

**A REPORT ON STATE-FUNDED RENTAL ASSISTANCE  
PROGRAMS:**

**A PATCHWORK OF SMALL MEASURES**

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# **A Report on State-Funded Rental Assistance Programs: A Patchwork of Small Measures**

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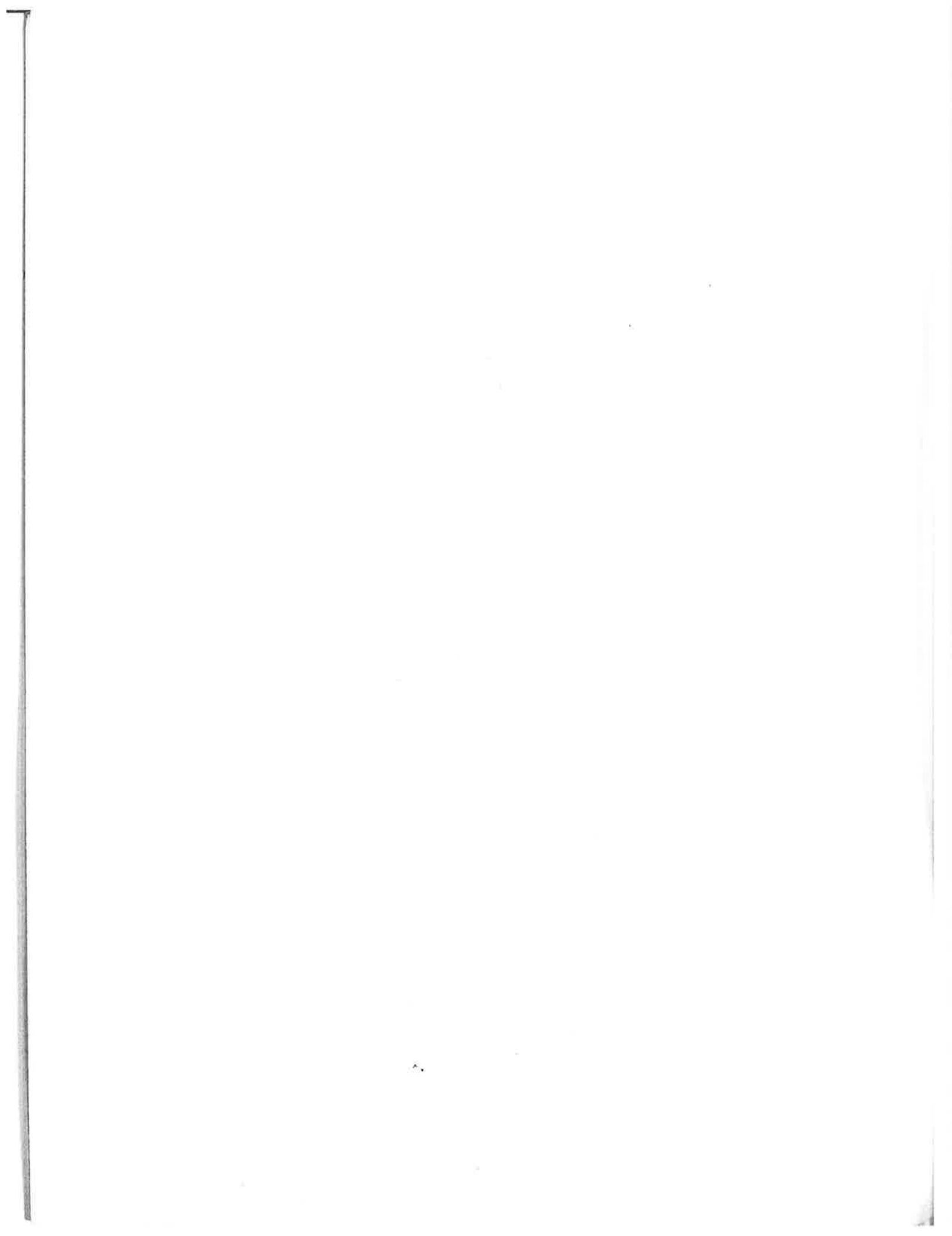
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## EXECUTIVE SUMMARY

Rental subsidies are an important component of comprehensive housing policy - policy that recognizes the many forms housing may take for people of varying stages and circumstances in life. While the main thrust of national housing policy has traditionally been homeownership, there remains a strong demand for rental housing by people for whom, for any number of reasons, homeownership is not feasible, practical or desirable.

While the majority of rental housing is unsubsidized, for low income and very low income renters there is a pronounced gap between what they can afford to pay in rent and the cost of many rental units.<sup>1</sup> The cost of housing relative to income has increased dramatically over the past several years as well.<sup>2</sup> Meanwhile, the overall HUD budget has declined by \$38.6 billion from 1976 to 2001 (in constant 2000 dollars), further exacerbating the gap.<sup>3</sup>

Although there has been an overall decline in funding at the federal level for housing assistance, increasingly the funds that are committed are being channeled to states and localities. For example, federal block grant programs such as TANF and HOME are disbursed within a framework that permits states to use them for rental assistance.<sup>4</sup> This change of venue from the federal level to primarily state and local levels represents a devolution of housing assistance programs in the context of overall decline in federal commitment. To date, the question of whether states and localities have stepped up their financial commitments to such programs, by either matching federal block grant dollars or creating new programs funded by other sources, has not been addressed.

This study is the first attempt to gather information from every state on the nature and funding levels of rental assistance programs supported solely from state or local resources.<sup>5</sup> Specifically, for all 50 states and the District of Columbia, information has been collected that describes the nature of assistance provided and the population to

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<sup>1</sup> National Low Income Housing Coalition, *Out of Reach: The Growing Gap Between Housing Costs and Income of Poor People in the United States*, September 2000.

<sup>2</sup> Joint Center for Housing Studies of Harvard University, *The State of the Nation's Housing 2000*, June 2000.; U.S. Department of Housing and Urban Development, *The Widening Gap: New Findings on Housing Affordability in America*, September 1999, 3.

<sup>3</sup> Cushing Dolbeare, *A Historical Perspective on HUD Budget Trends*. Unpublished draft, September 2000.

<sup>4</sup> The TANF program (Temporary Assistance for Needy Families) is the federal block grant program that replaced the Aid to Families with Dependent Children (AFDC) program in 1996. It allows for a great deal of flexibility in the use of funds and can be used by state governments to support a wide variety of programs to get people into jobs. Housing assistance can be provided with TANF funds to families already receiving other TANF assistance without affecting a families' future eligibility for TANF benefits under the federal five-year time limit. The HOME Investment Partnership program is a formula-based allocation program intended to support local housing strategies that increase the supply of housing for low income persons. Tenant-based rental assistance, including security deposits, are eligible activities under this program.

<sup>5</sup> Priority was given to gathering information on state-level programs. At the local level, programs tended to be informal making accurate data was difficult to collect. A few notable exceptions are included in this report, though it is important to make clear that there may be other county-level programs that are not included here.

whom the assistance is targeted, as well as the number of households or individuals served by each program and the approximate dollar investment made by each state.<sup>6</sup>

As the debate about housing assistance is carried out at the federal level, it is critically important to have information about what other levels of government are or are not doing to address the growing housing affordability gap. It is not appropriate to assume that if the federal government retrenches in a policy area, states will step in to fill the need. And in light of the findings of this report, it is simply an erroneous assumption.

At the national level, recent data indicate that fewer than 1 out of 4 families eligible for all forms of federal rental assistance actually receives it.<sup>7</sup> Currently there are 4.9 million households with worst case housing needs, defined as unassisted renters with incomes below 50 percent of the local area median income (AMI) who pay more than half their income for housing or live in severely substandard housing. If need were evenly spread across the 50 states and the District of Columbia, these numbers indicate that approximately 96,000 very low income renters per state are in need of rental assistance but are not receiving it. And this figure does not include the estimated 600,000 people who are part of the homeless population.<sup>8</sup>

In actuality the need for housing assistance is not equal across states and there is a lack of data to determine precise need at the state level. Nevertheless, the national numbers provide a general framework for gauging the extent to which state and local programs pick up the slack. We found only 3 programs in 2 states<sup>9</sup> that provided ongoing assistance<sup>10</sup> to more than 2,000 households in a year, with no restrictions on eligible populations.<sup>11</sup> Twelve additional states have ongoing programs that serve between 6 and approximately 1,000 households per year and also do not restrict populations served other than by income. Far more prevalent are so-called “short-term” programs,<sup>12</sup> which exist in 26 states and are largely limited to special populations. This clearly indicates that there remains a significant gap between income and rental costs for the majority of very low income renters.

In fact, the major finding of this report is that the role of the states in providing rental assistance appears to be principally in the area of short-term or emergency assistance. Ongoing programs are much more rare and where they exist tend to restrict the

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<sup>6</sup> A description of the methodology is found in Appendix A, and state-by-state data is found in Appendix B.

<sup>7</sup> U.S. Department of Housing and Urban Development, *A Report on Worst Case Housing Needs in 1999: New Opportunity Amid Continuing Challenges*, January 2001.

<sup>8</sup> Martha Burt and Barbara Cohen, *America's Homeless: Numbers, Characteristics, and Programs that Serve Them*, UI Report 89-3, Urban Institute Press, 1989.

<sup>9</sup> Connecticut's rental assistance program (RAP) served approximately 2,100 households in FY 2000. Massachusetts has two programs – public housing, which has a total of 50,285 units, and the Massachusetts Rental Voucher Program (MVRP) that provided approximately 3,100 tenant-based vouchers in FY 2000.

<sup>10</sup> Defined as programs that provide rental assistance for at least one year with the possibility for extension beyond the initial 12 month period.

<sup>11</sup> Many ongoing rental programs restrict population served to elderly-only, disabled, current or former TANF recipients, for example, instead of serving all who qualify by income.

<sup>12</sup> Short-term programs are defined for this research as assistance for a person or household that can be received for no more than 12 months and is not renewable.



population they serve, limiting recipients to those who are mentally ill or homeless, for example.

In light of these findings, this report serves as a valuable tool for states as well as advocates and analysts at the national level. For states, it is a resource for gaining information about programs in other states that may inspire more debate about what can and should be done to ease the housing burdens of low income renters. At the national level, it adds context to the debate surrounding the role of the federal government in housing assistance, and clearly points to the fact that more can and should be done.



## I. INTRODUCTION

Rental subsidies are an important component of comprehensive housing policy - policy that recognizes the many forms housing may take for people of varying stages and circumstances in life. While the main thrust of national housing policy has traditionally been homeownership, there remains a strong demand for rental housing by people for whom, for any number of reasons, homeownership is not feasible, practical, or desirable.

While the majority of rental housing is unsubsidized, for low income and very low income renters there is a pronounced gap between what they can afford to pay in rent and the cost of many rental units.<sup>13</sup> The cost of housing relative to income has increased dramatically over the past several years as well.<sup>14</sup> Meanwhile, the overall HUD budget has declined by \$38.6 billion from 1976 to 2001 (in constant 2000 dollars), further exacerbating the gap.<sup>15</sup>

Although there has been an overall decline in funding at the federal level for housing assistance, increasingly the funds that are committed are being channeled to states and localities. For example, federal block grant programs such as TANF and HOME are disbursed within a framework that permits states to use them for rental assistance.<sup>16</sup> This change of venue from the federal level to primarily state and local levels represents a devolution of housing assistance programs in the context of overall decline in federal commitment. To date, the question of whether states and localities have stepped up their financial commitments to such programs, by either matching federal block grant dollars or creating new programs funded by other sources, has not been addressed.

This paper presents the results of a survey of the 50 states plus the District of Columbia. It was conducted primarily through telephone interviews and supplemented by a mail survey and internet searches to identify all programs in each state that provide rental assistance using state or local money either in whole or in part.<sup>17</sup> Such programs take a variety of forms and use several different funding structures.

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<sup>13</sup> National Low Income Housing Coalition, *Out of Reach 2000*.

<sup>14</sup> Joint Center for Housing Studies of Harvard University, *The State of the Nation's Housing 2000*.

<sup>15</sup> Cushing Dolbeare, *A Historical Perspective on HUD Budget Trends*.

<sup>16</sup> The TANF program (Temporary Assistance for Needy Families) is the federal block grant program that replaced the Aid to Families with Dependent Children (AFDC) program in 1996. It allows for a great deal of flexibility in the use of funds and can be used by state governments to support a wide variety of programs to get people into jobs. Housing assistance can be provided with TANF funds to families already receiving other TANF assistance without affecting a families' future eligibility for TANF benefits under the federal five-year time limit. The HOME Investment Partnership program is a formula-based allocation program intended to support local housing strategies that increase the supply of housing for low income persons. Tenant-based rental assistance, including security deposits, are eligible activities under this program.

<sup>17</sup> Defining what can be considered 'state' money can be difficult, particularly because some TANF funds fall into this category. A federal block grant program, states must spend Maintenance of Effort (MOE) funds on TANF-related activities in order to receive the full federal TANF grant. Some states account for their MOE funds separately, so that if their TANF spending decreases (e.g. if enrollment falls) and fewer federal TANF dollars are used, the unspent MOE money can still be considered 'state' money and can be used as such. MOE money can be used to provide housing assistance to working families that are not currently receiving TANF benefits, while TANF funds can provide housing subsidies to current TANF

In Appendix B, data are presented in a state-by-state breakdown of programs. For each state, a table is presented that displays the rental assistance programs categorized by whether they are short-term or ongoing and by funding source. A brief description of each program is also provided including information about the population and number of households served, the total level of expenditure for the program in the last complete fiscal year (where available), and other programmatic features of interest.

The data gathered for this report were provided by the states in a variety of ways. Some states provided programmatic data broken down by household, while other states gave statistics in terms of individuals served. Still other programs could provide only the number of housing units in use for low income people, and other states could not provide numbers at all.

A similar picture emerged in trying to gauge financial commitment for various programs. Some states provided the total amount budgeted for a particular program, some states indicated actual outlays, and other states were able to provide only partial data or no data at all. Further complicating this picture are states that combine their funds with existing federal programs. In this case, any reporting of total program expenditures, often the only figures available, is truly misleading.

As a result of this lack of comparable data, we present no summary statistics for rental assistance programs across states. Summary data in this case would not only be misleading and incomplete, but runs the risk of shifting the focus from the gap in programs and funding commitments that all states face to a relative ranking where some states look "better" than others. This is contrary to the goal of this research, which is to identify programs where they exist and characterize them to the greatest extent possible.

The paper begins by exploring the concept of rental assistance as it is applied at the state level and also the rationale for states to develop more comprehensive rental assistance programs. Rental assistance programs can be categorized as either short-term or long-term, and each type targets slightly different populations who have differing needs. The first section of this report examines what are designated as short-term rental assistance programs – those that are time-limited to a maximum of 12 months with little to no possibility for extension. The second section of the paper explores ongoing programs, which have a duration of at least 1 year with the significant possibility of extension beyond that time frame.

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recipients. In this report, only states that account for their MOE money separately are considered to be using state funds for housing assistance. See *The Increasing Use of TANF and State Matching Funds to Provide Housing Assistance to Families Moving from Welfare to Work*, by the Center on Budget and Policy Priorities, February 2000, for a thorough review of the use of different funds to provide housing assistance. The report can be found online at [www.cbpp.org](http://www.cbpp.org).

## II. IMPORTANCE OF RENTAL ASSISTANCE

For the purpose of this report, rental assistance is defined as a subsidy that makes up the difference between 30 percent of a person's income – the generally accepted standard of affordability – and that person's housing costs. As simple as it is to define, rental assistance can take a variety of forms. For example, it can take the form of public housing, where the subsidy is attached to an actual unit of housing, or it can be in voucher form, where the subsidy is provided to families to rent any unit that meets certain rent and quality standards. In addition, while some rental assistance programs continue for as long as a household qualifies by income, other programs are time-limited in some form, irrespective of changes in income status. The various types of assistance are categorized in this report according to whether they allow for short-term or ongoing assistance, and the specifics of programs in each category are discussed in sections III and IV of this report.

