-In Assistance and Eviction Prevention program has provided individuals diagnosed with serious mental illness with small grants to cover the cost of rent, security deposits, or other housing needs.

State Administering Agency

New Mexico Department of Human Services,
Behavioral Health Services Division

Local Administering Agency

Statewide entity contracts with 6 local agencies

Housing Assistance Available

Rental payments, security deposits, and utility arrearages

Duration

Temporary

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Varies with a one-time maximum per household of \$500

Households Must Pay Back Funds

No

Funding Amount

\$150,000 per year

Funding Source

State Revenue

Households Served

356 in FY2012

Target Population

Households must have a serious mental illness, be homeless or at-risk of homelessness, and be receiving services funded by the Behavioral Health Services Division. To be eligible, households must provide proof of prospective future income and be referred by a local mental health provider.

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Jane McGuigan
New Mexico Department of Human Services
505-222-4522
Jane.McGuigan@state.nm.us

More Program Information

www.optumhealthnewmexico.com

New Mexico

Permanent Supportive Housing Program (Linkages)

New Mexico developed this pilot program to provide tenant-based rental assistance for permanent supportive housing. It is the only permanent supportive housing program managed by the New Mexico Mortgage Finance Authority. Currently, this program serves three target areas: Albuquerque, Santa Fe, and Silver City. Subsidies are provided until a household is able to secure a Housing Choice Voucher; however, due to scarcity of federal vouchers, some households participate in the program on an ongoing basis.

State Administering Agency

New Mexico Mortgage Finance Authority and New Mexico Department of Human Services, Behavioral Health Services Division

Local Administering Agency

New Mexico Mortgage Finance Authority administers the rental assistance; supportive services are provided by local nonprofits through contracts with the New Mexico Department of Human Services

Housing Assistance Available

Tenant-based rental assistance, deposits, and application fees

Duration

Ongoing

Household Contribution towards Housing Costs

10% of gross income, 30% of adjusted income, or welfare rent, whichever amount is greatest

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$372,000 in FY2013

Funding Source

State Revenue and General Funds

Households Served

36-40 households at a point in time

Target Population

Households with serious mental illness that have no, low, or extremely low incomes, and are homeless or at-risk of homelessness; Native Americans not living on reservations receive priority for the assistance

Geographic Limitations

Must live in Albuquerque, Santa Fe, and Silver City counties

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, required to have a home visit monthly

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Jane McGuigan
New Mexico Department of Human Services
505-222-4522
Jane.McGuigan@state.nm.us

Laurie LindenDill
New Mexico Mortgage Finance Authority
505-843-6880
llindendill@housingnm.org

More Program Information

www.housingnm.org/linkages

New Mexico

Transitions Housing Program

Transitions is a supportive housing program utilizing a voucher model for youth ages 18 to 21 with behavioral health issues who are aging out of foster care, the juvenile justice system, and/or involved with local core service agencies. The program focuses specifically on Albuquerque.

State Administering Agency

New Mexico Children, Youth, and Families Department

Local Administering Agency

Supportive Housing Coalition of New Mexico and core service agencies

Housing Assistance Available

Tenant-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

Varies, based on report of income completed every 6 months

Households Must Pay Back Funds

No

Funding Amount

\$167,000

Funding Source

State Funds

Households Served

20 in FY2012

Target Population

Youth between ages 18 and 21 that are homeless or have precarious housing, have no other reasonable housing supports/resources, and have a current (within past 12 months) identified behavioral health need that qualifies them for intensive case management services; preference is given for youth aging out of the child welfare and/or juvenile justice systems

Geographic Limitations

Must live in Albuquerque

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, participation in supportive services are not required to continue in this program. Supportive services through the NM Children, Youth, and Families Department and Local Core Service Agencies are provided and encouraged through tenancy and participation in the program. Home visits are conducted at a minimum of 2 times per month for the first 6 months in the program and a minimum of one time per month thereafter.

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Kristin Jones

New Mexico Children, Youth, and Families Department

505-827-7665

kristin.jones@state.nm.us

More Program Information

www.cyfd.org/transition-services

New York

Supported Housing Program

The intent of the Supported Housing Program is to allow individuals diagnosed with mental illness to live in permanent housing with services as needed. An annual state appropriation to the Supportive Housing initiative funds housing development, support services, and rental stipends. Eligible households include those transitioning out of psychiatric centers, living in shelters, homeless, or ready to leave licensed community residences. In FY2012, about 20% of all admissions to the program were homeless households. The Supported Housing Program emerged after two older supportive housing programs were merged in the FY2011-2012 budget.

State Administering Agency

New York Office of Mental Health

Local Administering Agency

Office of Mental Health and county agencies

Housing Assistance Available

Tenant-based and sponsor-based rental assistance, security deposits, and contingency funds

Duration

Ongoing

Household Contribution towards Housing Costs

30% of income

Amount of Assistance per Household

Each provider receives a fixed amount of funds to cover the household's housing needs ranging from \$7,645 per bed per year to \$14,493 per bed per year, including rental assistance and security deposits and up to \$500 per household in contingency costs

Households Must Pay Back Funds

No

Funding Amount

\$223 million

Funding Source

State Revenue

Households Served

19,755 units available statewide

Target Population

Households with a serious mental illness

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, there must be at least monthly contact with agency staff to confirm the participant is still living in the unit as well as home visits each quarter

Households Must Apply for Other Housing Assistance

No

Contact Information

Rana Meehan

New York Office of Mental Health

518 474-5191

Rana.Meehan@omh.ny.gov

More Program Information

www.omh.ny.gov/omhweb/adults

North Carolina

Key Program

The Key Program is part of a broader initiative to make 10% of all tax credit units accessible to extremely low-income persons with disabilities across the state. The funding increases the number of tax credit units able to serve extremely low-income persons with disabilities by providing landlords with an additional operating subsidy on behalf of these tenants.

