



State HFA Emergency Rental Assistance Program Matrix

Updated: May 14, 2020 Note: NCSHA is continuing to add to the matrix as states establish programs.

State Agency	Name of Program	Eligibility Criteria	Eligible Activities	Length of Rental Assistance	Maximum Assistance Available	Tenant Contribution Requirements	Funding Source	Total Funding Available
Arizona DOH	Rental Eviction Prevention Assistance Program Link	Arizona's Rental Eviction Prevention Assistance program is for renters who have suffered a substantial loss of income resulting from COVID-19, including job loss or reduction in compensated work hours. The following documentation is required to be submitted electronically to be eligible for assistance: <ul style="list-style-type: none"> o Copy of official identification (driver's license or state ID) o Copy of Lease o Copies of income-related documents showing loss of income, before and after COVID-19. o Copies of bank statements for the most recent three months Eligibility is restricted to households with income levels at 100 percent of the AMI.	Rent	Currently no maximum assistance period	\$2,000 per household	30 percent of the tenant's gross income per month	Arizona's State Housing Trust Fund	\$5 million
Delaware SHA	Delaware Housing Assistance Program (DE HAP) Program Link	To be eligible for DE HAP, applicants must reside in Delaware and have a maximum household income at or below 80 percent of the AMI for the county in which they live. The applicant must also provide documentation showing an impact on their employment or income beginning March 10, 2020, or later that is attributed to the COVID-19 pandemic. Examples include job layoff, reduced work hours, or the need to take unpaid leave due to childcare or other issues arising as a result of the health crisis.	Rent and utilities (electric and gas only)	Currently no maximum assistance period	\$1,500 per household	None	Funding is provided through State housing trust funds and local government contributions, which the state intends to reimburse using the Coronavirus Relief Fund provided under the CARES Act.	Approx. \$5 million
Florida HFC	State Housing Initiatives Partnership (SHIP): Housing Assistance Program Program Link	SHIP is an existing Florida Housing program, which provides funds to local governments to produce and preserve affordable multifamily and single-family housing for very low- and moderate-income families. As of May 2020, Florida's governor extended the eligibility criteria to cover direct assistance to individuals impacted by the COVID-19 pandemic. Households at 140 percent of the AMI or below are eligible to receive assistance from their local government.	Rent, mortgage assistance, and housing counseling.	Not specified	Varies based on market rate rent levels in different communities and on the length of time for which assistance is provided.	None	State Housing Trust Fund	Approx. \$5 million



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Idaho HFA	Housing Preservation Program Details	Idaho's Housing Preservation program provides financial assistance to renters who cannot afford to pay their rent and are at risk of eviction due to circumstances related to the COVID-19 health crisis. Eligibility is restricted to legal U.S. citizens and households with an income at or below 50 percent of AMI. Households experiencing a loss of income due to the health crisis are required to submit the following documentation: <ul style="list-style-type: none"> o Copy of Lease o Notice of Delinquency, including past due rent and utility payments o State ID 	Rent, utilities, and security deposits.	Up to 3 months	\$2,500 per household	None	State HFA Foundation funded with Idaho HFA-generated revenues.	\$520,000
MaineHousing	COVID-19 Rental Relief Program Program Link	The MaineHousing COVID-19 Rent Relief Program is for renters who cannot afford to pay their rent due to circumstances related to the coronavirus pandemic. Examples include being laid off, having your place of employment closed, reduced hours of work, having to stay home to care for children, or other loss of income due to the pandemic. Applicants may qualify if they pay market rent and their current monthly income is less than: <ul style="list-style-type: none"> o \$3,696 for an individual o \$4,833 for a two-person household o \$5,971 for a three-person household o \$7,108 for a four or more-person household Applicants that can afford to pay rent from income, savings, or other liquid assets, are not eligible for this program. Applicants living in housing that receives any subsidy, including Section 8, rental assistance from USDA and residents of housing developed with a mortgage financed by MaineHousing or a federal agency, or those living in Housing Credit developments or public housing are not eligible.	Rent	A one-time payment	\$500 per household	None	State Housing Trust Fund: Housing Opportunities for Maine (HOME) Fund	\$5 million



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Montana Housing	Emergency Housing Assistance Program Program Link	The Emergency Housing Assistance Program is designed for Montanans who have suffered substantial financial hardship as a result of the Coronavirus pandemic. Income limits range from \$75,000-\$125,000 varying on family size. To receive assistance, applicants must be a Montana resident. Households experiencing loss of income as a result of the health crisis are required to submit documentation from their employer, recent paystubs, self-certification of employment, and zero income certification can be used for verification. If due to childcare, it could be a letter from daycare outlining the closure	Rental costs, include security deposit for families needing to obtain housing	Eligible applicants may receive one month of emergency rent assistance, with subsequent month(s) of rent assistance contingent on completion of a monthly Housing Assistance Self-Certification form attesting to the need for on-going assistance, subject to available funding.	Up to \$2,000 per household	30 percent of household monthly gross income	Funding is provided through the CARES Act	As of May 2020: \$50 million
New Hampshire HFA	Emergency Housing Program Program Details	The Emergency Housing Program is an existing program funded through New Hampshire's Community Action Agencies (CAA) to provide emergency rental assistance to persons at risk of facing eviction and homelessness, which New Hampshire HFA has expanded due to the COVID-19 pandemic. While the program generally has a longer list of eligibility factors, households impacted by the current health crisis are required only to meet the following: 1. Household income must be at or below 50 percent of the AMI. 2. The household must be residing in New Hampshire. 3. The household cannot be receiving federal rental assistance or living in public or publicly-subsidized housing.	Rent and rental arrearages	Up to 6 months	Up to \$3,000 per household	30 percent of the tenant's gross income per month	New Hampshire Housing Operating Fund	As of May 2020: A total of \$412,000 (this includes \$212,000 in annual funding and \$200,000 explicitly added because of COVID-19).