The definition of rental assistance used in this research is key, because it necessarily excludes some programs that under a broader definition might be considered rental assistance. A program is considered rental assistance in this report if the subsidy is more or less directly tied to the income of the renter. For example, a state-run program modeled after the federal Section 8 program, where the subsidy makes up the difference between 30 percent of a tenant's income and the actual rental cost of the unit, is considered rental assistance. In this example, the voucher fills the gap between the tenant's income and rental costs, and the vouchers are adjusted periodically to account for changes in income. Programs that fall outside this definition are state level low income housing tax credit programs (modeled after the federal LIHTC). Here, the subsidy lowers costs to the developer who in turn provides for rents in some units to be set at levels affordable to low income people, typically those who make 50 percent to 60 percent of the Area Median Income (AMI). While there is income-matching when the unit is rented, there is no mechanism for rent to be lowered accordingly if a tenant's income drops. As a result, the tenant must move and seek a different unit affordable at their lower income level, or pay increasingly high percentages of his or her income for rent.

The purpose of this study is to identify state or locally funded programs that truly bridge the gap between income and rental costs.<sup>18</sup> Such programs are gaining prominence as researchers and policy makers realize that stable, affordable housing is key to realizing other social goals. Specifically, the value of housing subsidies to improve welfare outcomes and educational gains in children is currently being examined, and recent research supports the assertion that housing subsidies make a difference.<sup>19</sup> Even if this were not the case, however, rental housing assistance programs should be expanded

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<sup>18</sup> Priority was given to gathering information on state-level programs. At the local level, programs tended to be informal making accurate data difficult to collect. A few notable exceptions are included in this report, though it is important to make clear that there are likely to be other county-level programs that are not included here.

<sup>19</sup> Paul Ong, *Subsidized Housing Work Among Welfare Recipients*, Housing Policy Debate 9:4, 1998.; Hennepin County Office of Planning and Development, *A Report from the Kids Mobility Project*, March 1998. The Urban Institute, *Turbulence and Child Well-Being*, Policy Brief Series B, No. B-16, June 2000.

where they exist and created where they do not, simply to address the acute gap between housing costs and income among low income people.

Households who pay significantly more than 30 percent of their income on housing face critical decisions on how to best use their remaining resources. Medical care, food, utilities, clothing, and child care become part of the trade-off equation, placing low income people in the untenable position of deciding whether it is better to face eviction, allow medical conditions to go untreated, or to go undernourished, month after month. In most places minimum and other low wage jobs do not provide enough income to allow people to afford the average rental unit.<sup>20</sup> Making matters worse, the supply of affordable units is shrinking at an alarming rate,<sup>21</sup> and the largest program for producing affordable units, the Low Income Housing Tax Credit (LIHTC), provides units that primarily serve people with incomes at 50 percent to 60 percent of the area median, well above the 30 percent of area median income range where the most severe housing need exists.

### III. SHORT-TERM RENTAL ASSISTANCE PROGRAMS

Short-term rental assistance is defined for this research as assistance a person or household can receive for no more than a 12-month period and which is not renewable. It includes emergency payments to prevent homelessness, rental deposit subsidy or loan programs, as well as programs that subsidize rent on a monthly basis but are time-limited.

Short-term rental assistance plays a critical role in addressing housing need, because it recognizes the often fragile economic status of the lowest income people, including those receiving SSI, the elderly and the working poor. An unexpected hospitalization or car repair can soak up precious resources and cause rent payments to be late or missed entirely. This can lead to eviction and homelessness, and further destabilization of family life. Short-term rental assistance programs have evolved in response to these situations, recognizing that allowing people to enter the eviction-to-shelter downward spiral is far more costly than a subsidy to prevent the eviction in the first place.

Many of the programs identified as short-term through this research are designed explicitly to exclude people whose needs for assistance are more long-term or extensive. For instance, the Emergency Rental Assistance Program administered by a nonprofit agency in Delaware provides a one-time grant of up to 1 1/2 times the rent to clients with documented emergency situations, with no repayment required. However, in order to be eligible for this grant, a person must already be a client of the agency and have received a low-interest loan for a security deposit or relocation costs. Potential clients are screened to ensure their financial needs are temporary and that receiving help from the agency will allow them to become self-sufficient.

Other criteria common in short-term rental assistance programs are proof that the situation is a true "emergency" in that otherwise the tenant's income is sufficient to keep

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<sup>20</sup> National Low Income Housing Coalition, *Out of Reach 2000*.

<sup>21</sup> Center on Budget and Policy Priorities, *In Search of Shelter: The Growing Shortage of Affordable Rental Housing*, June 1998.

up with rent payments. While requirements such as these are pragmatic and attempt to ensure that the subsidy has a lasting impact, they are also a result of the very limited funding available. Tenants who have more than one emergency or otherwise fall on temporary hard times often must get special exemptions in order to receive additional benefits under these programs, and many programs do not provide for additional benefits at all.

Three main categories of short-term programs were identified, including emergency programs that provide subsidies for rent, rent arrearages, security deposits, and utilities; security deposit programs that either provide direct payments or reduced or no-interest loans; and temporary rental assistance programs that provide an ongoing subsidy but impose time limits of 1 year or less.

### **Emergency Rental Assistance Programs**

Twenty-four states and the District of Columbia provided information about specific emergency assistance programs that they fund.<sup>22</sup> Many states permit state or county general relief funds to be used for this purpose. States with no explicit program for emergency rental assistance are not reported here, however, because there is a fundamental difference between an actual program with a dedicated source of funding and a general sum of money that must be divided among several competing uses.

The majority of these programs maintain criteria for eligibility that include those who are homeless or at risk of becoming homeless, and otherwise state that recipients must have incomes below a certain percentage of the area median, with none higher than 80 percent of area median income (AMI). In other words, 21 states and the District of Columbia do not limit this assistance to any particular subgroup, such as the mentally ill or the disabled. This finding contrasts sharply with the ongoing rental assistance programs discussed in sections to follow.

Two states, Illinois<sup>23</sup> and Louisiana reported emergency programs geared specifically to families with children. The Louisiana program is called the Family Preservation Program, and it allows a portion of its funds to be used for emergency rental assistance if it will prevent eviction and the subsequent removal of children from the home into foster care. This is the only state-funded rental assistance Louisiana provides. In Illinois, the program intent appears similar to Louisiana in that assistance is provided only to families with children, while there is another, separate, program for other low income people.

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<sup>22</sup> Alaska, California, Connecticut, Delaware, District of Columbia, Florida, Idaho, Illinois, Iowa, Louisiana, Maine, Michigan, Minnesota, Missouri, Nebraska, Nevada, New Hampshire, New Jersey, North Dakota, Ohio, Rhode Island, Vermont, Virginia, Washington, Wisconsin.

<sup>23</sup> Illinois reported two emergency assistance programs: one that serves people who are low income and one that specifically targets families with children. Different sources of funding account for some of the differences in population served. See earlier reference to a report by the Center on Budget and Policy Priorities for further detail.

Delaware provides emergency rental assistance only to those who are already clients under their Statewide Security Deposit Loan Program (discussed in the next section). The program allows a one-time grant up to 1 1/2 times the client's rent, and the grant does not have to be repaid.

### **Security Deposit Programs**

Though several of the emergency rental assistance programs allow for payment of security deposits, at least 4 states have developed programs that exclusively provide for a security deposit subsidy, loan, or guarantee. Delaware gives grants to at least 2 nonprofit agencies that administer 2 slightly different security deposit loan programs. The first program is a statewide program primarily geared toward introducing low income families to responsible borrowing by approving low-interest loans to cover either the amount of a security deposit or relocation costs up to eight hundred dollars. The second program is limited geographically to Northern Delaware and provides no-interest loans for security deposits and rental arrearages.

Two counties in Florida provide grants to cover security deposits to those who qualify by income, and New Hampshire allows incremental security deposit payments by the tenant to the state, which guarantees the full amount to the landlord. Similarly, Connecticut operates a security deposit guarantee program.

### **Transitional Rental Assistance Programs**

Six states reported rental assistance programs that ranged from being only marginally more than emergency rental assistance to longer-term programs that are ultimately intended to be transitional and thus are time-limited. In addition, many of these programs are aimed at specific populations such as homeless people, people with mental illness or mental retardation, or current or former TANF-eligible families. This stratification of low income groups reflects the limited funding available to these programs, and the effectiveness of different lobby groups at the state level in making a particular low income groups needs known.

On the shorter end of the spectrum, Idaho runs a program for recent parolees that provides up to 6 months' of rental assistance if they qualify by income. Minnesota runs 2 programs that are considered transitional assistance: one provides for approximately 3 to 6 months of project-based transitional housing for homeless or at-risk youths age 15-21, and the other provides both project-based and tenant-based assistance funded from 2 different sources. Approximately half of the money comes from TANF reserves,<sup>24</sup> and programs funded with this money are limited to 4 months with eligibility set at 200 percent of the federal poverty line.<sup>25</sup> The other half of the money, from the state general

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<sup>24</sup> Some states account separately for the maintenance-of-effort funds they are obligated to contribute to TANF efforts. Thus if there are reserves, the money contributed by the state can be accounted for as state money.

<sup>25</sup> This limitation is set by the state of Minnesota, not by restrictions attached to the funding source.



funds, is used to provide assistance for up to 24 months and will be discussed in the next section.

Oregon has a Low Income Rental Housing Fund that provides up to 6 months of rental payments for tenants whose income from all sources does not exceed 50 percent of the area median. Though anyone who meets the income criteria can qualify for this program, preference is given to those in danger of being evicted due to involuntary hardship such as medical emergencies or domestic violence. In the District of Columbia, transitional assistance is provided for chronically homeless people, with the goal of the program to serve intensively a small group of chronically homeless people to help them gain greater economic and social well-being. Finally under this category, Connecticut uses TANF Maintenance-of-Effort (MOE) money<sup>26</sup> to provide up to 12 months of rental assistance for former TANF recipients who are working but lost benefits due to time limits.

Temporary and emergency rental assistance programs are generally designed to serve low income people who have temporary setbacks that threaten their housing stability. Some states further limit whom they serve by targeting particular groups within the low income population. Implied by the various eligibility criteria, particularly in the emergency or one-time programs, is that there is clearly another population in need of housing assistance that the emergency programs are not designed to serve. Ongoing rental assistance is substantially more costly, and until recently, states rarely had surplus dollars to expand or begin longer term programs. But there is a growing recognition that as more people leave welfare for low-wage jobs, the availability and affordability of housing in many areas has not kept pace.

The overhaul of the welfare system may ultimately cause more states to think strategically about how to help people succeed as they get off of welfare. One of the ways to do that is to ensure housing stability, because a lack of stable housing makes it more difficult to maintain employment, school attendance, and other gains in economic independence. The next section examines long-term rental assistance programs and the populations they are designed to serve.

#### **IV. ONGOING RENTAL ASSISTANCE PROGRAMS**

Ongoing rental assistance is defined in this research as assistance that addresses the gap between income and rental costs through programs for which a household can remain eligible for a period of greater than one year. Examples of ongoing rental assistance programs at the federal level are public housing and the Section 8 program, where the criteria one must meet to continue to receive the subsidy are largely income related. In this research, we identified 36 states having one or more programs that fit this definition.

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<sup>26</sup> Because the program is for people who are no longer eligible for TANF benefits, MOE money must be used for rental assistance instead of TANF money. Connecticut accounts for its MOE money separately in order to make this possible.

## Circuitbreaker Programs

One of the most prevalent types of ongoing rental assistance are so-called circuitbreaker programs. Fully 26 states have such programs,<sup>27</sup> though the parameters in each state vary widely. Conceptually, these programs are intended to refund the portion of a person's yearly rental costs that are assumed to pay the owner's property tax, typically between 15 to 20 percent of annual rent. The refund is calculated when a renter files a state income tax form, and the subsidy is received on a yearly basis.<sup>28</sup> In practice, eligible populations and income limits vary greatly state to state, rendering the impact of circuitbreaker programs impossible to gauge in the aggregate. For example, in 8 states all populations are eligible for the credit if they qualify by income, with the lowest income limit at \$11,235 in Maryland<sup>29</sup> and the highest at \$82,650 in Michigan. In 18 states, a person must meet income requirements and be at least 55 years old or disabled.<sup>30</sup>

For circuitbreaker programs restricted to the elderly or disabled, income criteria vary from a low of \$5,000 in West Virginia to a high of \$45,000 in Montana.<sup>31</sup> In general, circuitbreaker programs make rental housing slightly more affordable for low income renters, and it is accomplished through a less visible subsidy than direct assistance. Nevertheless, benefit amounts are typically low and the benefit is received as a one-time payment. Therefore the relief these programs are able to provide for low income renters is limited.

## Special Populations

Many ongoing rental assistance programs have restrictions on the populations they serve. Most often these populations are considered vulnerable – people who are elderly or disabled. In fact, outside of the circuitbreaker programs, 22 programs in 17 states are identified that contained specific population restrictions in addition to income criteria. Six of these programs are restricted to the elderly and disabled, and 4 are designed specifically to aid people with mental illness or developmental disabilities.

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<sup>27</sup> Arizona, California, Colorado, Connecticut, District of Columbia, Illinois, Iowa, Kansas, Maryland, Maine, Michigan, Minnesota, Missouri, Montana, New Mexico, Nevada, New Jersey, New York, North Dakota, Oregon, Pennsylvania, Rhode Island, Utah, Vermont, West Virginia, Wisconsin. Though recognized as circuitbreaker programs, many states have other names for their programs. See Appendix B for details.

<sup>28</sup> Massachusetts offers a 50 percent rental deduction (up to three thousand dollars) to renters with primary residence in the state. The deduction is taken when state income taxes are filed, and there is no income restriction. This program resembles a circuitbreaker program though the lack of income restriction renders it different enough to discuss separately.

<sup>29</sup> Maryland actually has different income limitations by subgroup, and in fact appears to have no income limitations for the disabled or elderly. The income limit reported is for persons under 60 who have a dependent under 18 years old and who receive no other housing assistance.

<sup>30</sup> See Appendix D for a breakdown of ongoing programs by state and population served.

<sup>31</sup> West Virginia's most current statistics are from 1998, while Montana reported statistics from 1999.

**Table 1. Circuitbreaker Programs by State: What Populations Are Served?**

State	Population			
	Elderly Only	Elderly & Disabled	All (Income-restricted only)	Other
Arizona		X		
California (2 separate programs)		X	X	
Colorado		X		
Connecticut		X		
District of Columbia			X	
Illinois		X		
Iowa		X		
Kansas		X		X
Maine		X		
Maryland		X		X
Michigan			X	
Minnesota			X	
Missouri		X		
Montana	X			
Nevada	X			
New Jersey		X		
New Mexico	X			
New York			X	
North Dakota		X		
Oregon	X			
Pennsylvania	X			
Rhode Island		X		
Utah	X			
Vermont			X	
West Virginia	X			
Wisconsin			X	

Programs restricted to people with mental or physical disabilities are largely what can be described as 'bridge' programs that help those who qualify for federal Section 8 assistance but for whom there are no available vouchers. Participants go on a Section 8 waiting list until a voucher becomes available. It is worth noting that though bridging programs are intended to be temporary, they are ultimately characterized as ongoing in this research because the assistance can be received for over a year. The programs are structured in this way because waiting lists for Section 8 assistance in many places are so long and because affordable rental units are in such short supply. States channel their limited resources to extremely needy (and potentially more sympathetic) groups such as the elderly or disabled, while other low income people are left to their own devices until federal help becomes available.