State Administering Agency

North Carolina Housing Finance Agency and North Carolina Department of Health and Human Services (DHHS)

Local Administering Agency

North Carolina Housing Finance Agency administers the housing assistance and DHHS oversees the services

Housing Assistance Available

Project-based rental assistance

Duration

Ongoing

Household Contribution towards Housing Costs

Varies, based on percent of income and sources of financing for the building

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$6 million annually

Funding Source

State Revenue

Households Served

929 units in FY2011

Target Population

Households with long-term disabilities and incomes below 30% of the area median that are referred by a local services agency and processed by DHHS

Geographic Limitations

Must live in specific properties

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, services are offered but not required

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Mark Shelburne
North Carolina Housing Finance Agency
919-877-5645
mshelburne@nchfa.com

More Program Information

www.nchfa.com

North Carolina

Transition to Community Living

The State of North Carolina entered into a settlement agreement with the United States Department of Justice (USDOJ) on August 23, 2012. The purpose of this agreement is to ensure that persons with mental illness are allowed to reside in their communities in the least restrictive settings of their choice. The North Carolina Department of Health and Human Services began implementing the agreement through the Transition to Community Living Initiative. There are six primary components to the Transition to Community Living Initiative that include In-Reach and Transition, Diversion, Housing, Supported Employment, Assertive Community Treatment, and Quality Management.

State Administering Agency

North Carolina Department of Health and Human Services

Local Administering Agency

A forprofit agency administers the housing assistance; local Managed Care Organizations (also function as county Mental Health Authorities) provide services

Housing Assistance Available

Tenant-based rental assistance and transition year funds

Duration

Ongoing

Household Contribution towards Housing Costs

Up to 30% gross income

Amount of Assistance per Household

Voucher provides \$360 per month towards reasonable unit rent up to the Fair Market Rent; up to \$2,000 transition year funds

Households Must Pay Back Funds

No

Funding Amount

\$10.3 million Year 1 up to \$19 million Year 3

Funding Source

State Revenue

Households Served

N/A – new program

Target Population

Households covered by the USDOJ Settlement Agreement, including people with mental illness who are transitioning from an institution as well as those people at-risk of institutionalization

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, ongoing tenancy supports (non clinical) written into DOJ Settlement

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Jessica Keith

North Carolina Department of Health and Human Services

919-855-4809

Jessica.Keith@dhhs.nc.gov

More Program Information

www.ncdhhs.gov/mhddsas

North Dakota

Money Follows the Person Rental Gap Assistance Program

The North Dakota Money Follows the Person (MFP) Rental Gap Assistance Program has been established utilizing MFP rebalancing funds to assist MFP participants with rental payments until a Housing Choice Voucher or other rental assistance resource becomes available.

State Administering Agency

North Dakota Department of Human Services, Medical Services Division

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based rental assistance and move-in expenses

Duration

Ongoing

Household Contribution towards Housing Costs

10% of gross income, 30% of adjusted income, or welfare rent, whichever amount is greatest

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the unit rent

Households Must Pay Back Funds

No

Funding Amount

\$3,500/month

Funding Source

State Rebalancing Funds

Households Served

4-6 households at a point in time

Target Population

Households that are MFP participants, currently residing in a nursing home or an intermediate care facility for individuals with mental retardation for at least 90 days, that meet Housing Choice Voucher eligibility requirements, and are currently on a Housing Choice Voucher waiting list

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, MFP services; if individual exits MFP after 1 year, the program will continue to pay until another voucher is available

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Jake Reuter

North Dakota Department of Human Services

701-328-4090

JWReuter@nd.gov

More Program Information

www.nd.gov/dhs/info/pubs/mfp.html

Homeless Assistance Grant-Supportive Housing Program

The Homeless Assistance Grant program is one of many programs funded through the Ohio Housing Trust Fund. The Homeless Assistance Grant has recently been divided into two programs: the Homelessness Crisis Response Program (HCRP) and the Supportive Housing Program (SHP). SHP uses state funds to provide permanent supportive housing and project-based transitional housing.

State Administering Agency

Ohio Development Services Agency

Local Administering Agency

Awarded competitively to nonprofit organizations, units of local government, and public housing authorities

Housing Assistance Available

Tenant-based rental assistance, operating costs for permanent supportive housing, and project-based assistance for transitional housing

Duration

Temporary

Household Contribution towards Housing Costs

Unknown

Amount of Assistance per Household

Varies by administering agency but up to 2 years of operating costs for permanent supportive housing and up to 6 months of project-based assistance for transitional housing

Households Must Pay Back Funds

Unknown

Funding Amount

\$7 million

Funding Source

Housing Trust Fund from a Real Estate Fee

Households Served

Unknown

Target Population

Households that are homeless and disabled and have an income at or below 80% of the area median. At least 92% of the funding must be used to assist households with incomes less than 50% of the area median. Transitional housing programs may have additional eligibility criteria if designed to target a specific subpopulation with special needs.