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New Mexico MFA	<p>New Mexico Housing Trust Fund Rental Assistance Program</p> <p>NOFA and Application</p>	<p>The New Mexico Housing Trust Fund (NMHTF) provides flexible funding for affordable housing initiatives in the state. A portion of NMHTF funds has now been extended to provide short-term rental assistance to tenants of income-restricted properties monitored by the New Mexico Mortgage Finance Authority, who are experiencing financial hardship as a result of the COVID-19 pandemic. Eligible tenant's incomes cannot exceed 80 percent of AMI. Rental assistance may be provided to tenants who (1) are not currently receiving full rental assistance from another program, and (2) are experiencing a reduction in household income due to circumstances related to the health crisis, including:</p> <ul style="list-style-type: none"> o Job loss; o Reduction in compensation; o Closure of place of employment; o Loss of clients/customers if self-employed; o Obligation to be absent from work to care for a home-bound school-aged child; o The requirement to be quarantined based on a diagnosis of COVID-19; o The requirement to self-quarantine based on a directive of the Governor, the advice of a healthcare provider, the advice or instruction of a local or state public health authority, or the guidance of a law enforcement officer; o Tenant's belief that self-quarantine is in the best interest of public health and human safety due to exposure or high-risk activity; o Being over 65 or having any health condition that places tenant at enhanced risk for COVID-19; or o Other pertinent circumstances. <p>Only tenants experiencing a reduction in household income will be eligible. Tenants residing in any unit in an income-restricted property monitored by MFA are eligible for rental assistance, regardless of whether the unit is income-restricted if the tenant meets the above requirements.</p>	Rent	Eligible tenants may receive one month of rental assistance. Subsequent payment(s) are subject to available funding.	Not specified	30 percent of the tenant's gross income per month	New Mexico Housing Trust Fund	\$3 million
North Dakota	<p>COVID-19 Emergency Rent Bridge</p> <p>Program Details</p>	<p>The COVID-19 Emergency Rent Bridge program is for North Dakota renter households who cannot afford to pay their rent because of circumstances related to the coronavirus pandemic. Examples include being laid off or furloughed due to mandated business closure, a decrease in business demand due to stay-at-home orders, and reduced hours of work, including applicants that are self-employed.</p> <p>Eligibility is restricted to households with an income at or below 60 percent of AMI. Income determination includes earned, and unearned income received, including unemployment benefits.</p>	Rent	3 months, (this includes a one-time payment on past due rent).	Varies based on tenants' month rental payments.	30 percent of the tenant's gross income per month	Annually appropriated CDBG funding and supplemental CDBG funding from the CARES Act.	\$5 million



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Rhode Island Housing	HomeSafe Program (HSP or the Program) Program Guidelines	<p>This initiative is designed to provide short-term financial assistance to eligible Rhode Island residents impacted by the COVID-19 pandemic. While COVID-19 will have impacted most applicants, that is not a requirement to receive funds. Households can apply for assistance through a RIHousing approved Participating Agency serving the city or town in which the Household is located or moving to. A Participating Agency may approve an application for assistance explaining that the applicant has resided in Rhode Island for no less than one year, or a lesser period in the case of a Household fleeing domestic violence, and satisfies the following income guidelines and criteria for an eligible temporary housing crisis:</p> <p>The income of a Household shall not exceed 50 percent of the Rhode Island statewide median income limit. Participants who are impacted by COVID-19 must show proof of a threatened or actual loss of housing due to temporary sickness or disability, or loss of job and/or income by:</p> <ul style="list-style-type: none"> a) Notice of job termination; b) Pay stubs evidencing reduction in wages; c) Documentation of unemployment or temporary disability benefits; d) Evidence of reduction or termination of federal or state benefits or other income support; e) Any other relevant documentation. 	Rental arrearages only	A Household may only receive HSP funding once	Up to \$2,000 per person	None	Rhode Island's State Housing Trust Fund	\$400,000
Texas DHCA	COVID-19 Tenant-Based Rental Assistance Program Link	<p>Eligible beneficiaries include households at or below 80 percent AMI based on their current circumstances, and who have been economically impacted by COVID-19, as determined by meeting one or more of the following conditions:</p> <ul style="list-style-type: none"> o Since March 13, 2020, the household has had a loss of household income of more than 20 percent; or o Since March 13, 2020, the household has had increased household costs of more than 20 percent due to school closures or medical expenses; or o Since March 13, 2020, the household has had both a loss of household income and increased household costs due to school closures or medical expenses, for a loss of income that is at least 20 percent. 	Rent and utilities	Up to 6 months	Not specified	None	HOME Investment Partnerships Program for Tenant-Based Rental Assistance	\$11.3 million