Some states, for example California,<sup>32</sup> Massachusetts,<sup>33</sup> and Connecticut, created state-level programs that mirror the federal Section 8 housing voucher and project-based program, and restrict eligible recipients to particular populations rather than all low income people. The Connecticut programs have both project-based and tenant-based components for the elderly (62 years and older), while in Massachusetts and California the programs are entirely tenant-based.<sup>34</sup>

The state of Washington reports a 24-month rental subsidy program designated specifically for workers in the timber and fishing industries, as a way to alleviate the consequences of a decline in those industries. In Maine, transitional housing assistance, called a bridging program, is provided for the people with a mental illness or developmental disability. The duration of the subsidy varies with the availability of Section 8 housing, but is limited to 24 months.

In addition to subsidy programs that serve the populations described above, 4 other programs were identified that restrict the eligible populations to those who are either currently receiving or were former TANF recipients. Connecticut, New Jersey,<sup>35</sup> and North Carolina are all using MOE money to provide time-limited rental assistance to increase the likelihood that a TANF family will achieve self-sufficiency by the time they exhaust their time limits for benefits.

### **Time-Limited Assistance**

As mentioned above, 4 programs in three states provide time-limited rental assistance to families or individuals who are either current or former TANF recipients. Five other programs in 5 different states have also been identified that place time limits on their housing subsidies. Arizona, Maine, Maryland, and Ohio provide subsidies to low income<sup>36</sup> renters for a maximum of 2 years. Georgia provides transitional rental assistance for up to 2 years, but restricts eligibility to people who are homeless. In gathering descriptions of each of these programs during data collection, it was clear that each is intended to emphasize moving toward self-sufficiency. These programs are also likely to provide services such as budget counseling and other life skills training to increase the likelihood of a positive outcome.

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<sup>32</sup> The program in California includes several populations in its eligibility criteria: elderly, mentally ill, recovering drug addicts, people with several and debilitating health problems, the homeless, and transition-aged youth (18-21).

<sup>33</sup> Massachusetts also has the MVRP program, which provides tenant-based, Section 8-like assistance and serves those who qualify by income.

<sup>34</sup> Massachusetts has project-based housing, but there are no population restrictions. Anyone who qualifies by income is eligible.

<sup>35</sup> New Jersey runs two programs, one for families currently receiving TANF benefits, and one for former TANF recipients.

<sup>36</sup> Arizona's program requires recipients to be at 80percent AMI or below. The other states did not stipulate a specific income level, but require that recipients be at risk of homelessness.

### **Inclusive Programs with No Time Limits**

Finally, 9 states provide either tenant-based or project-based assistance for people who qualify by income only and for whom there are no time limits. Hawaii and Massachusetts have both state-funded public housing and also voucher programs modeled after the Federal Section 8 program that fit into this category.

Connecticut has a Section 8-like program for which a person with an income at or below 50 percent of the area median can apply, and South Dakota has a project-based program for people with incomes at or below 30 percent of AMI. Alaska, Wisconsin, and Missouri all provide rental assistance as a subsidy that is channeled through nonprofit organizations, and Arlington County, Virginia offers a rental subsidy for low income residents that is administered by the Arlington County Department of Human Services. Finally, New York State is phasing out a program that began in the 1970s and provided rental subsidies to landlords who operated state-funded public housing projects to further reduce rents for some tenants. At its height, this program provided subsidies to approximately 20,000 units, but today only subsidizes approximately 200 units.

Ongoing rental assistance programs that impose no population restrictions or time limits appear to be the smallest scale programs identified through this research. These programs usually have a very limited resource pool, which limits participation just as effectively as population or time restrictions. Nevertheless, states that run programs that fit into this category are at least beginning to address the increasing need of low income people for housing assistance that is ongoing – and fills the gap between income and housing costs.

## **V. CONCLUSION**

The intent of this research was to identify, to the extent feasible, any and all state or locally funded rental assistance programs and to describe these programs in terms of who they serve, how and for how long. In the process, a picture emerged of a patchwork of programs across the country that not only serve many different subsets of the low income population in different ways, but have vastly different intents. Short-term programs address low income people who can generally afford housing but whose income level leaves them vulnerable when unexpected expenditures arise, such as car repairs, hospitalizations, or loss of employment. Ongoing programs, to the extent they exist, address a more acute economic reality – that housing costs simply exceed the means of many low income people.

In this vein, a hopeful sign is the targeting of housing subsidies to current or former TANF recipients. No doubt partially driven by the availability of resources, it indicates at least some recognition that the ability of low income people to successfully work, get their children to school, and generally participate in mainstream society is predicated on the availability of stable and affordable housing. Expanding this understanding and identifying resources with which to expand or create new rental assistance programs in more states is clearly the next challenge. This research should serve as a tool for states to

learn about programs they may not currently offer and potentially innovative ways to fund them. It is a starting point from which to evaluate the current status of such programs, and to advance our thinking and understanding of where such programs could and should be headed.

However, the most important finding of this research is that the level of rental assistance provided by states and localities is miniscule in comparison to federal rental assistance. At the national level, recent data indicate that fewer than 1 out of 4 families eligible for all forms of federal rental assistance actually receives it.<sup>37</sup> Currently there are 4.9 million households with worst case housing needs, defined as unassisted renters with incomes below 50 percent of the local area median income (AMI) who pay more than half their income for housing or live in severely substandard housing. If need were evenly spread across the 50 states and the District of Columbia, these numbers indicate that approximately 96,000 very low income renters per state are in need of rental assistance but are not receiving it. And this figure does not include the estimated 600,000 people who are part of the homeless population.<sup>38</sup>

In actuality, the need for housing assistance is not equal across states and there is a lack of data to determine precise need at the state level. Nevertheless, the national numbers provide a general framework for gauging the extent to which state and local programs pick up the slack. We found only 3 programs in 2 states<sup>39</sup> that provided ongoing assistance<sup>40</sup> to more than 2,000 households in a year, with no restrictions on eligible populations.<sup>41</sup> Twelve additional states have ongoing programs that serve between 6 and approximately one thousand households per year and also do not restrict population served other than by income. Far more prevalent are so-called "short-term" programs,<sup>42</sup> which exist in 26 states and are largely limited to special populations. This clearly indicates that there remains a significant gap between income and rental costs for the majority of very low income renters.

Further, many of the programs identified specifically fill the gap *until* federal assistance becomes available for the family, *not instead* of federal assistance. The findings of this study do not support in any way the supposition that the need for federally funded rental assistance can decline because states and localities are doing more in the wake of devolution.

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<sup>37</sup> U.S. Department of Housing and Urban Development. *A Report on Worst Case Housing Needs*.

<sup>38</sup> Martha Burt and Barbara Cohen, *America's Homeless*.

<sup>39</sup> Connecticut's rental assistance program (RAP) served approximately 2,100 households in FY 2000. Massachusetts has two programs – public housing, which has a total of 50,285 units, and the Massachusetts Rental Voucher Program (MVRP) that provided approximately 3,100 tenant-based vouchers in FY 2000.

<sup>40</sup> Defined as programs that provide rental assistance for at least one year with the possibility for extension beyond the initial 12 month period.

<sup>41</sup> Many ongoing rental programs restrict population served to elderly-only, disabled, current or former TANF recipients, for example, instead of serving all who qualify by income.

<sup>42</sup> Short-term programs are defined for this research as assistance for a person or household that can be received for no more than 12 months and is not renewable.

## APPENDIX A: METHODOLOGY

The data collection effort for this research was both multi-pronged and iterative. Initially state agencies were contacted by telephone systematically and general questions were asked about state-funded rental assistance programs. In every state the housing, health and human services, mental health, and finance agencies were those determined to be most likely to administer housing programs and were thus the agencies that were called first. Other agencies were added in the second round of data collection, such as departments of taxation, as a result of information gained in the first round. At the same time, Internet searches were conducted on state-run websites and email contacts were made for programs that appeared by their initial descriptions to fit the parameters of the research. A database was developed that contains contact and descriptive information for each program in each state identified during the course of data collection.

For each program identified, there were 6 elements of information we attempted to obtain. We sought a program description, including: the nature and typical amount of the subsidy, the population eligible to receive it, the number of households or individuals who made use of the program in the last complete fiscal year, the total state funding commitment in the last complete fiscal year, and the funding source(s) used for each program. We also sought to identify a contact person for each separate program.

The biggest obstacle encountered during the data collection phase was a lack of understanding or knowledge at the state level of rental assistance programs that fit the definitions employed in this research. For example, the circuitbreaker programs described in the report did not come to light at the outset of the project because they are administered through departments of taxation and people in other agencies did not always think of circuitbreaker programs in terms of rental assistance. To compensate for this, as new programs were identified, we re-canvassed states that had already been contacted and asked more detailed questions to try to trigger thoughts of any other programs in that state that may not have been mentioned in the initial contact.

In order to triangulate the data collected from state agencies, we asked non-profit state housing coalitions affiliated with the National Low Income Housing Coalition to review, validate, and augment, if necessary, the data provided by the public agencies. In addition, non-profit organizations affiliated with the State Fiscal Analysis Initiative were asked to review and comment on the data from their states.

The results presented in this research should be considered comprehensive but not exhaustive. State agencies varied in their responsiveness and their ability to provide information, and we exercised our judgement and documented our efforts to contact people in states that appear in this report to have few, if any, state-funded rental assistance programs. We conducted a third and fourth round of data collection, consisting of a mailed survey and then follow-up telephone calls, particularly aimed at states that initially provided minimal information. Ultimately we determined that a total of ten states have no state-funded rental assistance programs.

## **APPENDIX B: DATA BY STATE**



## Alaska

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation*	Homeless Assistance Program (HAP)	
	Long-term Assistance	
State Tax Credit		
State Revenue		
Finance Corporation*		

\*Alaska Housing Finance Corporation, (AHFC) sells bonds to finance mortgages, using the sale proceeds to support housing programs.

### **Homeless Assistance Program**

This program was established in 1993 to provide grants to state agencies, local governments, regional housing authorities and non-profit corporations for addressing the emergency needs of the homeless. HAP funds are generally used to develop, expand or operate emergency or transitional housing facilities; provide financial assistance to prevent homelessness, and to provide housing placement assistance and other supportive services such as case management or life skills training. Emergency payments to persons or households in an effort to prevent homelessness are one of the allowable activities of HAP. In FY99, 324 families were served and a total of \$145,600 was spent for this activity. As of June 2000, this program has helped a total of 150 persons/households avoid homelessness. In addition, 25 homeless individuals and families were placed in permanent housing with HAP-funded assistance. Funding is provided by corporate earnings from Alaska Housing Finance Corporation (see table), and the Mental Health Trust Fund.

### Summary of Alaska

Number of Households served: **HAP (rental assistance portion only)** -As of 6/2000,

175 households have been served. (1999 total: 324 households)

Populations(s): **HAP:** low income

## Arizona

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Property Tax Refund/Credit Program (PTR)	
State Revenue	Arizona Housing Trust Fund (HTF)	
Finance Corporation		

### **Property Tax Refund/Credit Program**

The property tax refund program is a tax relief program for renters 65 years and older or disabled. For singles the maximum household income was \$3,750, and for joint filers the maximum income was \$5,500 for FY99. The maximum benefit that can be received under this program was \$502, with the average payment being \$306.97. A total of \$4,255,939 was paid out for FY99.

### **Housing Trust Fund**

The Arizona Housing Trust Fund, (HTF), is funded by the state through unclaimed property deposits and interest on unexpended funds of which HTF receives 55 percent. It is offered to cities, towns, counties, local housing authorities, tribal housing organizations and nonprofit organizations and in 1999 contained \$5,200,000. For FY2001, \$500,000 from this fund will be available for the first time for time-limited rental assistance. Participants must develop a comprehensive plan to become self-sufficient in order to qualify for rental assistance, and benefits cannot extend beyond a two-year period. HTF activities provide benefits to special population households, including people with mental illness, disabilities, and households containing victims of domestic violence, all with incomes at or below 80 percent of the area median income.

### Summary of Arizona:

Number of Households served: **HTF:** Program has yet to begin implementation;

**PTR:** 17,122 households.

Population(s) served: **HTF:** Disabled, and victims of domestic violence at or below 80 percent area median income. **PTR:** Elderly (65+) or disabled, also must be low income.

## California

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Housing Assistance Prgm (EHAP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Circuitbreaker Program (CP) Renter's Tax Credit (RTC)	
State Revenue	Rental Subsidies through the Supportive Housing Initiative Act (SHIA)	
Finance Corporation	HELP Program (HELP)	

### **Emergency Housing Assistance Program**

EHAP provides various services for persons in emergency situations, including a voucher program for the homeless. Emergency rental assistance for homelessness prevention is an allowable activity under EHAP, though funding levels for this activity are not available. The Department of Housing and Community Development administers the program, to which cities, counties, and nonprofits apply for annual grants. Although EHAP places no formal restrictions on the frequency or duration of homeless prevention activities by its grantees, they typically do not fund proposals that include more than 1 or 2 interventions per year. Prospective appropriation for FY2001 is at least \$12,000,000 for EHAP in its entirety.

### **Circuitbreaker Program**

Tax relief program for renters 62 years or older, as well as renters who are blind or otherwise disabled. The maximum household income eligible to receive credit was \$13,200 for 1998. The maximum benefit allowable is \$240.

### **Renter's Tax Credit**

The renter's tax credit is a non-refundable credit in the amount of \$60 for individuals with an adjusted gross income of \$25,000 or less and \$120 for married couples with an

adjusted gross income of \$50,000 or less. The credit reduces the amount of tax owed, and thus is non-refundable.

### **Supporting Housing Initiatives Act**

Grants in amounts up to \$450,000 are provided to non-profit and local government agencies to fund a wide range of supportive services, including a rental subsidy program similar to the Section 8 voucher program. Though there are no time or income restrictions with this program, assistance is only provided to the following populations: elderly, mentally ill, substance abusers, developmentally disabled, persons with a chronic health condition, HIV/AIDS patients, Welfare to Work recipients, homeless, and transition aged youth (18-21 years old). \$26,100,000 was appropriated out of State General funds in FY2000 for all of the programs receiving funding as a result of the Supportive Housing Initiative Act.

### **Housing Enabled by Local Partners**

The HELP program, run by the California Housing Finance Agency, makes \$20,000,000 available annually for which cities and counties can apply. Using 6 qualitative ranking criteria, HELP awards grants to promote affordable housing for low income people. Funding is competitive and the process is designed to allow maximum flexibility to each grantee to address the issue in a way that best reflects local needs and desires. Though no current grantee provides rental assistance in either an ongoing or transitional manner, it would be a permissible activity under this program.

#### Summary of California:

Number of Households served: **EHAP:** N/A; **CP:** N/A; **RTC:** N/A; **SHIA:** N/A; **HELP:** none to date

Population(s) served: **EHAP:** Homeless or at risk; **CP:** Elderly (62+), blind, disabled; **RTC:** Low-to-moderate income renters; **SHIA:** elderly, persons with mental illness, developmental disabilities, a chronic health condition or HIV/AIDS, substance abusers, Welfare to Work recipients, homeless and transition age youth; **HELP:** Low income – defined by grantees

## Colorado

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Property Tax/Rent/Heat Rebate Program (PTR)	
State Revenue		
Finance Corporation		

### **Property Tax/Rent/Heat Rebate Program**

The Property Tax/Rent/Heat Rebate Program provides some tax relief for renters 65 years and older, disabled, or who are the surviving spouse 58 years and older. For singles the maximum household income is \$11,000 in 1999, and for joint tax filers the limit was \$14,700. For the FY2000, there were 45,251 total claims made to this program, though the specific number of rental rebates is not available. Maximum rebate is currently \$792.

### Summary of Colorado

Number of Households served: 45,251, of which rebates for rent are only a portion.

Population(s) served: Elderly (65+), disabled, surviving spouse 58+.