Geographic Limitations

Must live in specific buildings for permanent supportive housing and transitional housing

Lease Required With Household

Yes, permanent supportive housing
No, transitional housing

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Varies, some local agencies still require certain types of services but moving towards services as needed only

Households Must Apply for Other Housing Assistance

Varies by administering agency

Contact Information

Scott Gary
Ohio Development Services Agency
614-466-2285
Scott.Gary@development.ohio.gov

Oregon

Emergency Housing Account

The Emergency Housing Account was created in 1991 to assist low-income persons who are homeless or at-risk of homelessness and is intended to help them quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. Among the services included in the program are activities and projects that expand emergency shelter, rapid rehousing and/or transitional housing, and emergency payments covering rent, mortgage, or utilities.

State Administering Agency

Oregon Housing and Community Services Department

Local Administering Agency

Community Action Program agencies

Housing Assistance Available

Rental payments, deposits, arrearages, and move-in costs

Duration

Temporary

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Varies by agency and type of assistance

Households Must Pay Back Funds

No

Funding Amount

\$8.5 million for 2009-2011

Funding Source

State Revenue and document recording fee

Households Served

Unknown

Target Population

Households that are homeless or at-risk of homelessness and have incomes below 80% of the area median

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Ann Brown

Oregon Housing and Community Services Department
503-986-2122

ann.brown@hcs.state.or.us

More Program Information

www.oregon.gov/ohcs

Oregon

Low Income Rental Housing Fund Program (LIRHF)

The Oregon Housing and Community Services Department contracts with Community Action Program agencies and housing authorities to award short-term rental subsidies to very low-income tenants. Funds target households in danger of losing their unit due to non-payment of rent. Preference is given to those households not eligible for any other rental assistance or those unlikely to receive assistance soon. Households may receive a subsidy for up to six months. Eligibility preferences include those in danger of losing their housing due to involuntary hardships such as medical emergencies, natural disasters, domestic violence, or job loss. This program was previously funded through a \$5 landlord fee for every eviction that went into the LIRHF account, plus interest of refundable security deposits from landlords if the state had helped finance that property.

State Administering Agency

Oregon Housing and Community Services Department

Local Administering Agency

Community Action Program agencies and housing authorities

Housing Assistance Available

Tenant-based rental assistance, utilities, and deposits

Duration

Temporary

Household Contribution towards Housing Costs

30% of income. If the household has no income, then must pay \$10 each month

Amount of Assistance per Household

Security deposits – no limit; rental assistance – varies but similar to HOME tenant-based rental assistance standards

Households Must Pay Back Funds

No

Funding Amount

\$431,554 for 2009-2011

Funding Source

State Revenue (Interest on tenant security deposits and eviction court fees)

Households Served

119 in 2012

Target Population

Households with incomes at or below 50% of the area median; each local agency can also establish its own tenant selection standards

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, if household wants to participate in a self-sufficiency program, they must be given that opportunity

Households Must Apply for Other Housing Assistance

No

Contact Information

Vicki Massey

Oregon Housing and Community Services Department
503-986-2146

vicki.r.massey@state.or.us

More Program Information

www.oregon.gov/ohcs

Oregon

Supported Housing Rental Assistance

Supported Housing Rental Assistance provides services and housing assistance for people with major mental illnesses. The program allows them to live successfully in safe, drug-free, affordable homes with the skills, training, and supports needed. The Supported Housing program provides rental assistance to account for the lack of affordable housing in Oregon and the unmet need in the federal housing programs.

State Administering Agency

Oregon Health Authority, Addictions & Mental Health Division

Local Administering Agency

Competitive procurement

Housing Assistance Available

Tenant-based or sponsor-based rental assistance and funds to address barriers to housing

Duration

Ongoing

Household Contribution towards Housing Costs

30% of income

Amount of Assistance per Household

Up to \$500 per month per household in rental assistance and up to to \$1,000 per household to address any move-in barriers

Households Must Pay Back Funds

No

Funding Amount

\$4.2 million

Funding Source

General Revenue

Households Served

240 annually

Target Population

Households with serious mental illness that are homeless, at-risk of homelessness, or transitioning from an institution to the community

Geographic Limitations

Statewide in buildings where no more than 20% of units in a building are for people with a known disability

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Sue Lind
Oregon Health Authority
503-947-5533
Susan.g.lind@state.or.us

More Program Information

www.oregon.gov/oha/amh

Pennsylvania

Homeless Assistance Program

The Pennsylvania Department of Public Welfare administers the Homeless Assistance Program (HAP) to assist homeless and near homeless residents. HAP funding is distributed to county governments, and local county offices manage the program and provide services directly to residents. Through HAP, residents may receive rental assistance, case management, and access to either emergency or Bridge Housing. Rental assistance can cover rent, utilities, mortgage arrearages, and security deposits. Through another component of the program, Bridge Housing, households are provided with temporary housing in the community.

