

# **Macomb County Community Development**

## **Emergency Solutions Grant**

### **Rapid Rehousing Policy and Procedures**

December 2017

## Emergency Solutions Grant (ESG) Program

### RAPID RE-HOUSING (RRH)

#### Eligibility

To receive ESG rapid re-housing assistance, an individual or family must demonstrate at initial evaluation that it is literally homeless (referred to as Category 1 in the Homeless Definition Final Rule). An individual or family is defined as "literally homeless" if (1) living in a public or private place not meant for human habitation, (2) living in a temporary shelter, which includes congregate shelters and transitional housing, or (3) exiting an institution where the individual or family has resided for 90 or fewer days and was living in shelter or in a place not meant for habitation before entering the institution.

Homeless service providers agree to only accept referrals from central intake and refer all households seeking assistance to central intake for assessment. Coordination among homeless service providers with central intake allows for consistent assessment and community targeting.

#### Need and Continued Eligibility

ESG recipients and subrecipients must conduct regular re-evaluations, at least annually, of program participants receiving RRH assistance. To continue to receive ESG assistance, a program participant's re-evaluation must demonstrate eligibility based on:

- **Income.** The program participant's household annual income must be less than or equal to 30% (AMI).
- **Lack of resources and support networks.** The program participant's household must continue to lack sufficient resources and support networks to retain housing without ESG assistance.
- **Need.** The recipient or subrecipient must determine the amount and type of assistance that the individual or family will need to (re)gain stability in permanent housing.

<b>Financial Assistance Guidelines</b>	
<b>Type of Assistance</b>	<b>Guidance</b>
Rental Arrearages	<ul style="list-style-type: none"> <li>• Not to exceed three (3) months</li> <li>• Not to exceed \$2,000 per household</li> <li>• Any combination of three (3) types of rental assistance must not exceed twenty-four (24) months during any three year period</li> </ul>
Rental Application Fees	<ul style="list-style-type: none"> <li>• May pay for rental housing application fee</li> </ul>
Short-Term Rental Assistance	<ul style="list-style-type: none"> <li>• Not to exceed three (3) months</li> <li>• Not to exceed \$3,500 per household for this category.</li> <li>• Cannot be used with other subsidies</li> <li>• Any combination of three (3) types of rental assistance must not exceed twenty-four (24) months during any three (3) year period</li> </ul>
Medium-Term Rental Assistance	<ul style="list-style-type: none"> <li>• Four (4) – Eight (8) months assistance</li> <li>• Not to exceed \$7,500 per household per household for this category.</li> <li>• <b>Households are required to pay 30% of their gross monthly income or 10% of their net monthly income, not to exceed the highest of either of the two towards rent.</b></li> <li>• Any combination of three (3) types of rental assistance must not exceed twenty-four (24) months during any three (3) year period</li> </ul>
Security Deposit	<ul style="list-style-type: none"> <li>• Not to exceed 1.5 times the monthly rent not to exceed \$1,500</li> </ul>
Last Month's Rent	<ul style="list-style-type: none"> <li>• May be paid at the time of security deposit and first month's rent, if required to obtain rental unit</li> <li>• Cannot exceed one (1) month's rent</li> <li>• Must be included in calculating total rental assistance which must not exceed twenty-four (24) months during any three (3) year period</li> </ul>
Moving Costs	<ul style="list-style-type: none"> <li>• May be paid for cost of truck rental, hiring a moving company or temporary storage fees for up to three (3) months</li> <li>• Payment for temporary storage fees in arrears is not eligible. Participant must be receiving assistance for services and not have moved into permanent housing to receive assistance with temporary storage fees</li> </ul>
Utility Deposit	<ul style="list-style-type: none"> <li>• Eligible services include: gas, electric, water &amp; sewer</li> <li>• \$250 per service not to exceed \$1,000</li> <li>• One (1) time assistance limit for this category</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>• Proof of ability to make future payments required in order to receive utility assistance.</li> <li>• Eligible services include: gas, electric, water &amp; sewer</li> <li>• Not to exceed \$2,000 per household</li> <li>• Not to exceed twelve (12) months per household per service including six (6) months arrearages per service within any three (3) year period.</li> </ul>
Case Management	<ul style="list-style-type: none"> <li>• Not to exceed thirty (30) days during the period the participant is seeking permanent housing and can't exceed twenty-four (24) months during the period the participant resides in the permanent housing</li> </ul>
<b>Rental Assistance Overview</b>	
Housing Standards	<ul style="list-style-type: none"> <li>• Units must pass HUD Habitability Standards</li> </ul>

Lead-Based Paint Requirements	<ul style="list-style-type: none"> <li>• A lead-based paint visual assessment, performed by an inspector trained in visual assessment for deteriorated paint surfaces in accordance with HUD standards is required when a child under the age of 6 will be residing in a unit that was constructed before 1978.</li> <li>• Must comply with LBP Poisoning Prevention Act of 1973 and applicable regulations found at 24 CFR 35, Parts A, B, H, J, K, M and R.</li> </ul>
Fair Market Rent (FMR)	<ul style="list-style-type: none"> <li>• Rental assistance may cover up to the FMR for a unit unless the program requires a household contribution towards monthly housing expenses. Please see ESG policies for a complete set of requirements.</li> </ul>
Rent Reasonableness	<ul style="list-style-type: none"> <li>• Units must comply with County rent reasonableness standards. Please see ESG policies for a complete set of requirements</li> </ul>
Lease Requirements	<ul style="list-style-type: none"> <li>• A written lease between the owner and the program participant is required for assistance.</li> <li>• The only exception to the written lease requirement is in the case of rental assistance provided solely for rental arrears.</li> </ul>
Rental Assistance Agreement	<ul style="list-style-type: none"> <li>• A rental assistance agreement between the subrecipient and owner/property manager is required for assistance. The agreement must comply with 24 CFR 576.106, Part E.</li> </ul>

**\*The limits of assistance apply to the total assistance an individual receives either as an individual or as part of a family.**