



COVID-19 PREVENTION HOUSING STABILITY COLLABORATIVE GUIDELINES:
 (Updated 5.19.20)

Income Requirements: Income must be affected by COVID-19. If the household income is below 30% AMI because of COVID-19, the family is eligible for the Rental Assistance Grant Program. If the household falls between 30-50% AMI because of COVID-19, the family is eligible for a Rental Assistance Microloan. If the household made over 80% AMI **before** income was affected by COVID-19, the family is not eligible for either program. Eligibility also relies on all parties complying with the terms of the agreement.

2020 AMI by Household Size

Household Size	30% AMI Max Household Income Rental Grant	50% AMI Max Household Income Rental Microloan	80% AMI Max Household Income Before COVID-19
1	\$18,550	\$30,950	\$49,500
2	\$21,200	\$35,400	\$56,600
3	\$23,850	\$39,800	\$63,650
4	\$26,500	\$44,200	\$70,700
5	\$30,680	\$47,750	\$76,400
6+	\$35,160	\$51,300	\$82,050

Rental Assistance and Microloan amounts are based on a particular household’s circumstances and needs, and will consider part-time income, unemployment, access to stimulus resources, rental cost reasonableness, and landlord agreements. Priority is on keeping people housed through the COVID-19 crisis, but also demands that tenants and landlords receiving funds will commit to programing and providing all available resources.

Rental Rate Maximums: The HSC will use Fair Market Rent as the basis for the maximum amount a landlord can be reimbursed monthly through the combination of tenant resources and program assistance payments.

Housing Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2020 Fair Market Rent	\$693	\$733	\$930	\$1,342	\$1,633

Landlord Commitments: To be paid through these COVID-19 funds, Landlords must agree to accept the above listed Fair Market Rent, agree to waive late fees during the Program Payment commitment period and agree to not evict the tenant for COVID-19 caused arrears as long as the tenant is making due payments arranged through a payment plan with the program and following all other lease requirements. Landlord, tenant and program will sign an agreement with the payment plan terms and period.

Tenant commitments: Tenants commit to continuing to pay a minimum of 30% of their monthly gross COVID-19 adjusted income towards rent. This amount will take into account unemployment, severance, stimulus checks and tax returns. Tenants agree to participate in budgeting, meeting via phone during COVID-19 and in

person when allowed, and working to access additional resources for food and utility assistance so that an emphasis can be placed on paying rent, remaining housed, and avoiding housing debt.

Program Commitments: Lead by Family Promise and TTH, the Rental Assistance and Microloan Programs will bring together a group of partnering social service agencies to collaboratively refer and manage supportive services with tenants. TTH and FP, as lead agencies, will receive applications, make agreements on eligibility and funding, make payment plan agreements with tenants and landlords, and administer the allocation of funds for the Housing Stabilization Collaborative. TTH and FP will partner with Housing and Credit Counseling to provide additional budget counseling for any tenants in the program. However, lead agencies are counting on our current network of social service agencies to provide referrals, help current clients with the online application and provide contact and case management help with wrap around services they normally provide. This commitment not only allows us to avoid sending tenants in crisis to new agencies, but this will help people quickly access the resources they need. Tenants referred by landlords or who are not currently working with a partnering agency directly, will be assigned to Family Promise or TTH for additional supportive services.

The online application can be found on Tenants to Homeowners, Inc.'s website at:
<https://tenants-to-homeowners.org/hsc-application/>

For questions about the program, or to receive a paper application, please contact:

Family Promise of Lawrence
John Booth
john@lawrencefamilypromise.org
785-764-9506

or Tenants to Homeowners, Inc.
Chassidy Bryan
cbryantth@gmail.com
785-766-1544