State Administering Agency

Pennsylvania Department of Public Welfare

Local Administering Agency

Each county receives an annual allocation of funds to use for 5 different components

Housing Assistance Available

Rental payments and move-in costs

Duration

One-time (rental assistance) and temporary (Bridge)

Household Contribution towards Housing Costs

Varies, each county establishes policies

Amount of Assistance per Household

Varies, but no more than 18 months of Bridge Housing

Households Must Pay Back Funds

No

Funding Amount

\$16.8 million annually

Funding Source

State Revenue

Households Served

26,717 rental assistance and 3,717 Bridge Housing in FY2011-2012

Target Population

Households with incomes below 200% of the federal poverty level with an emphasis on families with children

Geographic Limitations

None

Lease Required With Household

Varies, each county establishes policies

Uses Federal Housing Quality Standards

Varies, each county establishes policies

Households Must Participate in Supportive Services to Maintain Housing Assistance

Varies, counties determine requirements, state encourages case management

Households Must Apply for Other Housing Assistance

Varies, each county establishes policies

Contact Information

Jennifer Wallitsch

Pennsylvania Department of Public Welfare

717-772-7807

jwallitsch@pa.gov

More Program Information

www.dpw.state.pa.us/fordisabilityservices

Pennsylvania

Housing Affordability and Rehabilitation Enhancement Program

The Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) was established in 2010, and received its first round of funding in 2012. The fund can be used for a variety of purposes, including but not limited to: creating homes for rent or purchase to low- and moderate-income households, preventing and reducing homelessness, mortgage or rental assistance, and providing loans or grants to owner occupants for repairs or improvements to their homes. The funding is meant to mitigate the impact of natural gas drilling on housing in communities in specific regions. PHARE funds are flexible, allowing counties to design programs that address their local needs. Of the \$8.7 million available in the 2013 funding round, approximately \$750,000 was awarded to counties to use towards homelessness prevention and rental assistance.

State Administering Agency

Pennsylvania Housing Finance Agency

Local Administering Agency

Available through a Request for Proposals process to the 37 identified counties with active natural gas wells

Housing Assistance Available

Rental payments, deposits, move-in costs, and utilities

Duration

Temporary

Household Contribution towards Housing Costs

Varies, each county establishes policies

Amount of Assistance per Household

Varies, but generally no more than 3 months of assistance

Households Must Pay Back Funds

No

Funding Amount

\$750,000 awarded for rental assistance in FY2012

Funding Source

Impact Fee relating to activity in the Marcellus Shale region of the state

Households Served

166 (projected)

Target Population

Households with incomes below 200% of the area median with at least 30% of the funds used to serve households earning below 50% of the area median

Geographic Limitations

Must live within the county

Lease Required With Household

Varies, each county establishes policies

Uses Federal Housing Quality Standards

Varies, but generally no more than 3 months of assistance

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

Varies

Contact Information

Melissa Raffensperger
Pennsylvania Housing Finance Agency
717-780-3947
mrffensperger@phfa.org

More Program Information

www.phfa.org

Pennsylvania

Nursing Home Transition Tenant-Based Rental Assistance

The Nursing Home Transition Tenant-Based Rental Assistance program uses state funds to serve people transitioning out of institutional housing. Eligible individuals are persons with disabilities, including behavioral health disabilities, and those in institutional settings with the ability to transfer into independent living settings. This is a bridge program aimed at providing assistance to people who are waiting for a permanent subsidy. Assistance is available for up to two years. Since 2008, 375 people have benefitted from the program, with the average subsidy of \$5,400.

State Administering Agency

Pennsylvania Housing Finance Authority

Local Administering Agency

N/A

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

30% of income

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$750,000 in FY2013

Funding Source

State Revenue

Households Served

45-50 each month

Target Population

Households receiving services from the Pennsylvania Department of Public Welfare that are transitioning from a nursing home into the community and are on a waiting list for a permanent subsidy, such as a Housing Choice Voucher

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Carla Falkenstein
Pennsylvania Housing Finance Agency
412-429-2841
cfalkenstein@phfa.org

More Program Information

www.dpw.state.pa.us/fordisabilityservices

Rhode Island

RoadHome

RoadHome is a rental assistance program designed to integrate housing and supportive services for households who are homeless. Housing must be pre-certified and the participant must be receiving services from a RoadHome certified service sponsor. Access to the program is through the Rhode Island Universal Waitlist, available through shelters and homeless outreach workers. The average subsidy is \$540 per month.

State Administering Agency

Rhode Island Housing

Local Administering Agency

Awarded competitively to agencies throughout the state

Housing Assistance Available

Project-based and sponsor-based rental assistance, and first/last month's rent

Duration

Ongoing

Household Contribution towards Housing Costs

\$50 or 30% of the household's gross income, whichever amount is greater

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the Fair Market Rent or the reasonable rent for the unit, whichever is lower

Households Must Pay Back Funds

No

Funding Amount

\$2.125 million in FY2012

Funding Source

Rhode Island Housing proceeds from business (interest on mortgages)

Households Served

400 per year

Target Population

Households that are homeless and have incomes under 115% of the area median, are clients of a referring agency, and are on the universal wait list

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, participants sign an independent agreement to participate in a plan

Households Must Apply for Other Housing Assistance

No

Contact Information

Laura Archambault
Rhode Island Housing
401-457-1261

larchambault@rhodeislandhousing.org

More Program Information

www.rhodeislandhousing.org

Tennessee

Children and Youth Homeless Outreach

Modeled after the Federal Projects for Assistance in Transition from Homelessness (PATH) program, the Children and Youth Homeless Outreach Program assists homeless families and families at-risk for homelessness who have a child with a mental illness or suffering from a severe emotional disturbance. The program offers a variety of services, including temporary financial assistance to families that can be used for rental deposits, rent, or utilities.

State Administering Agency

Tennessee Department of Mental Health and Substance Abuse Services

Local Administering Agency

5 community agencies

Housing Assistance Available

Rental payments, utilities, deposits, and utility arrearages

Duration

One-time

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Each agency receives \$7,000 each year to use towards eligible costs; any one expense over \$300 must have prior approval

Households Must Pay Back Funds

No

Funding Amount

\$195,000

Funding Source

State Revenue

Households Served

233 in FY2013

Target Population

Households that are homeless or at-risk of homelessness and include a child with mental illness or severe emotional disturbance under the age of 18

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Bob Currie

Tennessee Department of Mental Health and Substance Abuse Services

615-532-4651

bob.currie@tn.gov

More Program Information

www.state.tn.us/mental

Tennessee

Community Targeted Transitional Support

Formerly known as Independent Living Assistance, the Community Targeted Transitional Support program provides temporary support to mental health consumers living in the community. The financial assistance can be applied to rental deposits and rent, utility payments, eye care, and vision care.