## Connecticut

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Eviction Prevention Program (EP) Security Deposit Program (SDP) Transitional State Rental Asst. Prgm (T-RAP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Renter's Tax Relief Program (RTR)	
State Revenue	State Rental Assistance Prgm (RAP) State Rental Assistance Prgm –elderly (E-RAP)	Congregate Housing Prgm (CH)
Finance Corporation		

### **Rental Assistance Program/Eviction Prevention Program/Security Deposit Program**

The rental assistance (RAP), eviction prevention, and security deposit programs are funded from the State of Connecticut's general fund through the Department of Social Services.

The rental assistance program was allocated \$13,869,000 for FY2000 and currently serves about 2,100 families. Families are eligible if their income does not exceed 50 percent of area median. This program is similar to the Federal tenant-based Section 8 program, but the family share is 40 percent of income and the FMRs (fair market rents) were frozen at the 1990 HUD levels.

Households are eligible for the eviction prevention program if their income does not exceed 60 percent of the state median (adjusted for family size) and they are at risk of becoming homeless or are in imminent danger of eviction or foreclosure. No family can receive grant assistance of more than \$1,000 and no loan assistance of more than \$1,200 within an 18-month period. In FY99, 2,100 families were served by this program. For FY2000, \$1,127,280 has been allocated from the state's general fund.

The security deposit program provides a security deposit guarantee by the state. The current funding amount is \$525,000, though the entire amount of the guarantee is not necessarily used for security deposits. Approximately 470 families made use of this program in FY99.

### **Elderly-Rental Assistance Program**

Elderly (62+) are eligible for rental assistance if they reside in state-assisted rental housing and pay more than 30 percent of their income for housing. The RAP program pays the

difference between 30 percent of income and the base unit rental cost. The program is currently budgeted at \$858,000, and serves 808 individuals. Funding is through the state general funds.

### **Congregate Housing**

This program provides an operating subsidy to the state-financed congregate housing, which was initially built with state funds. Funding, currently at \$3,400,000 annually, supports both the difference between 30 percent of income and actual rent, and other services. Those eligible to live in these facilities include elderly 62 years and older and frail individuals, whose income does not exceed 80 percent of the area median income. This program includes 24 facilities and currently serves 971 individuals or families.

### **Transitional-Rental Assistance Program**

The transitional rental assistance program uses Maintenance of Effort (MOE) funds to provide rental assistance for up to 12 months as a separate state program. People who leave the TANF cash assistance program can get this assistance, which makes up difference between actual rent and 40 percent of tenants adjusted income. This program used approximately \$3,600,000 in FY2000, and served about 900 households.

### **Renter's Tax Relief**

The Renter's Tax Relief Program is for renters 65 years and older, disabled, or a surviving spouse who is 50 years old or older. For singles the income limit is \$23,100, and for joint filers the limit is \$28,300. The maximum amount of rebate under this program is \$700 for singles and \$900 for married couples, and in FY2000 the total amount paid out was \$11,200,000. There were 27,225 claims, of which 24,500 were unmarried claimants and 2,725 were married claimants.

### Summary of Connecticut:

Number of Households served: **RAP**; 2,100 families; **EP** 2,100 **SDP**: 470 families;

**CH**: 971 individuals/families; **RTR**: 27,255; **T-RAP**: 900 families; **E-RAP**: 808 individuals.

Population(s) served: **RAP**, **EP**, **SDP**: low income (50 percent AMI); **CH**, **E-RAP**: 62+ or frail at 80 percent AMI or below; **RTR**: elderly (65+), disabled, surviving spouse age 50+; **T-RAP**: TANF-expired families.

## Delaware

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Statewide Security Deposit Loan Prg (SSDL) Emergency Rental Assistance Prgm (ERAP) Security Deposit Loan Program (SDLP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		

### **Statewide Security Deposit Loan Program**

This program was developed to provide low-interest loans for security deposits and relocation costs for HUD income-eligible applicants. The program is run by a nonprofit, West End Neighborhood House, which applies to the Delaware State Housing Authority for funding. The program is also supported in part by private funds from local banks, some of which process the loans. This program also provides budget counseling and credit education to 100 percent of applicants who are approved for loans or grants. As of June 1999, almost \$350,000 had been distributed to over 700 families since the programs' inception in 1992. By December 1998, 85 percent of the loan participants have successfully repaid their loan obligations or are in the process of paying them within their contractual timeframes. The current goal of the program is to process close to 200 loan applications for either security deposits or relocation expenses.

### **Emergency Rental Assistance Program**

This program is available only to clients currently receiving a loan through the Statewide Security Deposit Loan Program whose repayments are not in arrears. This program will provide a one-time grant up to 1 1/2 times the client's rent, to assist clients with emergency situations that would otherwise cause them to default on their loans. A grant made under this program does not have to be repaid. An average of 6 people/households



per year apply for grants under this program, which amounts to an overall average expenditure level under this program of approximately \$3,600.

### **Security Deposit Loan Program**

This program provides loans for security deposits and back rent to very low and low income renters on a case-by-case basis. The totality of circumstances a household faces are taken into account in consideration of whether a loan will be granted. The program is grant funded on an annual basis of approximately \$14,000 - \$15,000 by the state. In contrast to the statewide program, these loans accrue no interest. The geographic distribution of services is limited to northern Delaware, and in 1999, 108 loans were made through this program that serviced approximately 96 households.

#### Summary of Delaware:

Number of Households served: **SSDL**: 700 (since 1992); **ERAP**: 6 (avg); **SDLP**: 96 households.

Population(s) served: **SSDL and ERAP**: Low income as defined by HUD, must be concurrently receiving HUD subsidies. **SDLP**: Low and very low income.

## District of Columbia

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Assistance Fund Program (EAFP) Home First II Program (HFII) Special Outreach Program (SOP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Renter's Tax Relief Program (RTR)	
State Revenue		
Finance Corporation		

### **Emergency Assistance Fund Program**

The DC Emergency Assistance Fund provides rent, mortgage, and utility assistance to individuals and families living in the District. Through 11 DC social service agencies, applications are submitted to the fund on a weekly basis. To receive funding, a client must have a proven history of rent, mortgage, and utility payments, a proven emergency situation which has necessitated the emergency assistance, and the client must agree to work with a case manager for 90 days to develop a monthly budget. For FY2000, 119 applicants, representing 288 DC residents, received funding in the amount of approximately \$153,000 total.

### **Home First II Program**

Initially begun as a demonstration project, Home First II is a collaborative effort between the D.C. Commission on Mental Health Services (CMHS) and the Community Partnership for the Prevention of Homelessness (TCP). Through Home First II, CMHS, and the help of a CMHS case manager, consumers who are homeless or inappropriately housed can access resources to find and secure permanent housing in the community. During their time in the program, consumers set up households, receive mental health services, and work with case managers to address issues impeding self-sufficiency. Housing must meet HUD Section 8 quality standards, and the rental subsidy is paid directly to the landlord. Currently this program subsidizes 320 units, with a goal of 500,

and is funded currently at approximately \$2,000,000 per year. The subsidy is provided for a maximum of 1 year.

### **Special Outreach Program**

The Special Outreach Program provides funding for outreach organizations to bring the chronically homeless directly into housing and pay for necessary support services. The goals of the program for FY2000 are to serve at least 35 chronically homeless people. The program provides first month's rent and security deposits, and also can provide an ongoing subsidy. A time limit for the ongoing subsidy was not reported. This program costs just over \$285,000 and is funded through the Department of Human Services.

### **Renter's Tax Relief Program**

The tax relief program for renters provides some tax relief for all renters whose income was \$20,000 or below in 1998. The maximum benefit of this program was \$750 in that year.

### Summary of the District of Columbia

Number of Households served: **EAF, HFII, RTR:** N/A; **SOP:** 35 people

Population(s) served: **EAF, RTR:** low income. **HFII, SOP:** chronically homeless.

Florida

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Statewide Housing Initiatives Program (SHIP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		

**Statewide Housing Initiatives Program**

The Statewide Housing Initiatives Program fosters public-private partnerships to create and preserve affordable housing. SHIP funds, estimated at \$123,100,000 for FY2001, are allocated by population with each county receiving at least \$350,000. Funds are disbursed to all 67 counties and 47 CDBG entitlement cities, and can be used in conjunction with any state, federal, or local housing program. Though SHIP was designed to maximize local flexibility in the use of funds, there is a specific prerequisite that the money cannot be used for ongoing rental subsidies. At least two cities in the state of Florida provide a one-time rental deposit payment using SHIP funds, Melbourne and Jacksonville. The funding was established with the passage of the 1992 William E. Sadowski Affordable Housing Act, and for FY99 Melbourne spent \$56,000 on rental deposits while Jacksonville spent \$275,635.

Summary of Florida:

Number of Households served: **Jacksonville:** 1,369 served in FY99; **Melbourne:** 169 people served in FY99

Population(s) served: Very low, low, and moderate income people/families. Very low is defined as 50 percent or less of median income; low income is defined as up to 80 percent of the median income, and moderate income is defined as up to 120 percent of the median income.

## Georgia

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue	Next Step Program (NSP)	
Finance Corporation		

### **Next Step Program**

To provide financial assistance to sponsors of housing programs and activities designed to mitigate the state's homeless problems, the Georgia General Assembly created the Housing Trust Fund for the Homeless. The trust fund provides funds to augment and match HUD Emergency Service Grant (ESG) Program funds. The funds are used for supportive housing operations, supportive services, development, rental assistance, technical assistance, and other related activities. The Trust Fund totals \$4,200,000 annually, with \$3,200,000 from State General Funds and \$1,000,000 from loan repayments and interest on loans that is appropriated by the state.

The Next Step program, funded through the Housing Trust Fund for the Homeless, is designed to provide rental assistance to homeless persons and their families to assist in moving program beneficiaries toward self-sufficiency. Sponsor based rental assistance is provided in the form of vouchers or certificates for identified homeless individuals, and they can receive assistance for up to 2 years. In FY2000, \$772,129 was provided for this program and 186 households were assisted.

### Summary of Georgia:

Number of Households Served: 186

Population(s) Served: Homeless

## Hawaii

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue	Public Rental Housing – Tenant (PRH-T)	Public Rental Housing – Project (PRH-P)
Finance Corporation		

### **Public Rental Housing-Tenant Subsidy, Public Rental Housing –Project-based**

Hawaii provides public rental housing to low income, mainly elderly residents. In FY2000, \$1,007,337 is budgeted for the program out of the state's general funds. An additional \$3,681,800 is available for FY2001 in a revolving fund where revenues are generated by rents paid under this program. The state of Hawaii also administers a Section 8-like program targeted at low income residents, whereby the subsidies residents received are portable. Funding for this program for FY2000 is \$2,017,698, and the program is supported by state general funds.

### Summary of Hawaii:

Number of Households served: N/A

Population(s) served: Low income, primarily elderly

## Idaho

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Rental Assistance (ERA) Transitional Rental Assistance for Parolees (TRAP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		

### **Emergency Rental Assistance**

This type of rental assistance is provided by counties on a temporary basis to indigent persons who qualify based solely on their income levels. Counties are not required to give assistance for more than 1 month, and there is no long-term assistance at this level. Because this program is discretionary at the county level, funding amounts and number of persons served are not available.

### **Transitional Rental Assistance for Parolees**

Rental assistance is provided to indigent parolees for a maximum of 6 months. In FY99, a total of 15 former inmates were served under this program and the total funding amount was \$107,800.

### Summary of Idaho

Number of Households served: **ERA:** N/A; **TRAP:** 15 in FY99.

Population(s) served: **ERA:** indigent; **TRAP:** Former inmates currently on parole.

## Illinois

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Family Homeless Prevention Program (FHPP) ESAP Program (ESAP) Diversion Cash Assistance (DCA) Additional Requirements Emergent Needs Program (AR-EN) Housing Advocacy and Cash Assistance Program (HACAP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Circuitbreaker Program (CP)	
State Revenue		
Finance Corporation		

### **Family Homeless Prevention Program**

The Family Homeless Prevention Program is a one-time emergency assistance program for families in imminent danger of becoming homeless. The legislation creating this program places no limit on the number of times a family can receive this assistance, so it is up to the administering organization at the local level to decide whether to serve a family more than once. In FY2000, this program received \$1,000,000 in funding.

### **ESAP Program**

This program provides short-term (31 days or less) rental subsidies to prevent eviction or foreclosure in addition to security deposits and first month's rent. In FY99 the allocated amount for this program was \$2,500,000 from state general funds.

### **Diversion Cash Assistance**

This program provides rental or mortgage payments and security deposits. It is available to TANF-eligible families through a local community support organization (CSO). Recipients are not subject to benefit limitation but the assistance must be paid back if the family later goes on TANF. Four million is allocated to program overall, no specific information provided regarding rental payments.



### **Additional Requirements – Emergent Needs Program**

Provides for payment of rent and security deposits among other things to families who have applied or receive TANF. Six million allocated overall, no specifics for rent-based portion.

### **Housing Advocacy and Cash Assistance Program**

Also known as the NORMAN program, is designed to assist families whose children are at risk of placement in substitute care or who cannot be returned home because the family is unable to meet the children's subsistence needs. The program assists these families in locating and securing permanent and affordable housing and providing other housing advocacy assistance as needed. In addition, cash assistance funds are available to eligible families to pay for first month's rent, security deposits, utility deposits or charges, food, clothing, and other subsistence needs. Eligible recipients include families with children at risk of placement in foster care. Funding amounts were not itemized, so the amount spent on rental assistance cannot be separated from the \$3,374,400 for cash assistance used for first month's rent, security deposits, utility deposits or charges, food, clothing, and other subsistence needs. Approximately 2,062 families were provided cash assistance programs for FY98. The program is funded from the Illinois General Revenue Fund and administered by the Dept. of Children and Family Services (DCFS).

### **Circuitbreaker Program**

The Circuitbreaker program provides some tax relief for elderly (65+), disabled renters whose income was \$14,000 or below in 1998, and widows(ers) (63+). Married applicants must have had a combined household income of less than \$16,000. The maximum benefit of this program was approximately \$700 in that year. In FY 99, \$51,746,654 was appropriated, which reimbursed persons for their 1998 property tax payments, from the Illinois General Revenue Fund.

### Summary of Illinois:

Number of Households served: **FHPP:** 1500 (FY2000);

**HACAP:** 2,062 families; **Other programs:** N/A; **CP:** 206,540 in FY99.

Population(s) served: **FHPP:** Imminent danger of becoming homeless; **HACAP:** low income, no specifics; **ESAP:** N/A; **DCA:** TANF-eligible families; **AR-EN:** TANF-eligible families; **CP:** Low income elderly (65+), disabled, widow(er) 63+, or have had a combined income of less than \$16,000 during 1999.

## Iowa

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Rental Assistance (ERA)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Rent Reimbursement Program (RRP)	
State Revenue	Mental Illness Special Services Fund (MISSF) Polk County Program (PCP)	
Finance Corporation		

### **Emergency Rental Assistance**

Localities in Iowa have a general relief program with which they provide emergency rental assistance only. The amount of money devoted to this activity has not been quantified by the state, and the number of people served has not been specified.

### **Rent Reimbursement Program**

The Rent Reimbursement Program is for elderly (over age 65) or disabled persons (18 years and older) and refunds the portion of rent assumed to cover property tax paid on the unit (typically 15 percent – 18 percent). Each household can receive up to \$1,000 rebate per year based on income level (\$16,665 for 1998). Program is limited to those who were living in Iowa at the end of the year. A total of \$8,061,877 was paid out of the State General Fund for 18,041 claims in FY98.

### **Mental Illnesses Special Services Fund**

This fund annually provides \$121,220 for competitive grants to develop housing on behalf of homeless (or near homeless) persons with mental illness. Grants go to public housing authorities, local governments, or local private non-profits that are allowed to acquire property, renovate and rehabilitate buildings, and provide rental assistance along with rental and security deposits. Each year housing is developed on behalf of about 40 people. The \$121,200 in state money budgeted by the Department of Human Services is

matched by local governments at the level of \$200,000, which comes from county or agency funds, grants from riverboats or race tracks, to give an overall program total of \$321,200.

