

Rental Arrears

What are the specific charges allowed under rental arrears? (i.e., pet, washer/dryer, carport, etc.)

Any recurring charges established within the lease agreement are eligible for rental arrears, including late fees, pet fees, carport use, and washers/dryers. Fees associated with damages or lockouts are ineligible for rental arrears assistance.

Are the rental arrears based on 100% FMR?

Rental arrear payments cannot be approved unless the rent amount is equal to or less than the Fair Market Rent (FMR) established by HUD, as provided under [24 CFR 53 part 888](#), and complies with HUD's standard of rent reasonableness, as established under [24 CFR 982.507](#).

What will be the area median income (AMI) range for eligibility?

The AMI is less than or equal to 30% of area median income based on family size, as determined by HUD, under [24 CFR 91.5](#). If the household meets the criteria for "Other Populations" as outlined in the [HUD HOME-ARP Notice](#), the AMI range is less than or equal to 50% of area median income.

Process and Operations

Will clients be served through the Continuum of Care (CoC) Coordinated Entry System (CES) and will the CERA portal be used for HPP funds?

Yes, clients will be served through CES and the CERA portal will be used for HPP funds. Agencies will collect and enter household data under the CES page in HMIS (as they would for any households seeking services) and then note a referral to HPP. HPP financial assistance will be tracked in the CERA portal within the Housing Stability Services tab. These fields are currently being added and a user guide will be published to give directions on which fields are optional. FSR documentation will be similar to ESG and CERA processes.

Which agencies will be given funds under this grant? What happens if the current CERA provider is not interested in participating in the HOME-ARP HPP service?

All HARAs have been pre-determined as subgrantees for this program based on the awarded CERA Housing Stability Services grants. Each HARA receives funding based on the methodology found in the HUD-approved [allocation plan](#) and the [HPP NOFA](#). If the current CERA provider decides not to participate in HOME-ARP, the CoC or Local Planning Body (LPB) should contact MSHDA to discuss alternative subgrantees.

What is the timeline for the grant agreement?

The timeline allows for a 12-month grant period.

Requirements

Regarding the limited funding, can the CoC/LPBs put their eligibility and prioritization guidelines on the assistance? (i.e., requiring a court-ordered eviction/summons, requiring a co-pay of the tenant, limiting funding to 3 months, etc.)

CoCs/LPBs can propose prioritization factors for HPP financial assistance, which must receive prior approval from MSHDA before implementation. CoCs/LPBs cannot change or add to eligibility criteria for HOME-ARP services, including HPP. The goal of HPP is to remove and prevent additional barriers to access. Given the limited funding available under HPP, CoCs/LPBs are encouraged to consider all available resources for eligible households in need. The CoC/LPB must comply with all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to the requirements listed in [24 CFR 5.105\(a\)](#) when applying preferences through its referral methods.

Does the application require a Covid hardship?

No, the HOME-ARP program does not require proof of a Covid hardship.

Will habitability inspections be required?

The HPP does not require habitability inspections. However, if HPP paired with other forms of assistance, such as ESG, habitability inspections would be required.

What document requirements are needed for a household to receive rental arrears?

The documents required for HPP align with ESG's homelessness prevention requirements. At grant start, MSHDA will provide an HPP certification form to be kept in the client file.

Allocations**How were allocations determined?**

Allocations were determined by creating a formula based on CERA program data. Refer to Addendum A – Methodology and Allocation found in the [HPP NOFA](#) for the complete breakdown and specific allocation amounts.

Can the allocation of funds be changed based on CoC/LPB need?

Per MSHDA approval, allocated funds can be amended to increase the budget line for rental arrears. The utility budget line and administrative costs budget line are capped and cannot be increased.

MOU**For Balance of State CoC communities, will the MOU be completed between the BOSCO Executive Committee or with the Local Planning Body?**

The [MOU](#) will be completed at the CoC level, as all LPBs are required to follow the CoC Coordinated Entry policy.

Miscellaneous**Was this HPP Webinar recorded?**

Yes, and accessible on the MSHDA HOME-ARP [webpage](#).