State Administering Agency

Tennessee Department of Mental Health and Substance Abuse Services

Local Administering Agency

16 nonprofit agencies

Housing Assistance Available

Rental payments and security deposits

Duration

One-time

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Varies by agency and household

Households Must Pay Back Funds

Varies by agency

Funding Amount

\$592,000 in FY2012

Funding Source

State Revenue

Households Served

2,115 in FY2012

Target Population

Households receiving services from the Department of Mental Health and Substance Abuse Services, over 18, that have income below the federal poverty guidelines and have no other support or resources

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Bob Currie

Tennessee Department of Mental Health and Substance Abuse Services

615-532-4651

bob.currie@tn.gov

More Program Information

www.state.tn.us/mental

Tennessee

Inpatient Targeted Transitional Support

The Inpatient Targeted Transitional Support program assists individuals who are transitioning out of state-run regional mental health institutions. The program provides assistance for three months for those who would otherwise not have the resources to return to a community setting. For those who require additional assistance, it is possible to extend assistance for another three months.

State Administering Agency

Tennessee Department of Mental Health and Substance Abuse Services

Local Administering Agency

7 mental health planning regions with ties to regional mental health institutions

Housing Assistance Available

Tenant-based rental assistance and utilities

Duration

Temporary

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Varies by agency and household

Households Must Pay Back Funds

Option available to establish a payback plan

Funding Amount

\$583,000

Funding Source

State Revenue, including proceeds from the closure of a state psychiatric institution

Households Served

800 in FY2013

Target Population

Households with serious mental illness that are transitioning from an inpatient psychiatric facility or regional mental health institution, and need financial assistance until longer term benefits or other income are established or restored

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, must have a long-range income plan developed with a case manager if assistance continues past one month

Households Must Apply for Other Housing Assistance

No

Contact Information

Bob Currie
Tennessee Department of Mental Health and Substance Abuse Services
615-532-4651
bob.currie@tn.gov

More Program Information

www.state.tn.us/mental

Fund for Veterans Assistance: General Assistance

The Funds for Veterans Assistance awards reimbursement grants to eligible organizations that provide direct services to Texas veterans and their families. Grants address a broad range of needs, including: limited financial assistance; transportation services; housing assistance; family and child services; and information and referral to other services. Homeless assistance is provided to support programs, shelter, transitional living/temporary housing, homelessness prevention and rapid re-housing programs. Short-term, temporary financial assistance is also available, such as a one-time utility payment, one-time rental payment, transportation assistance, or child care.

State Administering Agency

Texas Veterans Commission

Local Administering Agency

Nonprofit organizations, local government agencies, and Veterans Service Organizations

Housing Assistance Available

Rental payments and utility payments

Duration

One-time

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Varies by type of assistance and administering agency

Households Must Pay Back Funds

No

Funding Amount

\$6 million annually

Funding Source

Veterans Cash lottery game, donations from Texas vehicle registrations, donations from Texas driver's license registrations, state employee charitable campaign, and online donations

Households Served

165,260 to date

Target Population

Households that include a veteran, dependent or surviving spouse; household does not have to be eligible for VA services

Geographic Limitations

None

Lease Required With Household

Varies by type of assistance and administering agency

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Varies by type of assistance and administering agency

Households Must Apply for Other Housing Assistance

No

Contact Information

Kathy Wood
Texas Veterans Commission
512-463-6535
kathy.wood@tvc.texas.gov

More Program Information

www.tvc.texas.gov/Fund-for-Veterans-Assistance.aspx

Homeless Housing and Services Program

Established in 2010, the Homeless Housing and Services (HHSP) program provides for services that support homeless individuals and families, including housing placement and retention. Funding is available for any municipality in Texas with a population over 285,500, which includes the eight largest cities in Texas. HHSP funds can be used to provide rental deposits, cover the costs of short-term hotel stays, and provide short-term rental assistance to families facing eviction.

State Administering Agency

Texas Department of Housing and Community Affairs

Local Administering Agency

Legislature requires that funds go to municipalities in Texas with population of 285,500 or more

Housing Assistance Available

Tenant-based rental assistance and security deposits

Duration

Temporary

Household Contribution towards Housing Costs

None

Amount of Assistance per Household

Varies, but rental assistance payments must be for units that have reasonable rents

Households Must Pay Back Funds

No

Funding Amount

\$10 million every 2 years for 2014-2015

Funding Source

Texas Housing Trust Fund, Mortgage Revenue Bond reserve fund, Below Market Interest Rate funds, and Asset Oversight fees

Households Served

12,383 in FY2011

Target Population

Households that are homeless or at-risk of homelessness (with an eviction notice) and have incomes at or below 30% of the area median

Geographic Limitations

Must live in Arlington, Austin, Corpus Christi, Dallas, El Paso, Ft. Worth, Houston, and San Antonio

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No

Households Must Apply for Other Housing Assistance

No

Contact Information

Sharon Gamble

Texas Department of Housing and Community Affairs

512-475-0471

sharon.gamble@tdhca.state.tx.us

More Program Information

www.tdhca.state.tx.us

Supportive Housing Rent and Utility Assistance Program

The Supportive Housing Rent and Utility Assistance Program administered by the Texas Department of State and Health Services, Mental Health and Substance Abuse Division, provides funds for rent and utility assistance to augment ongoing clinical services already being provided locally by Local Mental Health Authorities (LMHAs). Eligible households include those that are receiving specific services and have a need for level of care 1-4. The program prioritizes integrated living options and the Department prioritized funding for those local proposals that were consistent with the federal *Evidence-Based Permanent Supportive Housing Toolkit* developed by the federal Substance Abuse and Mental Health Services Administration.