### **Polk County Program**

This local program provides rental subsidy and supportive services for persons with disabilities to live in the community. To be considered eligible, the person must have a diagnosed mental illness or be developmentally disabled. A subsidy is provided so that generally a person pays 30 percent of their income for housing costs. If the rent is between \$525 and \$625, however, a person must pay 40 percent of their income towards housing costs, and if the rent is over \$625 per month a person must pay 50 percent of their income towards housing costs.

### Summary of Iowa:

Number of Households served: **RRP:** 18,041; **ERA:** N/A; **MISSF:** Approx. 40 people;  
**PCP:** 367 (FY99)

Population(s) served: **RRP:** Elderly (65+), or disabled; **ERA:** N/A; **MISSF & PCP:**  
Mentally ill or developmentally disabled and low income.

Kansas:

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Homestead Refund Program (HRP)	
State Revenue		
Finance Corporation		

**Homestead Refund Program**

The Homestead Refund Program is for persons who are elderly, (aged 55 years and over), disabled, or persons with dependent children who are low income. In 1999, the maximum income to qualify for this program was \$25,000, and the maximum benefit was \$600.

Average refund in 1999 was \$167.

Summary of Kansas:

Number of Households served: **HRP:** 71,801 households total, numbers not available separately for renter-only refunds.

Population(s) served: **HRP:** Elderly (55+), disabled, single low income, and low income persons with dependent children

Louisiana

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Family Preservation Program (FPP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		

**Family Preservation Program**

A component of this program provides funds to prevent children from being placed in foster care. If it is demonstrated that a one-time rental subsidy will keep a family intact and they otherwise have long-term solvency, case managers are able to use funds for such assistance. In FY2000, \$183,000 was appropriated out of State General Funds to the Department of Social Services, Office of Child Welfare, which administers the entire program. The amount of money used for emergency rental assistance is not available.

Summary of Louisiana:

Number of Households Served: N/A

Population(s) Served: Families with children

## Maine

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Temporary Housing Assistance Prgm (THAP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Residents Property Tax and Rent Refund Program (RPT)	
State Revenue	Homelessness Prevention Program (HPP) Bridge Rental Assistance Program (BRAP)	
Finance Corporation		

### **Temporary Housing Assistance Program**

The Temporary Housing Assistance Program is funded by the Maine State Legislature and administered by the 11 Community Action Agencies (CAAs). Funds are used to pay security deposits, rent arrearages and forward rents or other expenses to prevent evictions or establish a person in a rental unit. Funding was increased in 1997 to \$250,000 per year.

### **Residential Property Tax and Rent Refund Program**

Provides tax relief to renters aged 62 years and older, or disabled aged 55 years and older. Income limits for singles were \$10,900 and for 2 or more persons were \$13,600 for 1999. The maximum benefit to these groups was \$400. This program also serves other low income residents, provided their income (for 1999) was \$27,400 or less for singles or \$42,600 or less for 2 or more people. The maximum benefit for this group was \$1,000. \$22,066,197 was allocated in FY2000 with refunds averaging \$339 from the State General Fund.

### **Homeless Prevention Program**

This program provides temporary housing assistance payments for low income people that can be in the form of money for rental assistance. The assistance must be applied for on a monthly basis, and benefits cannot be received for more than 2 years. For FY99, this program was allocated \$4,600,000 from the state's general fund.

### **Bridge Rental Assistance Program**

BRAP began in 1994, and participants need to be diagnosed as developmentally disabled or mentally ill. They can be receiving SSDI or SSI and must have applied for Section 8 or be willing to apply. Participants pay 51 percent of income for rent and BRAP picks up the rest. Priority for this program is given to those living in state institutions, homeless (as defined by HUD), and those moving from community residential programs to more independent living. The program is transitional and has a time limit of 24 months. BRAP is funded as a housing line item from the state general funds.

#### Summary of Maine:

Number of Households served: program: **RPT:** FY2000 65,099 refunds; **HPP:** N/A;

**THAP:** N/A; **BRAP:** 602 households currently being served

Population(s) served: **RPT:** elderly or disabled 55 years and older; **HPP:** low income;

**THAP:** low income; **BRAP:** mentally ill, developmentally disabled.

## Maryland

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Renter's Tax Credit Program (RTC)	
State Revenue	Rental Allowance Program (RAP)	
Finance Corporation		

### **Renter's Tax Credit Program**

Provides tax relief to persons that satisfy any of the three following criteria: renters aged 60 years and older; low income persons with dependents under 18 that do not receive housing subsidies (federal or state) or live in public housing; and disabled persons of any age. For persons fitting the second of the three criteria, the maximum eligible gross income in 2000 was \$11,235 for a 2-person household. For the disabled and persons over 60, there do not appear to be any income limitations. (If there is an income limit for these populations, it was above \$30,000 in 2000.) The maximum benefit one can receive was \$600 in 2000. For tax year 1998, \$4,443,578 was given in credits under this program, with an average credit of \$296.56.

### **Rental Allowance Program**

The Maryland Department of Social Services provides grants to localities for rental assistance to persons at risk of homelessness. The duration of the program is 12 months and can be extended for 6 more months in special circumstances. Local counties have used this money as a match for federal HOME dollars to supplement their programs. From the state general funds, \$2,300,000 was dedicated to this program in FY2000.

### Summary of Maryland

Number of Households served: **RTC**: 14,992; **RAP**, 915 households in FY2000 plus 65 renewing households.

Population(s) served: **RTC**: Elderly (60+), persons with dependents, disabled; **RAP**: persons at risk of homelessness.



## Massachusetts

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue	Public Housing (PH) Massachusetts Rental Voucher Prgm (MRVP) Alternative Housing Voucher Prgm (AHVP) Rental Deduction (RD)	Massachusetts Rental Voucher Program (MRVP)
Finance Corporation		

### **Public Housing**

50,285 units of public housing were built entirely with state money, and are owned and operated by local housing authorities. Project operating costs and improvements all are paid for with state money. The local housing authorities are subject to state Department of Housing and Community Development (DHCD) regulations. Eligible persons include those who are low income persons with initial net incomes below 80 percent of the area median income, with preference given to those in "emergency situations". Residents may remain in state public housing until 30 percent of their income exceeds the fair market rent (FMR) for the area.

### **Massachusetts Rental Voucher Program**

MRVP helps low income families and elderly (incomes below 200 percent of federal poverty line) meet their rental obligations with both a tenant-based and a project-based approach. The state provides a flat voucher amount adjusted for family size and location. Currently, approximately 3,100 mobile vouchers and 4,200 unit-based vouchers are in use. Budget amount for FY2001 is approximately \$35,300,000.

### **Alternative Housing Voucher Program**

Began in 1995, AHVP provides transitional tenant-based assistance to disabled adults below the age of 60 who choose to relocate from state public housing or are on waiting

lists for other housing. Recipients pay 30 percent of their income towards the contract rent of the unit. This program served 800 disabled adults under the age of 60. The budget for FY99 was \$4,000,000.

### **Rental Deduction**

Renters who principally reside in the state are entitled to a rental deduction equal to one-half (50 percent) of the rent paid during the year up to \$3,000. All income levels are eligible for this deduction, with the only restrictions being proof of principal residence within the state and a maximum deduction of \$3,000. The maximum allowable deduction was increased in 1999 from \$2,500.

### Summary of Massachusetts

Number of Households served: **MVRP**: approx. 7,300 households; **AHVP**: 800 disabled Adults; **PH**: 50,000 units, **RD**: N/A.

Population(s) served: **MVRP**: Low income, and low income elderly; **AHVP**: disabled adults below age 60; **PH**: 64 percent elderly (95percent over 60 years old). Of the 1-bedroom units and SRO's, 26 percent veterans (preference is given to veterans or their families), 6 percent families (smaller scale, 24 unit or less, condominiums, houses), 4 percent special needs (low income persons recently discharged from psychiatric hospitals, or having cognitive or physical disabilities, substance abuse, and pregnant or parenting teens); **RD**: All renters.

## Michigan

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Services Program (ESP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Homestead Property Tax Credit Program (HPT)	
State Revenue		
Finance Corporation		

### **Emergency Services Program**

The Emergency Services program provides funding for a variety emergency situations, such as emergency food services, shelter for the homeless and housing emergencies. State funds are distributed to county Family and Independence Agencies that determine allocation amounts and purpose based on local need. This funding can be used to prevent eviction, including a one-time emergency payment of rent in arrears, as well as assistance with a security deposit payment. Approximately \$8,500,000 is appropriated out of State General Funds each year.

### **Homestead Property Tax Credit Program**

This program provides a \$1,200 maximum credit, with an average refund in tax year 1998 of \$288. The maximum income to be eligible for this program was \$82,650 in 1998. Michigan also has a supplementary credit for low income seniors whose total rent payments exceed 40 percent of their household income. The credits for seniors who qualify are adjusted upward to be at least equal to the amount of rent exceeding 40 percent of the senior's household income. This program is funded by state general funds. Amounts refunded by group are as follows: Seniors \$25,099,900; Other \$82,729,400; Disabled \$2,838,840; Veterans \$1,729,500; Blind \$1,600.

### Summary of Michigan:

Number of Households served: **HPT**: Total 405,360. By group: Seniors, 46,270; Disabled, 10,5409; Veterans, 13,700; Blind, 1,600; Others, 333,250; **ESP**: N/A  
Population(s) served: **HPT**: All who qualify by income; **ESP**: persons in emergency situations.

## Minnesota

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Services Program (ESP) Family Homeless Prevention and Assistance Program (FHPAP) Transitional Housing Program (THP)	Youth Shelter and Transitional Housing Program (YSTHP)
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Renter's Credit Program (RCP)	
State Revenue	Rental Assistance for Family Stabilization (RAFS) Bridges Program (BP)	
Finance Corporation		

### **Emergency Services Program**

This program, administered by the Minnesota Office of Economic Opportunity, Department of Children, Families and Learning, provides assistance to homeless persons by funding shelters and various other services. Persons leaving shelters can receive assistance with damage deposits and first month's rent. \$973,000 is appropriated for the entire program annually out of State General Funds.

### **Family Homeless Prevention and Assistance Program**

Provides one-time, short-term assistance to people who are homeless or who are at risk of becoming homeless. For those at risk of homelessness, the assistance generally takes the form of payments to prevent foreclosure or eviction. Another form of assistance is tenant-based assistance through a system similar to that of the Section 8 voucher program. Approximately 10,000 households benefit annually from the program in its entirety. FHPAP is funded through State General Funds as well as TANF reserves, with \$6,500,000 in total for the 1999-2001 biennium, of which State General Funds comprises \$4,250,000. FHPAP is administered by the Minnesota Housing Finance Agency.

### **Transitional Housing Program**

Provides case management and rental assistance in the form of tenant or project-based assistance to people who are homeless. \$1,975,000 is appropriated from General Funds annually and \$1,900,000 is appropriated from TANF reserves. Assistance funded through TANF requires that tenants are at or below 200 percent of poverty level and receive no more than 4 months of assistance. Assistance funded through State General Funds is limited to 24 months of assistance and has no income restrictions. The program is administered by the Office of Economic Opportunity, Department of Children, Families and Learning.

### **Youth Shelter and Transitional Housing Programs**

The Department of Human Services distributes grants to local agencies in order to provide shelter, services, and transitional housing for homeless or at-risk youths age 15-21. Transitional housing is provided in the form of a project-based subsidy. While there is no official time limit to the length of assistance, youths typically receive assistance for 3-6 months. In FY2000, \$633,000 was appropriated out of State General Funds for just the transitional housing component of the program, which serves approximately 100 youths every year.

### **Renter's Credit Program**

The Renter's Credit program and the Circuitbreaker program are both incorporated in the Property Tax Refund (PTR) program, which provides tax relief to persons experiencing a high property tax burden (when property tax is 1-3.5 percent of income on a sliding scale). The Circuitbreaker program provides assistance exclusively to homeowners. The Renter's Credit program awards up to \$1,160 in property tax relief to renters earning up to \$40,050 according to the 1999 PTR eligibility rules. \$100,700,000 in funds benefited 265,687 property tax filers in 1998.

### **Rental Assistance for Family Stabilization**

A 60-month subsidy available in approximately one-third of Minnesota counties with the highest fair market rents as determined by HUD. Families in the metropolitan Twin Cities

area receive up to \$250 per month; families in other areas can receive up to \$200 per month. The program is limited to families receiving TANF payments at the time of referral. Administered at the local level, eligible families must fit the following criteria: 1) receiving public assistance; 2) family composed of at least one adult and one minor; 3) in an employment plan; and 3) considered rent-burdened. Funding is currently \$4,250,000 over the biennium. TANF reserves were appropriated to fund the program for the 2000-2001 biennium. However, since the program's inception in 1992, it has been funded through State general appropriations.

### **Bridges Program**

Rental subsidy for persons who are seriously and persistently mentally ill, pay more than 30 percent of their gross income on rent, have incomes below 50 percent of the area median income (with up to \$10,000 in assets) and are on waiting lists for permanent housing subsidies. Length of time of assistance depends on how quickly the permanent subsidized housing is available. Approximately 640 households receive assistance through the Bridges program each month. A 2-year appropriation of \$3,400,000 was authorized in 2000 out of State General Funds.

### Summary of Minnesota

Number of Households served: **RCP**, 265,687 property tax filers; **RAFS**:

1116 families; **BP**: 530 households; **ESP**: N/A; **FHPAP**: 10,000 annually for the entire program; **THP**: N/A.

Population(s): **RCP**: low income; **RAFS**: TANF-eligible households; **BP**: persons with mental illness; **ESP**: homeless persons; **FHPAP**: homeless or imminently in danger of becoming homeless; **THP**: Youths who are homeless or at-risk.

## Missouri

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Assistance (HTF-EA)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Property Tax Credit Claims Program (PTC)	
State Revenue	Rental Assistance through Missouri Housing Trust Fund (HTF-RA) Rental Assistance for mentally ill, chemically dependant (MHHTF-RA)	
Finance Corporation		

### **Missouri Housing Trust Fund**

#### **Rental Assistance**

This fund provides a wide variety of services to renter and homeowners alike, including providing grants to non-profits for rental assistance. The funds are generated through a fee on recorder instruments for homebuyers, and total approximately \$5,000,000 per year. At least half of the total trust fund must be used to assist persons with income below median income (50 percent), although not necessarily through a rental subsidy.

#### **Emergency Assistance**

Payment of rent and rent deposits, mortgage payments, utilities, (and/or emergency repairs for low income homeowners) was provided in FY99. Forty-three percent of this funding went specifically to rental assistance. Program support was \$445,000, provided by the Housing Trust Fund. The average amount of assistance per household was \$374.

### **Mental Health Housing Trust Fund – Rental Assistance**

Funded by the state from proceeds on sale of real property formerly used by the department of mental health. Intended to finance the rental or purchase of homes for

clients of the department of mental health who have a mental illness, developmental disability or who are chemically dependent.

### **Property Tax Credit Claims Program**

Provides tax relief for owners and renters 65 years and older, disabled, or 60+ and receiving survivor's social security benefits. Income limits were \$25,000 for singles and \$27,000 for joint tax filers. Maximum benefit available in this year was \$750 and compensation averaged \$408.96. In FY99 there were a total of 167,635 returns and \$68,555,328 was paid out, with an average refund of approximately \$409.

### **Summary of Missouri**

Number of Households served: **HTF-RA:** N/A **HTF-EA:** 1193 households; **MHHTF:** N/A; **PTC:** 167,635 returns.

