

EVICTION PREVENTION & HOUSING STABILIZATION

TENANT-BASED RENTAL SUBSIDIES

Strategy Description

This service strategy will provide tenant-based rental subsidies to special needs populations, including seniors, adults with disabilities, and other individuals and families at high risk for housing instability. Rental subsidies serving persons with HIV/AIDS are not eligible under this strategy, as other funding sources exist for this purpose.

Subsidy program design should feature flexibility in the form of ongoing deep and shallow assistance, as well as one-time assistance. “Deep” means program participants pay a fixed percentage (typically 30%) of their monthly income toward rent and the subsidy program pays the rest. “Shallow” means assistance is designed to lower the program participant’s rent burden to a sustainable level. “One-time” means assistance is provided on a one-time basis on its own or in conjunction with deep or shallow subsidies.

Proposals may also include housing stability case management services. Proposals may not include one-time assistance or housing stability case management services only. MOHCD may refer clients directly and authorize assistance on a case-by-case basis. MOHCD may also limit the source of referrals.

The rental subsidy program must also, to the maximum extent possible, leverage MOHCD Affordable Rental Opportunities (e.g., Below Market Rate, Mixed-Income, 100% Affordable, Small Sites, etc.) for program participants who, without a subsidy, would not income-qualify.

Applicants should describe in detail proposed program guidelines, including: standards for determining eligibility and amount of assistance, habitability standards, Area Median Income (AMI) and rent burden thresholds, rent burden target(s), maximum amount and duration of assistance, rate of client turnover (for ongoing assistance), etc.

In order to avoid organizational conflicts of interest, grantees may not, with respect to individuals or families occupying housing owned or operated by the grantee, carry out the initial evaluation or administer assistance provided with this funding.

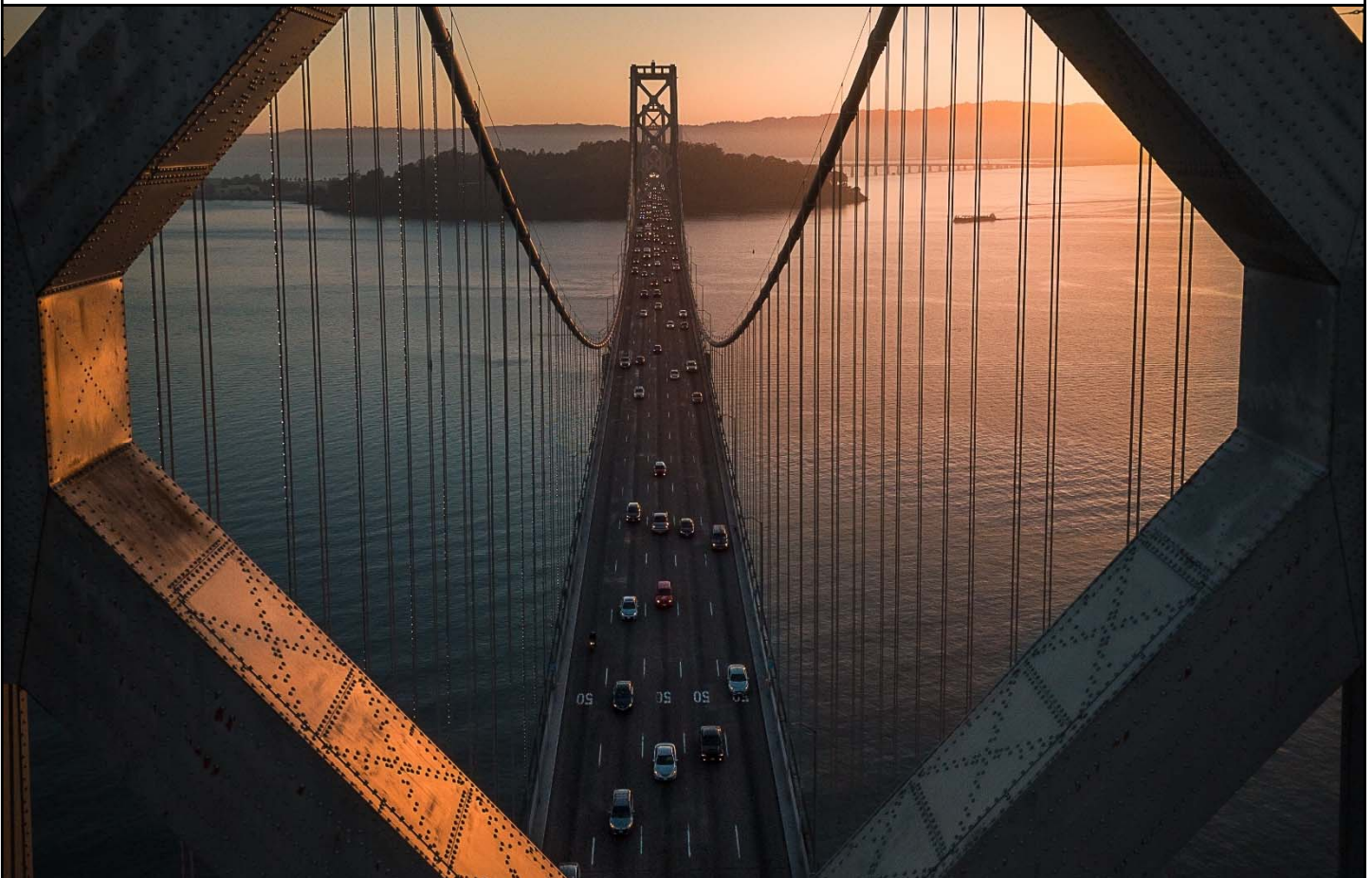
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Strategy Description (continued)

In your proposal:

- Applicants currently awarded MOHCD grant funding for ongoing rental subsidies must describe the extent of rental subsidy commitments issued in fiscal year 2019-20 (i.e., number of program participants and annual cost of continuing to provide ongoing MOHCD-funded subsidies to fiscal year 2019-20 program participants). These applicants must also describe whether they have secured other sources of funding to sustain these commitments beyond the current fiscal year (i.e., beyond June 30, 2020), or if they are seeking those funds through their proposal.



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Key Metrics

Here are some suggested outcomes to include in your proposal:

Outcome Metric
of residents receiving deep subsidies
of residents receiving shallow subsidies
of residents receiving one-time assistance
of residents remaining in their homes
of residents moving into a MOHCD Affordable Rental unit
of residents moving into a market-rate rental unit

Feel free to expand on these, or offer other measures of success in your proposal.

Applicant Qualifications

- Applicants must have at least three years' experience directly administering rental assistance in San Francisco.