State Administering Agency

Texas Department of State and Health Services, Mental Health and Substance Abuse Division

Local Administering Agency

18 LMHAs across the state; interested LMHAs were required to submit a capacity statement and a proposal describing how they would provide assistance

Housing Assistance Available

Tenant-based rental assistance, utilities, and deposits

Duration

Temporary

Household Contribution towards Housing Costs

Not required but administering agency can implement standards

Amount of Assistance per Household

For long-term assistance (3-18 months), there is a maximum of \$10,392 per household for rent and utilities. For short-term assistance (up to 3 months), there is a maximum of \$2,598 per household for rent and utilities.

Households Must Pay Back Funds

No

Funding Amount

\$10.8 million every 2 years

Funding Source

Exceptional line item

Households Served

N/A – new program

Target Population

Households that are homeless or imminently homeless and receiving services from a local mental health authority

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes, participants are required to develop a transition plan and be seeing their housing specialist. All participants are in a level of care at their LMHA.

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Anna Sonenthal
Texas Department of State Health Services
512-206-5073
Anna.Sonenthal@dshs.state.tx.us

Vermont

Homeless Housing Subsidy + Care

The Homeless Housing Subsidy + Care program serves individuals diagnosed with mental illness. Individuals pay 30% of their income towards the cost of housing, and the Department of Mental Health provides a subsidy to cover the rest of the rental cost. The subsidy can be either project- or tenant-based. Agencies apply for funding on behalf of homeless clients. The program is based on the HUD Homeless Shelter Plus Care model.

State Administering Agency

Vermont Department of Mental Health

Local Administering Agency

Unknown

Housing Assistance Available

Tenant-based and project-based rental assistance and security deposits

Duration

Ongoing

Household Contribution towards Housing Costs

30% of income

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$1.25 million for FY2013

Funding Source

State Revenue

Households Served

123

Target Population

Households with serious mental illness that are homeless and residing in an acute care bed in the mental health system

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Brian Smith
Vermont Department of Mental Health
802-652-2000
bmsmith@vdh.state.vt.us

Vermont

Housing Recovery Fund

The Vermont Housing Recovery Fund was created for persons with mental illness who are transitioning out of the Vermont State Hospital system. The program covers the costs of transitional rental assistance and flexible one-time housing supports to assist a person during their return to a community based setting.

State Administering Agency

Vermont Department of Mental Health

Local Administering Agency

Community mental health agencies

Housing Assistance Available

Tenant-based rental assistance, security deposits, and move-in costs

Duration

Temporary

Household Contribution towards Housing Costs

50% of income

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$495,000 in FY2013

Funding Source

State Revenue

Households Served

165

Target Population

Households with a serious mental illness that are enrolled in Community Rehabilitation and Treatment services

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Brian Smith

Vermont Department of Mental Health

802-652-2000

bmsmith@vdh.state.vt.us

Vermont

Mental Health Housing Contingency Fund

Since its inception in 1988, the Mental Health Housing Contingency Fund has helped cover apartment set-up costs and provided rental subsidies for people with severe and persistent mental illnesses in Vermont. The program is designed to serve those waiting for Housing Choice Vouchers, with recipients paying half of their income towards rent and the Housing Contingency Fund covering the rest.

State Administering Agency

Vermont Department of Mental Health

Local Administering Agency

Community mental health agencies

Housing Assistance Available

Tenant-based rental assistance, security deposits, and move-in costs

Duration

Ongoing

Household Contribution towards Housing Costs

50% of income

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$390,000 for FY2013

Funding Source

State Revenue

Households Served

151

Target Population

Households with a serious mental illness that are enrolled in Community Rehabilitation and Treatment services

Geographic Limitations

None

Lease Required With Household

No

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Brian Smith

Vermont Department of Mental Health

802-652-2000

bmsmith@vdh.state.vt.us

Vermont

Rental Subsidy Program

A new program as of 2012, the Vermont Rental Subsidy provides rental assistance directly to households facing homelessness. The program is administered by the Department of Children and Families in partnership with the Vermont State Housing Authority. Vermont Rent Subsidy Program participants are also eligible for a preference if applying for a Housing Choice Voucher subsidy. Households are eligible for assistance for a total of one year, during which they are expected to either secure other long-term subsidies or increase their income. On average, the subsidy costs \$590 per household per month.