Population(s) served: **HTF-RA & EA:** low income (below 50 percent of AMI); **MHHTF:** mentally ill, developmentally disabled, chemically dependent; **PTC:** 65+, or disabled, or a veteran, or 60+ and receiving survivor's SSI.



Montana

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Elderly Homeowner or Renter Credit (RC)	
State Revenue		
Finance Corporation		

**Elderly Homeowner or Renter Credit**

Provides tax relief for elderly renters aged 63 years and older whose maximum household income was \$45,000 for FY99. Total refunds for this year were \$5,250,000 (data were not provided separately for renters and homeowners).

Summary of Montana:

Number of Households served: **RC:** 12,500 (homeowners and renters combined).

Population(s): **RC:** elderly (63+).

Nebraska:

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Homeless Shelter Assistance (H.S.A)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		

**Homeless Shelter Assistance**

The Homeless Shelter Assistance Trust Fund contained \$1,000,000 in FY99, and money for emergency rent payments were authorized to be made from this fund. The Department of Economic Development administers the program and distributes the money to local non-profits to assist local homeless and near-homeless people. The Trust generates its funds from a documentary stamp tax that is collected for fifty cents per every \$1,000 at the time of the sale of a home in Nebraska.

Summary of Nebraska

Number of Households served: **HSA:** N/A

Population(s): **HSA:** homeless or near-homeless

## Nevada

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Security Deposit and Rental Payment program (SDRPP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Senior Citizen Property Tax Rebate Program (PTR)	
State Revenue	Rural Housing Authority Program (RHAP) Clark County Rental Assistance program (CC-RAP)	
Finance Corporation		

### **Senior Citizen Property Tax Rebate Program**

The property tax rebate program provides tax relief for renters in Nevada who are aged 62 years or older. The maximum household income in order to be eligible for assistance was \$22,425 in 1999. The program provides relief for these income levels for 90 percent of the tax owed up to \$500. The total amount refunded in FY99 was \$3,472,830 out of the State General Fund.

### **Housing Trust Fund**

Nevada began a housing trust fund in 1995 with funding from the real estate transfer tax, approximately \$3,000,000 per year. Funds are distributed to five funding jurisdictions, Clark County, Washoe County, City of Henderson, and the Western Nevada HOME Consortium. If a program is eligible for federal HOME funds, then trust fund dollars are also eligible to be allocated to that program. Thus the money is often used to match federal HOME funds. Each funding jurisdiction differs in the amount of its trust fund allocation dedicated to rental assistance. The following 3 programs are funded by the trust fund.

### **Security Deposit and Rental Payment Program**

This program is currently administered by City/County Social Services Agencies to provide tenant-based rental assistance to persons in danger of becoming homeless or who

are homeless. Eligible recipients are at 60 percent AMI or under and it is emergency, one-time assistance only. The amount spent in FY99 totaled \$380,679, distributed to social service agencies by the Housing Division of the Nevada Department of Business and Industry. Funds were appropriated by the state from the State Housing Trust Fund for the Homeless.

#### **Rural Housing Authority Program**

This program provided \$75,000 worth of tenant-based rental assistance vouchers for elderly and disabled families on housing assistance waiting lists in 1999. Funds were appropriated by the state from the State Housing Trust Fund for the Homeless.

The program is administered by the Nevada Department of Business and Industry's Housing Division.

#### **Clark County –Rental Assistance Program**

\$500,000 was appropriated out of the State Housing Trust Fund for the Homeless in FY99 to provide tenant-based assistance to those on public housing waiting lists in Clark County. Once tenants are able to receive assistance from the public housing authority, the voucher is collected. Tenants must have income at or below 60 percent of area median income, however there are no other eligibility requirements. There are approximately 45 vouchers in circulation currently.

#### Summary of Nevada

Number of Households served: **PTR:** 12,906 refunds paid in FY99; **SDRPP:** 1177 families in FY99; **RHAP,** N/A; **CC-RAP:** approximately 45 tenants.

Population(s): **PTR:** seniors 62 +; **Trust Fund Programs:** low income (60 percent AMI), elderly or disabled.

## New Hampshire

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Housing Security Guarantee Program (HSGP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		

### **Housing Security Guarantee Program**

Tenants receive certificates from the New Hampshire Department of Health and Human Services (DHHS), which administers the program, guaranteeing the payment of the security deposit over an established period of time. Once the tenant pays the security deposit in full, DHHS transfers the payment to the landlord. In the event that a tenant moves out, the landlord files a claim against the tenant and there is not enough money paid on the security deposit to cover the claim, the State Treasury funds the difference. In 2000, approximately 1600 certificates are in use at any given time, and are available to persons with low incomes.

### Summary of New Hampshire

Number of Households served: **HSGP**: Approximately 1600.

Population(s): **HSGP**: Low income

## New Jersey

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit	Temporary Rental Assistance Program (TRAP)	
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Homestead Rebate Program (HRP)	
State Revenue	Work First New Jersey (WFNJ)	
Finance Corporation		

### **Temporary Rental Assistance Program**

This program provides rental assistance to families income eligible for TANF assistance and low income singles in the form of a tenant-based subsidy, retroactive rent assistance and up to \$250 for a rent supplement to the Work First New Jersey cash assistance (see below). 55 percent of the funding is federal, 40 percent state (out of state general funds) and 5 percent county. Assistance is limited to one year, although it may be extended if a person experiences extreme difficulty for six additional months. No more than 10 percent of the total number of recipients receiving temporary assistance are able to receive extended assistance. The program is administered by the Department of Human Services, and as of February 2000, 260 TANF and SSI households were receiving this assistance.

### **Homestead Rebate Program**

Homeowners and renters whose gross income does not exceed \$40,000 (if a person is under 65 and not blind or disabled) or does not exceed \$100,000 (if a person is over 65 and/or blind or disabled), are eligible for a rebate ranging from \$40 to \$500 per year. For tenants, property tax is considered to be 18 percent of actual rent paid. Total amount reimbursed for 1999 was \$76,890,000.

### **Work First New Jersey**

This program serves former TANF recipients working in unsubsidized employment whose income is below 150 percent of the federal poverty line. Potential recipients must be recommended by county boards of social services. Over a 3-year period, participating households pay gradually increasing percentages of their monthly income toward rent: during year one the household pays 45 percent, in year two 55 percent, and in year three 65 percent. The program pays the balance of the rent directly to the property owner. At the end of 3 years, the program support ends.

#### Summary of New Jersey:

Number of Households served: **HRP:** 766,393 in 1999; **TRAP:** N/A; **WFNJ:** N/A

Population(s): **HRP:** Elderly (65+), blind, disabled, non-elderly with income \$40,000 or below; **TRAP:** TANF-eligible, low income families and singles; **WFNJ:** Former TANF recipients.

### New Mexico

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Renter Rebate Program (RRP)	
State Revenue		
Finance Corporation		

### **Renter Rebate Program**

This program provides tax relief for elderly renters aged 65 years and older, with the maximum household income allowed to receive credit at \$16,000 in 1999. The maximum amount of credit that could be received was \$250, though the average for this year was \$142. The maximum amount of funding allowed for this program in FY99 was \$706,222.

### Summary of New Mexico:

Number of Households served: **RRP:** 4,981 households

Population(s): Elderly (65+)



## New York

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Real Property Tax Credit Program (RPTC)	
State Revenue	Low Rent Housing Program (LRHP) Senior Citizen Rent Increase Exemption (SCRIE)	
Finance Corporation		

### **Real Property Tax Credit Program**

This program provides tax relief to renters of all ages, provided their income was \$18,000 or less (for 1999). For the elderly (65+), the maximum benefit was \$375 in 1999, while for those under 65 the maximum benefit was \$75.

### **Low Rent Housing Program**

Under the Housing Finance Agency, Capitol Grant Program, the Low Rent Housing Program provides a subsidy to landlords who are operating Mitchell-Lama buildings (state-funded public housing) in order to provide lower rents to very low income tenants in their buildings. In the 1970s, a decision was made to stop accepting new tenants into this program. Therefore the number of assisted units has dropped from a high of approximately 20,000 units to about 200 today. The annual outlay for this program was not reported. Eligible tenants cannot have incomes that exceed 7 times the annual rent or carrying charge for a family of 3 or less, or 8 times the annual rent or carrying charge for a family of 4 or more. Income is computed using NYS income tax return.

### **Senior Citizen Rent Increase Exemption**

Tenants 62 years or older may qualify for full or partial exemption from rent increases. This applies to tenants in rent controlled and rent stabilized apartments or hotels in New York City, and to tenants in apartments regulated by rent control or ETPA in the 14 municipalities outside of NYC that have authorized the exemption program. For seniors to be eligible their incomes must be below a maximum limit set by local law and they must be paying at least one-third of their income for rent, with a 1 or 2-year lease.

### Summary of New York

Number of Households served: **RPTC**: N/A; **LRHP**: Approximately 200; **SCRIE** : N/A  
Population(s): **RPTC**: Low income, elderly (62+); **LRHP**: low income; **SCRIE**: low-income elderly (62+).

### North Carolina

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue	TANF-Housing Pilot Program (HPP)	TANF-Housing Pilot Program* Multifamily Rental Subsidy Program (MRSP)
Finance Corporation		Governor's Farmers Home Elderly Rent Subsidy Program (RSP)

\* Mecklenburg County allocates a small portion of the available subsidy to particular property owners, who rent their units to eligible families and may provide additional work-related services.

### **Multifamily Rental Subsidy Program**

Properties financed by the North Carolina Housing Finance Agency (NCHFA) provide monthly subsidies of up to \$100 per unit for 20-40 percent of the units set-aside for low income persons. The income requirements for this program have changed over time and current eligibility requires a 4-person household to be at 50 percent of the AMI or below. For a 3-person family the income level must be 45 percent of the AMI or below. For two-person and single households, the limits are 40 percent of AMI and 35 percent of AMI, respectively. The program disbursed \$147,114 from state appropriations in FY99.

### **Housing Pilot Program**

This program involves 8 counties using state TANF MOE funds. Every county uses the money to provide rental assistance for up to 18 months, together with a range of services, and each county must also match any funds received at 50 percent. For all 8 counties combined, the grant in the first year was just under \$3,000,000, and a similar amount is reported for the FY2000. Some of the counties will also use funds for eviction prevention or 1-time payments to help families access new housing.

### **Governor's Farmers Home Elderly Rent Subsidy Program (RSP)**

This rent subsidy program is a pilot program that is a cooperative effort between Rural Housing Services and NCHFA. RHS provides 100 percent permanent financing and a

monthly subsidy of up to \$100 per unit to provide affordable housing for low income senior citizens. Through Agency reserves, NCHFA is subsidizing 60 percent of the units up to \$100 per month. These apartments are reserved for occupants earning 50 percent or less of the area median income.

#### Summary of North Carolina

Number of Households served: **MRSP:** 144 Households; **HPP:** N/A; **RSP:** 36

Households.

Population(s): **MRSP:** Low income; **HPP:** Low income (below 200 percent of federal Poverty level), current or former TANF recipients; **RSP:** Low income elderly (50 percent AMI).

## North Dakota

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Grants to Nonprofits (EGN)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Senior Citizen or Permanently and Totally Disabled Renter's Property Tax Refund Program (PTR)	
State Revenue		
Finance Corporation		

### **Emergency Grants to Nonprofits**

North Dakota provides grants to homeless shelters that can be used for operating costs and rental deposits or the first month of rent. The only specific information provided was that the Salvation Army uses some of its grant specifically for rental assistance, and that grants are also made to the American Red Cross for use in emergency situations.

### **Senior Citizen or Permanently and Totally Disabled Renter's Property Tax Refund Program**

Provides tax relief to renters age 65 years and older or disabled. The maximum income one can have to qualify for this program was \$14,000 in 2000, and the maximum benefit that could be received was \$240. In FY99 the total spending for this program was \$189,500, and 1,500 renters received refunds.

## Summary of North Dakota

Number of Households served: **PTR:** 1500 renters; **EGN:** N/A

Population(s): **PTR:** Elderly, disabled, homeless or imminently homeless, low income;  
**EGN:** low income.

## Ohio

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	HTF-emergency rental assistance (HTF-ERA)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue	Supportive Housing for Homeless-rental assistance (SHHRA)	HTF-project-based rental assistance (HTF-PRA)
Finance Corporation		

### **Housing Trust Fund-Emergency Rental Assistance, Project-based Rental Assistance**

The Ohio Housing Trust Fund awards grants to counties and nonprofit agencies to participate in housing programs. The program activities include emergency rental assistance (3 month limit, geared to homelessness prevention), time-limited rental assistance (6-24 months-project based, transitional assistance), repairs, referral services, homebuyer assistance and more. In the past fiscal year, there were 65 awards made to counties and agencies to fund these programs. Of the 65 awards made, approximately 25 of the recipients participated in a variety of programs that included rental assistance (short-term, emergency payments to prevent homelessness, one-time assistance) but were not exclusive to those activities. Of the 25 awards that went to programs that included rental assistance, approximately \$2,790,100 was given in total. The Ohio Housing Trust fund generates dollars from the State General Revenue funds and interest earned from the Human Services Stabilization fund.

### **Supportive Housing for Homeless Rental Assistance**

This goal of this program is to assist persons with mental illness obtain acceptable choices of permanent community housing as part of the recovery process. The program provides local mental health entities with the resources needed to help persons with severe mental disabilities and their families obtain permanent, decent, safe, affordable rental housing until a permanent subsidy becomes available (Section 8 voucher).

Currently, \$6,000,000 per year is distributed from a fund that is a combination of state and federal money to 50 Mental Health Boards within the 88 counties of Ohio. Each Board contracts with nonprofit providers to administer the program, which is modeled after the Federal Section 8 program.

Summary of Ohio

Number of Households served: **HTF programs:** 6,616 households (16,948 persons), not broken down by program activity, however; **SHHRA:** N/A.

Population(s): **HTF programs:** Income below 35 percent AMI; **SHHRA:** Eligible persons must be diagnosed with a mental illness.

## Oregon

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Low Income Rental Housing Fund (LIRHF)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Elderly Rental Assistance Program (ERAP)	
State Revenue		
Finance Corporation		

### **Low Income Rental Housing Fund**

The Housing and Community Services department contracts with Community Action Program agencies (CAPS) and Housing Authorities to award short-term rental subsidies to low income tenants. The funds are used to leverage Federal funds to provide a larger rental assistance program. Preference is given to those households not eligible for any other rental assistance or unlikely to receive assistance soon. Grants cover up to six months of rental payments, and households must not have an income (all sources considered) that exceeds 50 percent of AMI. Eligibility preferences include those in danger of losing their units to involuntary hardship (medical, natural disasters, domestic violence or layoff), and the annual state allocation is \$350,000. Revenue is generated from both interest-bearing checking accounts in which landlords/real estate agencies deposit refundable security deposits and from a portion of the court eviction fees.

### **Elderly Rental Assistance Program**

This program provides tax relief to renters age 58 years and older. The maximum income one can have to qualify for this program was \$10,000 in 1999, and the average benefit was \$545. An additional stipulation of the Oregon program is that recipients aged 58 to 64 cannot own household assets exceeding \$25,000. Funds for the program are provided through the State General Fund, and the total refund amount for the 1998 tax year was \$4,184,000.

### Summary of Oregon

Number of Households served: **ERAP:** 7500 (approximate); **LIRHF:** N/A.

Population(s): **ERAP:** Elderly (58+); **LIRHF:** Low income (50 percent AMI or below).

## Pennsylvania

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Circuitbreaker program (CP)	
State Revenue		
Finance Corporation		

### **Circuitbreaker Program**

A rebate is provided to elderly Pennsylvania residents based on their yearly income as reported on their state tax forms. The requirements include: being 65 or older, or a widow or widower 50 years of age or older. The total amount of rebate disbursed in 1998 was \$77,245,653, with the average rebate for renters approximately \$275.91. Currently, the income limit for this program is \$15,000. Changes to the income requirements this year will result in more people able to qualify for the program and also a higher rebate overall. Funding for this program is provided by the state lottery.