State Administering Agency

Vermont Department of Children and Families,
Economic Services Division and Vermont State Housing
Authority

Local Administering Agency

Access through local Housing Review Teams consisting of
shelter providers, community service providers, and staff
from the Agency of Human Services

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

30%-40% of income

Amount of Assistance per Household

Program pays the difference between the tenant rent
contribution and the Fair Market Rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$730,000 in FY2013

Funding Source

State Revenue

Households Served

58 as of August 2012

Target Population

Households at-risk of homelessness

Geographic Limitations

None

Lease Required With Household

Unknown

Uses Federal Housing Quality Standards

Yes

Households Must Participate in Supportive Services to Maintain Housing Assistance

Unknown

Households Must Apply for Other Housing Assistance

Yes

Contact Information

Chris Dalley
Vermont Department of Children and Families
802-769-6252
chris.dalley@state.vt.us

More Program Information

www.vtaffordablehousing.org

Virginia

Homeless Prevention Program

This program provides assistance with rent payments and security deposits for persons at or below 50% of the area median income and at imminent risk of homelessness. New program guidelines will be implemented in July 2014 that will change the income eligibility requirement to below 30% of area median income.

State Administering Agency

Virginia Department of Housing and Community Development

Local Administering Agency

Awarded competitively to local governments and nonprofit organizations

Housing Assistance Available

Tenant-based rental assistance and rent arrears

Duration

Temporary

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

The minimum amount necessary to maintain permanent housing, not to exceed nine months of rent with no more than 6 months payment in arrears

Households Must Pay Back Funds

No

Funding Amount

\$4.6 million in FY2012

Funding Source

State General Fund

Households Served

Unknown

Target Population

Must have incomes at or below 50% of the area median and be at imminent risk of homelessness

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, providers are not allowed to require participation in supportive services. Clients must meet with a housing case manager once per month and recertification is required every three months.

Households Must Apply for Other Housing Assistance

No

Contact Information

Kathy Robertson
Virginia Department of Housing and Community Development

804-225-3129

kathy.robertson@dhcd.virginia.gov

More Program Information

www.dhcd.virginia.gov

Virginia

Housing Trust Fund

Virginia's biennium budget for FY2013-FY2014 allocated \$7 million to create the Virginia Housing Trust Fund. At least 80% of the Housing Trust Fund is to be used for loans that reduce the costs of affordable rental housing and homeownership. The budget also allows for the use of up to 20% of the funds to go towards activities to reduce homelessness, such as temporary rental assistance of no more than one year, housing stabilization services in permanent supportive housing, and foreclosure counseling.

State Administering Agency

Virginia Department of Housing and Community Development and Virginia Housing Development Authority

Local Administering Agency

Grants up to \$100,000 are awarded competitively to local governments, public housing authorities, regional or statewide housing assistance, and LLCs created solely to own and operate affordable housing

Contact Information

Chris Thompson
Virginia Department of Housing and Community Development
804-371-7031
Chris.Thompson@dhcd.virginia.gov

Housing Assistance Available

Tenant-based rental assistance

Duration

Temporary

Household Contribution towards Housing Costs

Unknown

Amount of Assistance per Household

Up to one year of rental assistance

Geographic Limitations

None

Funding Amount

\$750,000 total for FY2013 and FY2014

Funding Source

National Mortgage Settlement Funds

Washington

Consolidated Homelessness Grant

The Consolidated Homeless Grant (CHG) is a program that began in 2011. It combines all of the state's homeless grant programs into a single grant opportunity available to county governments. This program replaces the Transitional Housing Program, Operations and Rent Program, and the Homeless Grant Assistance Program. CHG funds emergency shelters, transitional housing, rental assistance, and other homelessness prevention activities. The program funds rental assistance for up to two years.

State Administering Agency

Washington State Department of Commerce

Local Administering Agency

Local governments, public housing authorities, nonprofit agencies

Housing Assistance Available

Tenant-based and project-based rental assistance, move-in costs, utilities, and deposits

Duration

Temporary

Household Contribution towards Housing Costs

Varies based on type of assistance

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and up to 120% of the Fair Market Rent for the unit or the reasonable rent for the unit, whichever amount is less, for up to two years.

Households Must Pay Back Funds

No

Funding Amount

\$30 million every 2 years

Funding Source

Document recording fees on real estate transactions

Households Served

56,651 in FY2011

Target Population

Households that are homeless or at imminent risk of homelessness and have incomes below 30% of the area median

Geographic Limitations

None

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

No, utilize a progressive engagement model – services offered only after assessment identifies need and then outlined in a joint plan with household

Households Must Apply for Other Housing Assistance

No

Contact Information

Kathy Kinard

Washington State Department of Commerce

360-725-2939

kathy.kinard@commerce.wa.gov

More Program Information

www.commerce.wa.gov/chg

Washington

Independent Youth Housing

The Independent Youth Housing program is aimed at young people who have aged out of the state foster care system. The program serves youth between the ages of 18 and 23 who have incomes at or below 50% of area median income.

State Administering Agency

Washington State Department of Commerce

Local Administering Agency

Local agencies

Housing Assistance Available

Tenant-based or sponsor-based rental assistance and move-in costs

Duration

Temporary

Household Contribution towards Housing Costs

Varies

Amount of Assistance per Household

Program pays the difference between the tenant rent contribution and the reasonable rent for the unit

Households Must Pay Back Funds

No

Funding Amount

\$1.8 million every 2 years

Funding Source

Document recording fees from real estate transactions

Households Served

151 July 2012-June 2013

Target Population

Youth with incomes at or below 50% of the area median, who are aged 18-23, and have been a dependent of the state anytime within 4 months before their 18th birthday

Geographic Limitations

Must live within areas served by local agencies

Lease Required With Household

Yes

Uses Federal Housing Quality Standards

No

Households Must Participate in Supportive Services to Maintain Housing Assistance

Yes

Households Must Apply for Other Housing Assistance

No

Contact Information

Cheryl Bayle
Washington State Department of Commerce
360-725-2997
cheryl.bayle@commerce.wa.gov

More Program Information

www.commerce.wa.gov/iyhp

Critical Assistance Program

Created in 2004, the Critical Assistance Program provides direct financial assistance to reduce the housing costs of low- and moderate-income households. The program grants funds to agencies in areas of the state that are not served by the federal Emergency Shelter Grants program or the state-funded Homeless Prevention Program. Program funds are used primarily for homelessness prevention and rental assistance, as well as utility assistance, foreclosure, and eviction prevention.

State Administering Agency

Wisconsin Department of Administration, Division of Housing

Local Administering Agency

Awarded through an annual competition to public housing authorities, Indian tribes, forprofits, and nonprofit organizations

Housing Assistance Available

Rental payments, security deposits, and utilities

Duration

Temporary

Funding Amount

\$202,000 in FY2012

Funding Source

State Revenue

Households Served

Unknown

Target Population

Households with low or moderate incomes

Geographic Limitations

Only available in those areas of the state not served by the Emergency Solutions Grant, the Transitional Shelter Grant Program or the Homeless Prevention Program

Contact Information

Donna Wrenn

Wisconsin Department of Administration

608-264-7625

donna.wrenn@wi.gov

More Program Information

www.Doa.wi.gov/divisions/housing

Methodology

State Funded Housing Assistance Programs was developed through a review of available information and interviews with key state stakeholders. The information was gathered through a four step process as described below.

Step 1: Identified Data Elements

This report focuses on the financing, design, and day-to-day operations of SFHAPs. TAC identified specific data elements to aid in collecting information uniformly. These data elements are defined below. Please refer to the [Glossary](#) on page 18 for further information.

State Administering Agency	<i>Name of State Agency/Office responsible for administering the program funds at the state level</i>
Local Administering Agency	<i>Agencies that are responsible for day-to-day program operations at the local level</i>
Target Population	<i>Any program eligibility criteria and/or populations targeted</i>
Housing Assistance Available	<i>Type, amount, and form of assistance specifically related to assistance with rent, security deposits, move-in costs, etc.</i>
Households served	<i>Number of households served with housing assistance within a specific time frame</i>
Duration	<i>Length of housing assistance: one-time, temporary, or ongoing</i>
Geographic Limitations	<i>None, or specific areas of the state or specific buildings</i>
Household Contribution towards Housing Costs	<i>How much each household must contribute towards housing costs, how this amount is calculated, and if there is a maximum or minimum contribution</i>
Households Must Pay Back Funds	<i>Whether assistance is a grant or a loan that must be paid back</i>
Amount of Assistance per Household	<i>How much housing assistance each household receives, how this amount is determined, and if there is a maximum amount of assistance, length of assistance, or maximum number of times that assistance can be received by a household</i>
Lease Required With Participant	<i>Whether there is a written agreement between an owner (or sponsor) and the assisted household for the leasing of a dwelling unit to the household.</i>
Uses Federal Housing Quality Standards	<i>Whether housing units must pass an inspection to ensure it meets federal housing quality standards before receiving housing assistance</i>
Households Must Participate in Supportive Services to Maintain Housing Assistance	<i>Whether assisted households must participate in on- or off-site treatment or supports focused on addressing the households' primary and/or behavioral health needs in order to receive and maintain housing assistance</i>
Households Must Apply for Other Housing Assistance	<i>Whether assisted households must apply for other available long-term housing assistance as part of a condition of participation in the program</i>
Funding Source	<i>Specific source of funding</i>
Funding Amount	<i>Program budget in specific time frame</i>
Contact Information	<i>Program contact name, organization, phone number, and email</i>
More Program Information	<i>Websites with helpful program information</i>

Step 2: Extracted Data from NLIHC Report

As mentioned earlier, *State Funded Housing Assistance Programs* was designed as a companion piece to a forthcoming interactive database developed by the National Low Income Housing Coalition (NLIHC). This database will provide comprehensive information about non-federally funded capital and rental assistance programs. NLIHC graciously provided their list of SFHAPs including a program description and contact person. TAC used these data as a starting point, eliminating SFHAPs whose design didn't support the intent of this report. Specifically, from the initial NLIHC list, TAC excluded programs that were:

- Focused only on assistance with housing development (i.e., 'capital' programs)
- Currently inactive or no longer funded
- Locally funded by cities or counties
- Designed to serve as a match to federal program such as the Emergency Solutions Grant program or to meet state Maintenance of Effort requirements under the Temporary Assistance to Needy Families program
- Included as part of a state General Assistance model
- Facility-based

In addition to the information provided by NLIHC, TAC identified additional SFHAPs based on experience working with states and conversations with key stakeholders.

After filtering the information, TAC identified 77 programs to be included in this report. It should be noted that each fiscal year there is the possibility that new SFHAPs will be created or existing ones will become inactive. This report represents a snapshot of SFHAPs as of March 2014.

Step 3: Contacted Key State Stakeholders and Reviewed Public Documents

TAC attempted to contact the state staff person responsible for each of the programs included in the report. Through email and phone conversations with program staff TAC was able to gather up-to-date information on 70 of the 77 programs (91%).

For those programs where staff was unresponsive, TAC relied on NLIHC data supplemented by web research and a review of available public documents.

Step 4: Confirmed and Analyzed Information

A summary was generated for each program, highlighting the data elements described above. To ensure the accuracy of the information, TAC emailed a copy of the Program Profile to the contact person for confirmation. TAC received feedback from the program contact for 61 of the 77 programs (80%) and incorporated all relevant changes.