### Summary of Pennsylvania

Number of Households served: For 1998, 153,340 renters received a rebate.

Population(s): Low income elderly.



## Rhode Island

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation	Emergency Housing Assistance Program (EHAP)	
	Long-term Assistance	
State Tax Credit	Rent Rebate for Seniors Program (RRS)	
State Revenue		
Finance Corporation		

### **Emergency Housing Assistance Program**

The emergency housing assistance program provides assistance in the form of actual monthly rent for a maximum of two months (not to exceed \$600) or a security deposit and one month's rent (not to exceed \$1,200). The household must be able to demonstrate that future housing costs can be met and that permanent housing will be maintained if they receive help from the EHAP program.

### **Rent Rebate for Seniors Program**

The rent rebate program is a tax relief program for renters aged 65 years and older or SSDI recipients. The maximum household income is \$30,000 to be considered eligible for the program in 2000, and the maximum benefit is \$250. In FY99, 19,911 claims were filed amounting to rebates of \$4,414,942. Remaining claims (11,181) were paid out at 61percent of the total benefit so that all claimants would get some relief because total claims exceeded the allocated amount. In FY2000, \$6,000,000 has been appropriated to this program.

### Summary of Rhode Island

Number of Households served: **RRSP:** 31,092; **EHAP:** 16,589.

Population(s): **RRSP:** Low income elderly or low income disabled; **EHAP:** All low income.

## South Dakota

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue		Project-based rental assistance (PBRA)
Finance Corporation		

### **Project-Based Rental Assistance**

This program uses five different locations to house low income renters. The program funding and number of people served differs from year to year, based on allocation of funds and applications. For FY99, 73 units were used to provide rental assistance. Eligibility included being at or below 30 percent of the Area Median Income (AMI), and the program was offered to the general population. For FY99 \$139,297 was expended in total. Funds are generated through the interest from multi-family bonds on government notes.

### Summary of South Dakota

Number of Households served: 73 households

Population(s): Low income

## Tennessee

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue	State of Tennessee Rental Assistance Program (STRAP)	
	Rental Assistance for the Mentally Ill (RAMI)	
Finance Corporation		

### **State of Tennessee Rental Assistance Program**

The State of Tennessee Rental Assistance Program provides rental assistance to eligible persons so they may reside in decent, safe and sanitary housing within the community. Eligible persons include only persons with mental retardation, as referred by the Division of Mental Retardation Offices of Community Services. The (OCS) is responsible for locating and attaining a suitable unit, then THDA inspects it. As of July 1999, there were over 625 participants throughout counties in the East, Middle and Western portions of the state. A total of 310 different units housed these 625 participants.

### **Rental Assistance for the Mentally Ill**

The Department also has a rental assistance program that serves persons with mental illness. From July 1999 through December 1999, 1,048 individuals were served by this program at a total cost of \$581,500 state dollars.

### Summary of Tennessee

Number of Households served: **STRAP:** 310 households (625 individuals); **RAMI:** 1,048 individuals

Population(s): **STRAP:** Persons with mental retardation; **RAMI:** Persons with mental illness (no income requirements specified).

## Utah

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Circuitbreaker Program (CP)	
State Revenue		
Finance Corporation		

### **Circuitbreaker Program**

A rebate is provided to elderly Utah residents (renters and owners) based on their yearly income as reported on their state tax forms. The requirements include being 65 years or older (or surviving spouse of any age), and the maximum income level to be eligible for the program is \$22,422. The maximum benefit is currently \$598, but the rebate differs according to income range. For example, the lowest income range, \$0 to \$7,622 is given a rebate of 9.5 percent of rent up to \$598, while the next income bracket, \$7,623 to \$10,165 qualifies for a rebate of 8.5 percent of rent up to \$522. \$463,738 was appropriated for FY2000 from state General Funds for this program.

### Summary of Utah

Number of Households served: 2,410 households

Population(s): Low income elderly.

## Vermont

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Homeless Assistance Program (HAP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Renter's Rebate Program (RRP)	
State Revenue		
Finance Corporation		

### **Homeless Assistance Program**

For this program, \$500,000 was allocated in FY99. The money is used to fund shelters, services, security deposits, rental arrearages and emergency homelessness prevention.

### **Renter's Rebate Program**

This program is a tax relief program for Vermont residents of all ages (who file taxes) and the maximum income level to be eligible for the program was \$47,000 in 1998. There is no limit on the maximum benefit that can be received under this program. The State General Fund appropriated \$5,472,448 in FY98 to pay out the rebates.

### Summary of Vermont

Number of Households served: **RRP**: 12,085 rebates issued in FY98; **HAP**: N/A

Population(s): **RRP**: all low income; **HAP**: homeless and those in imminent danger of becoming homeless.

## Virginia

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Homeless Intervention Program (HIP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
Local Revenue	Arlington County Housing Grants Program (ACHGP)	
Finance Corporation		

### **Homeless Intervention Program**

This program provides grants and loans for the payment of rent, mortgages, and security deposits to homeless persons or those at risk of becoming so. The program will pay up to 9 months of rent (with no more than 6 months payment in arrears or forward payments) at 100 percent of Fair Market Value for persons with income at 80 percent of area median income. Eligible tenants must also be the victim of a crisis situation which was beyond their control, must have been self-sufficient before the crisis, and be able to regain self-sufficiency through assistance from the program. For the entire program, \$4,191,000 was appropriated out of State General Funds in FY2000. The program is administered locally by non-profits, local state agencies, public housing authorities and other organizations.

### **Arlington County Housing Grants Program**

This program assists low and moderate income working families, individuals with permanent disabilities, and individuals over 55 years of age with rental costs. A monthly check is issued payable to the tenant and landlord, with the amount based on income, household size, and rent. To be eligible, the tenant must have a current lease and have an income that is no more than 42.5 percent of the current area median income. The program served 799 households in FY2000. Total expenditures in this year were \$2,049,326. Funding for the program is provided by local taxes.

### Summary of Virginia

Number of Households served: **ACHGP**: 842; **HIP**: N/A.

Population(s): **ACHGP & HIP**: Low income

### Washington

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Emergency Shelter Assistance Program (ESAP)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit		
State Revenue	Mortgage and Rental Assistance Program (MRAP)	
Finance Corporation		

#### **Emergency Shelter Assistance Program**

Emergency Shelter Assistance Program provides approximately \$2,400,000 to help shelters in all 39 counties. Some of these funds were used to prevent homelessness by mediating landlord-tenant disputes and helping households with up to 1 month's rent. In FY97, 22,345 people in 9,200 households benefited from homelessness prevention assistance.

#### **Mortgage and Rental Assistance Program**

Through a competitive application process, the program provides funds to eligible organizations in communities most severely impacted by the downturn of the timber and fishing industries. These organizations may assist households at significant risk of eviction with up to \$20,000 of emergency mortgage and property tax assistance, or up to 24 months of rental assistance. Assistance is provided in the form of grants or loans. In FY99, 143 dislocated timber and fishing workers received assistance through the Mortgage and Rental Assistance Program. Approximately 300 families will receive help during the next 2 years.

#### Summary of Washington

Number of Households served: **ESAP:** 9,200 (22,345 individuals); **MRAP:** 143 individuals/families

Population(s): **ESAP:** homeless or in danger of becoming homeless; **MRAP:** Low income in designated communities only.

### West Virginia

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue		
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Circuitbreaker Program (CP)	
State Revenue		
Finance Corporation		

#### **Circuitbreaker Program**

The circuitbreaker program is a property tax relief program (imputed as a percent of yearly rental costs) for renters aged 65 years and older. The maximum household income was \$5,000 to be considered eligible for the program in 1998, and in that year the maximum benefit was \$125.

#### Summary of West Virginia

Number of Households served: The household income eligibility requirements are so

low that there are currently no claims under this program.

Population(s): Low income elderly



## Wisconsin

Funding Sources	Types of Rental Assistance	
	Tenant Based	Project Based
	Emergency or One-time Assistance	
State Tax Credit		
State Revenue	Housing Cost Reduction Initiative (HCRI)	
Finance Corporation		
	Long-term Assistance	
State Tax Credit	Homestead Tax Credit Program (HTCP)	
State Revenue	Local Housing Organization Grant (LHOG)	
Finance Corporation		

### **Housing Cost Reduction Initiative**

The Housing Cost Reduction Initiative consists of grants totaling \$6,600,000 distributed to 33 municipalities and housing organizations to help Wisconsin families obtain housing. The program also provides rental assistance to over 2,300 persons in shelters who are in danger of becoming homeless. Eligible activities include security deposits, first month's rent, and some ongoing rental assistance (usually no more than a year).

### **Homestead Tax Credit Program**

This program provides tax relief to renters of any age who meet the income eligibility criteria. For 2000 the maximum income is \$24,500. The amount paid out in FY99 was \$77,200,000 from the State General Fund, with the average payment at approximately \$461 on a total of 167,547 claims.

### **Local Housing Organization Grant**

The Local Housing Organization Grant, for FY99, provided \$520,000 to community based organizations to make a variety of housing programs available. The community organizations were expected to match their respective awards. Services included: rental assistance, renovation, housing counseling, advocacy, purchase, and technical assistance. This grant is funded from general purpose revenue from the state of Wisconsin.

### Summary of Wisconsin

Number of Households served: **HTCP**: FY98; 167,547 households of which 90,620 were renters; **LHOG**, estimated 2,756 households; **HCRI**: 1,971 households.

Population(s): **HTCP, LHOG, HCRI**: Low income.

**List of States with No Rental Assistance Programs Identified in which State Funds are Used:**

Alabama  
Arkansas  
Indiana  
Kentucky  
Louisiana  
Mississippi  
Oklahoma  
South Carolina  
Texas  
Wyoming

## APPENDIX C: SHORT-TERM PROGRAMS BY STATE AND POPULATION

**Population Restrictions by State for Short-term Rental Assistance Programs**

	Elderly	Disabled	Mentally Ill/Mentally Retarded	TANF-eligible (current or former)	All (Income- restricted only)	Homeless or Near Homeless	Other
<b>State</b>							
Alaska						X	
California						X	
Connecticut				X	X	X	
Delaware					X		
District of Columbia						X	
Florida					X		
Idaho					X		X
Illinois				X	X	X	X
Iowa					X		
Louisiana							X
Maine						X	
Michigan						X	
Minnesota						X	X
Missouri					X		
Nebraska						X	
Nevada						X	
New Hampshire					X		
New Jersey				X			
North Dakota						X	
Ohio						X	
Oregon					X		
Rhode Island					X		
Vermont						X	
Virginia						X	
Washington						X	
Wisconsin						X	

## APPENDIX D: ONGOING PROGRAMS BY STATE AND POPULATION

### Population Restrictions by State for Ongoing Rental Assistance Programs (excluding circuitbreaker programs)

	Elderly	Disabled	Mentally Ill/Mentally Retarded	TANF-eligible (current or former)	All (Income- restricted only)	Homeless	Other
<b>State</b>							
Alaska	X	X	X		X	X	X
Arizona		X	X				X
California	X	X	X	X		X	X
Connecticut	X	X			X		
Georgia						X	
Hawaii					X		
Iowa		X	X				
Maine			X		X		
Maryland					X		
Massachusetts	X	X			X		
Minnesota			X	X			
Missouri		X	X		X		X
Nevada	X	X			X		
New Jersey				X			
New York	X				X		
North Carolina	X			X	X		
Ohio			X		X		
South Dakota					X		
Tennessee			X				
Virginia					X		
Washington							X
Wisconsin					X		

# APPENDIX E: CONTACT MATRIX

State	Organization	Contact Name	Address	Phone Number	Email/Website
Alabama	No rental assistance programs				
Alaska	Alaska Housing Finance Corporation	Mr. James Weidel or Ms. Kris Duncan	P.O. Box 101020 Anchorage, AK 99510	907/330-8235	<a href="mailto:Jwiedle@ahfc.state.ak.us">Jwiedle@ahfc.state.ak.us</a> <a href="mailto:Kduncan@ahfc.state.ak.us">Kduncan@ahfc.state.ak.us</a>
Arizona	Arizona Department of Commerce	Ms. Carol Ditmore (Housing Trust Fund)	3800 North Central Ave. Ste 1500 Phoenix, AZ 85012	602/280-1458	<a href="mailto:housing@azcommerce.com">housing@azcommerce.com</a>
	Tax Research & Analysis Office	Property Tax Refund/Credit Program	1600 W. Monroe Phoenix, AZ 85007	800/352-4090	<a href="http://www.revenue.state.az.us">www.revenue.state.az.us</a>
Arkansas	No rental assistance programs				
California	California Housing Finance Agency	Mr. Douglas Smoot (HELP program)	1121 L St. Sacramento, CA 95814	916/322-3991	<a href="mailto:Dsmoot@chfa.ca.gov">Dsmoot@chfa.ca.gov</a> ( <a href="http://www.chfa.ca.gov">www.chfa.ca.gov</a> )
	Franchise Tax Board	Helpline (renter's tax credit, circuitbreaker program)	Franchise Tax Board Sacramento, CA 95827	800/852-5711	<a href="http://www.ftb.ca.gov">www.ftb.ca.gov</a>
	California Department of Mental Health	Mr. William Holland (Supportive Housing Init.)	1600 9 <sup>th</sup> Street Room 151 Sacramento, CA 95814	916/653-0261	<a href="http://Dmh.ca.gov">Dmh.ca.gov</a>
	California Dept. of Housing and Community Development	Mr. William Andrews (EHAP Program)	1800 3 <sup>rd</sup> St. Room 390-A Sacramento, CA 95814	916/323-3176	<a href="mailto:Homeless@hcd.ca.gov">Homeless@hcd.ca.gov</a>
Colorado	Colorado Dept. of Revenue	Mr. Richard Giardini (Prop. Tax/Rent Rebate)	1375 Sherman Street Denver, CO 80261	303/866-3089	<a href="mailto:Rgiardini@spike.dor.state.co.us">Rgiardini@spike.dor.state.co.us</a>
Connecticut	Connecticut Department of Social Services, Family Services Div.	Mr. Kevin Loveland, Director (eviction, security dep. programs)	25 Sigourney St. Hartford, CT 06106	860/424-5031	<a href="mailto:Kevin.loveland@po.state.ct.us">Kevin.loveland@po.state.ct.us</a>
	Connecticut Office of Policy Management	Mr. Ronald Madrid (Renter's Tax Relief)	450 Capitol Avenue Hartford, CT 06106-1308	860/418-6322	<a href="mailto:Ronald.madrid@po.state.ct.us">Ronald.madrid@po.state.ct.us</a>
	Dept of Economic and Community Development	Mr. Michael Santoro (T-RAP, RAP)	505 Hudson St. Hartford, CT 06106-7106	860/270-8171	<a href="http://www.ct.state.us/ecd">www.ct.state.us/ecd</a>
Delaware	West End Neighborhood House	Ms. Barbara Reed (state rent. assistance)	710 N. Lincoln Street Wilmington, DC 19805	302/658-4171	
	Lutheran Community Services	Ms. Donna DeBussy (security dep. loan prgm)	1304 N. Rodney Street Wilmington, DC 19806	302/654-8886	<a href="mailto:Lcs@diamondnet.org">Lcs@diamondnet.org</a>

State	Organization	Contact Name	Address	Phone Number	Email/Website
District of Columbia	Community Partnership for Prevention of Homelessness	Mr. Steve Cleghorn	801 Pennsylvania Ave., SE Suite 360 Washington, DC 20003	202/543-5298	<a href="http://www.community-partnership.org">www.community-partnership.org</a>
Florida	Department of Community Development	Ms. Joy Wilafred (Melburne) Ms. Debbie Garner (Jacksonville)	695 E. University Blvd. Melbourne, FL 32901; 4401 Emerson St. Suite 1 Jacksonville, FL, 32207	321/674-5734 (Melburne); 904/398-4424 (Jacksonville)	<a href="mailto:Jwillardwillford@melbournefl.orida.org">Jwillardwillford@melbournefl.orida.org</a> ; <a href="mailto:Debi@jaxhousing.com">Debi@jaxhousing.com</a>
Georgia	Georgia Department of Community Affairs	Ms. Tina Moore (HTF for the Homeless)	60 Executive Park South, NE Atlanta, GA 30329-2231	404/327-6870	<a href="http://www.dca.sfsate.ga.us">www.dca.sfsate.ga.us</a>
Hawaii	Department of Budget and Finance	Ms. Karen Kuioka	P.O. Box 150 Honolulu, HI 96810	808/586-1547	<a href="mailto:HibudgetandFinance@exec.stat.e.hi.us">HibudgetandFinance@exec.stat.e.hi.us</a>
Idaho	Idaho Association of Counties	Mr. Tony Panelli (Emergency Rental Asst.)	700 West Washington St. Boise, ID 83702	208/345-9126	<a href="mailto:Tpointelli@idcounties.org">Tpointelli@idcounties.org</a>
	Department of Corrections	Mr. Tom Hadlow (Temp. Asst. for Parolees)	1299 N. Orchard, Suite 110 Boise ID, 83701	208/658-2000	<a href="http://www.corr.state.id.us">www.corr.state.id.us</a>
Illinois	Department of Revenue, Office of Circuitbreaker and Pharmaceutical Programs	Ms. Sue Coombe (Circuitbreaker Program)	P.O. Box 19003 Springfield, IL 62794-9003	217/782-3336	<a href="mailto:RPPA002@revenue.state.il.us">RPPA002@revenue.state.il.us</a>
	Department of Human Services	Ms. Brenda Hanbury (Family Homeless Prevention Program)	100 S Grand Ave Springfield IL 62762	217/782-1317	<a href="mailto:RPPA002@revenue.state.il.us">RPPA002@revenue.state.il.us</a>
Indiana	Department of Housing, Chicago Low Income Housing Trust Fund	Mr. Edward Doherty	318 S. Michigan Avenue Chicago, IL 60604	312/747-6172	<a href="mailto:housing@ci.chi.il.us">housing@ci.chi.il.us</a>
Iowa	No rental assistance programs				
	Department of Revenue and Finance, Taxpayer Services	Mr. Gary Kasperbauer (Rent Reimburse Prgm)	P.O. Box 0457 Des Moines, IA 50306-0457	515/281-3114	<a href="mailto:Gary.Kasperbauer@idrf.state.ia.us">Gary.Kasperbauer@idrf.state.ia.us</a>
	Iowa Finance Authority	Ms. Donna Davis (Emergency Rental Asst)	100 E. Grand Avenue, Suite 250 Des Moines, IA 50309	515/242-4990	<a href="http://www.state.ia.us">www.state.ia.us</a>
Kansas	Department of Revenue, Policy and Research Division	Mr. Scott Holeman (Homestead Program)	Docking State Office Bldg 915 SW Harrison St. Topeka, KS 66625-0001	785/291-3506	<a href="http://www.ink.org/public/kdor/news">www.ink.org/public/kdor/news</a>

State	Organization	Contact Name	Address	Phone Number	Email/Website
Kentucky	No rental assistance programs				
Louisiana	Department of Social Services, Office of Community Services	Keith Devellier (Family Preserve. Prgm)	A. Z. Young Building 755 3rd St. Baton Rouge, LA 70802	225/342-2763	<a href="http://www.dss.state.la.us/offocs">www.dss.state.la.us/offocs</a>
Maine	Maine Revenue Services	Anthony Gould (PropTax & Rent Refund)	P.O. Box 1069 Augusta, ME 043232-1069	207/626-8460	<a href="mailto:Anthony.p.gould@state.me.us">Anthony.p.gould@state.me.us</a>
	Department of Human Services	Cindy Boyd (homeless prevention, temp housing assistance)	221 State Street Augusta, ME 04333	207/287-1921	<a href="http://janus.state.me.us/dhs/welcome.htm">http://janus.state.me.us/dhs/wel come.htm</a>
	Dept. of Mental Health, Mental Retardation and Subst. Abuse	Sheldon Wheeler (BRAP)	40 State Housing Station Augusta, ME. 04333-0040	207/287-4226	<a href="http://www.state.me.us/dmh/mrs/index.htm">http://www.state.me.us/dmh/mrs a/index.htm</a>
Maryland	State Department of Assessments and Taxation	Robert Bates (Renter Tax Credit Prgm)	301 W. Preston St. Rm 900 Baltimore, MD 21201-2395	410/767-4433	<a href="mailto:Robates@dat.state.md.us">Robates@dat.state.md.us</a>
	Department of Housing and Community Development	Joanne Baumbach (Rent Allowance Prgm)	100 Community Place Crownsville, MD 21032	410/514-7494	<a href="mailto:Baumbach@dhsd.state.md.us">Baumbach@dhsd.state.md.us</a>
Massachusetts	Citizens' Housing and Planning Association, Inc.	Chris Norris (pub. hsg. MVRP, AHVP)	18 Tremont Street, Suite 401 Boston, MA 02108	617/742-0820	<a href="mailto:Cnorris@chapa.org">Cnorris@chapa.org</a>
Michigan	Department of Treasury, Office of Revenue and Tax Analysis	Scott Darragh (Homestead Property Tax Credit Program)	Michigan Department of Treasury 430 West Allegan Street Lansing, MI 48922	517/241-2148	<a href="mailto:Darraghs@state.mi.us">Darraghs@state.mi.us</a>
	Family Independence Center	Shirley Nowakowski (Emergency Serv. Prgm)	235 South Grand, Suite 1305 Lansing, MI 48909	517/335-3588	<a href="mailto:nowakowskis@state.mi.us">nowakowskis@state.mi.us</a>
Minnesota	Minnesota Housing Partnership	Mr. Chip Halbach (Youth Shelter Prgm, RAFS)	1821 University Ave, West Minneapolis, MN 55404-2451	651/649-1710	<a href="mailto:Chalbach@mhponline.org">Chalbach@mhponline.org</a>
	Minnesota Budget Project	Ms. Nan Madden (Bridges Program)	2700 University Ave. West #250 St. Paul, MN 55114	651/642-1904	<a href="mailto:nan@mnbn.org">nan@mnbn.org</a>
	Minnesota Office of Economic Opportunity; Dept of Children, Families and Learning	Pat Leery (FHP AP, Transitional Housing Program, ESP)	1500 Highway 36 West Roseville, MN 55113	651/582-8399	<a href="http://www.children.state.mn.us">www.children.state.mn.us</a>

State	Organization	Contact Name	Address	Phone Number	Email/Website
	Department of Revenue	Jason Nord (Prop. Tax Refund Prgm)	Mail Station 5510 St. Paul, MN 55146-5510	651/296-3781	Jason_nord@notes.mdor.state.mn.us
Mississippi	No rental assistance programs				
Missouri	Division of Taxation and Collection	Mr. John Minnick (Prop. Tax Credit Prgm)	P.O. Box 629 Jefferson City, MO 65105-0629	573/751-7791	John_Minnick@mail.dor.state.mo.us
	Missouri Housing Development Commission	Valerie Sanders (Housing Trust Fund)	3435 Broadway Kansas City, MO 64111-2415	816/759-6600	vsanders@mhdc.com
Montana	Department of Revenue	Bob Yost (Elderly Renter Credit)	P.O. Box 5805 Helena, MT 59604-5805	406/444-3379	www.state.mt.us/revenue/
	Dept. of Public Health and Human Services	Jim Nolan (Tenant-based Subsidy Program)	Cogswell Building 1400 Broadway Helena, MT 59620	406/447-4260	dphhstech@state.mt.us
Nebraska	Department of Economic Development	Lara Huskey (Homeless Asst. Program)	P.O. Box 94666 301 Centennial Mall South Lincoln, NE 68509-4666	402/471-3759	lhuskey@neded.org
Nevada	Nevada Dept. of Business and Industry; Housing Division (Housing Trust Fund)	Ms. Deborah Parra (security deposit and rental payment program)	1802 North Carson Street Suite 154 Carson City, NV 89701-1229	775/687-4258	Dparra@govmail.state.nv.us; www.state.nv.us/bi/hd
	Department of Taxation	E. Heinz (Senior Citizens Property Tax Rebate Program)	555 E. Washington Ave. Ste 1300 Las Vegas, Nevada 89101	702/486-2300	eheinze@govmail.state.nv.us
New Hampshire	Department of Health and Human Services	Lynn Tracy (Housing Security Guarantee Program)	129 Pleasant Street Concord, NH 03301	603/271-5043	www.dhhs.state.nh.us
	Housing Finance Authority	Sheila Malynowski (Emer. Rental Asst Prgm)	P.O. Box 5087 Manchester, NH 03108	603/472-8623 x235	www.nhhfa.org/
New Jersey	Department of Treasury, Division of Taxation	Homestead Rebate Prgm	P.O. Box 002 Trenton, NJ 08625	609/292-5031	taxation@oit.state.nj.us
	Dept. of Community Affairs, Division of Housing and	Roy Ziegler (Work First New Jersey)	P.O. Box 800 101 South Broad Street	609/633-6150	www.state.nj.us/dca/



State	Organization	Contact Name	Address	Phone Number	Email/Website
	Community Resources Department of Human Services	Temporary rental assistance program	Trenton, NJ 08625 P.O. Box 700 Trenton, NJ 08625	800/792-9773	webmaster@dhs.state.nj.us
New Mexico	Taxation and Revenue Dept, Administrative Resolution and Services Bureau	Libby Gonzalez (Renter Rebate Program)	P.O. Box 630 Santa Fe, NM 87504	505/827-9841	www.state.nm.us/ptd
New York	Department of Taxation and Finance	Vera Prosper, (Prop. Tax Credit Prgm)	W.A. Harriman Campus Albany, NY 12227	518/474-4328	Vera.prosper@ofa.state.ny.us
	State Division of Housing and Community Renewal	Richmond McCurnin (Low Rent Hsng Prgm)	Housing Operations 25 Beaver St. 6 <sup>th</sup> floor New York, NY 10004	212/480-6444	www.dchr.state.ny.us/general/c ontact.htm
	Tenants and Neighbors	Michelle Bonan (SCRIE Program)	105 Washington St. 2 <sup>nd</sup> floor New York, NY 10006	212/695-8922 ext. 313	mbonan@aol.com or nytnc@aol.com
North Carolina	North Carolina Housing Finance Agency	Denise Brooks	3508 Bush Street Raleigh, NC 27609-7509	919/877-5668	dbrooks@nchfa.com
	Department of Health and Human Services	Pheon Beal (TANF-Hsng Pilot Proj.)	325 North Salisbury Ave. Raleigh, NC 27603	919/733-7831	Pheonbeal@ncmail.net
North Dakota	Office of State Tax Commissioner	Ms. Marcy Dickerson (Prop. Tax Refund Prgm)	600 E Boulevard Ave. Bismarck, ND 58505-0599	701/328-3127	mdickerson@state.nd.us
	North Dakota Housing Finance Agency	Karen Hollman	P.O. Box 1535 Bismarck, ND 58502-1535	701/328-8056	www.ndhfa.state.nd.us
Ohio	Department of Mental Health	Ms. Roma Barickman (Housing Assist Program)	30 E. Broad Street, 8 <sup>th</sup> Floor Columbus, OH 43215-3430	614/466-5157	Barickmanr@mhmail.mh.state. oh.us
	Department of Development	Mr. Bob Johnson (Housing Trust Fund)	77 South High St. P.O. Box 1001 Columbus, OH 43215	614/752-8096	www.odod.state.oh.us
Oklahoma	No rental assistance programs				
Oregon	Department of Housing and Community Services	Josie Saldana-Truong (low income rental housing assistance)	1600 State Street Salem, OR 97301-4246	503/986-2101	www.hcs.state.or.us
	Oregon Depart. of Revenue, Research Division	Richard Kramer (Elderly Rent Assistance Program)	955 Center Street, NE Salem, OR 97310-2551	503/378-4988	www.dor.state.or.us
Pennsylvania	Department of Revenue	Wendy Taylor	7 Revenue Place	717/787-6960	www.state.pa.us

State	Organization	Contact Name	Address	Phone Number	Email/Website
Rhode Island	Rhode Island Housing and Mortgage Finance Corporation	Judy Jones (EHAP Program)	Harrisburg, PA 17129-00007 44 Washington St Providence, RI 02903	401/457-1285	N/A
	Office of Taxation	Mr. Mike Canole (Rent Rebate for Seniors)	40 Fountain Street, 8 <sup>th</sup> floor Providence, RI 02903	401/222-6261	<a href="mailto:mcanole@tax.state.ri.us">mcanole@tax.state.ri.us</a>
South Carolina	No rental assistance programs				
South Dakota	South Dakota Housing Development Authority	Greg Jaspar	P.O. Box 1237 221 S. Central Ave. Pierre, SD 57501	605/773-5631	<a href="http://www.sdhda.org">www.sdhda.org</a>
Tennessee	Department of Mental Health/Mental Retardation	Dennis Wenner	3 <sup>rd</sup> floor Cardell Hull 425 Fifth Ave. North Building Nashville, TN 37243	615/532-6545	<a href="mailto:Ci21014@langate.tnet.state.tn.us">Ci21014@langate.tnet.state.tn.us</a>
Texas	No rental assistance programs				
Utah	Utah State Tax Commission	Dennis J. Morrison (circuitbreaker program)	210 North 1950 West Salt Lake City, UT 84134	801/297-7560	<a href="mailto:grundqui@tax.state.ut.us">grundqui@tax.state.ut.us</a>
Vermont	Vermont Department of Taxes, Office of Tax Policy	Mr. William J. Smith (circuitbreaker program)	109 State Street Montpelier, VT 05609-1401	802/828-2505	<a href="mailto:wsmith@tax.state.vt.us">wsmith@tax.state.vt.us</a>
Virginia	Arlington Department of Human Services	Nancy Hart (Arlington Co. Program)	3033 Wilson Blvd Suite 700-A Arlington, VA 22201	703/228-1350	
	Department of Housing and Community Development	Robbie Campbell	The Jackson Center 501 North Second Street Richmond, VA 23219-1321	804/371-7113	<a href="http://www.dhcd.vipnet.org">www.dhcd.vipnet.org</a>
Washington	Dept. of Community, Trade and Economic Development	Annie Conant (ESAP)	906 Columbia Street SW Olympia, WA 98504-8300	360/664-8153	<a href="mailto:Anniec@cted.wa.gov">Anniec@cted.wa.gov</a>
	Department of Community, Trade and Economic Development	Jennifer Turin (Mortgage and Rental Assistance Program)	906 Columbia Street SW PO Box 48350 Olympia, WA 98504-8300	360/753-1928	<a href="mailto:jent@cted.wa.gov">jent@cted.wa.gov</a>
West Virginia	Property Tax Division of the Dept. of Tax and Revenue	Mr. Jerry A. Knight (circuitbreaker program)	P.O. Box 2389 Charleston, WV 25328-2389	304/558-3940	N/A
Wisconsin	Wisconsin Department of Revenue	Ms. Meredith Krejny (Homestead Tax Credit)	P.O. Box 8906 Madison, WI 53708	608/261-8984	<a href="mailto:mkrejny@dor.state.wi.us">mkrejny@dor.state.wi.us</a>

State	Organization	Contact Name	Address	Phone Number	Email/Website
	Department of Administration, Division of Housing	Angela Ramirez (LHOG, HCRI Programs)	P.O Box 8944 Madison, WI 53708	608/267-6905	Dohweb@doa.state.wi.us
Wyoming	No rental assistance programs				



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