

# ESG Rapid Re-Housing HUD Requirements Guide

## 1. Eligible Participants and Eligible Costs

<b>Participant Eligibility Criteria – ESG RRH</b>		
<b>Criterion</b>	<b>Initial Certification</b>	<b>Re-Certification</b>
<b>Category 1:</b> Literally Homeless OR <b>Category 4:</b> Fleeing/Attempting to flee DV <i>and</i> literally homeless	X	
<u>Required</u> Income Evaluation		X
Need (amount and type of assistance)	X	X
Lacking Resources and Support Networks (“ <i>But For</i> ”)		X

[https://www.hudexchange.info/resources/documents/Rapid\\_Re-Housing\\_ESG\\_vs\\_CoC.pdf](https://www.hudexchange.info/resources/documents/Rapid_Re-Housing_ESG_vs_CoC.pdf)

See HUD’s **Criteria for Defining Homeless and Recordkeeping Requirements** (last page of this packet)

<b>ESG RRH Eligible Activity Types and Eligible Costs</b>		
<i>Payments cannot exceed 24 months out of any 3-year period</i>		
<b>Rental Assistance</b>	<b>Housing Re-location and Stabilization Services</b>	
	<b>Financial Assistance</b>	<b>Services Costs</b>
<u>Eligible Costs:</u> <ul style="list-style-type: none"> <li>• Short-term rental assistance (up to 3 months)</li> <li>• Medium-term rental assistance (4-24 months)</li> <li>• Rental Arrears</li> </ul> <p>*Rental Assistance can be project-based or tenant-based</p>	<u>Eligible Costs:</u> <ul style="list-style-type: none"> <li>• Rental Application Fees</li> <li>• Security Deposits (less than or equal to 2 months rent)</li> <li>• Last Month’s Rent</li> <li>• Utility Deposits</li> <li>• Utility Payments (up to 6 months or arrears)</li> <li>• Moving Costs</li> </ul>	<u>Eligible Costs:</u> <ul style="list-style-type: none"> <li>• Housing Search and Placement</li> <li>• Housing Stability Case Management</li> <li>• Mediation</li> <li>• Legal Services</li> <li>• Credit Repair</li> </ul>

[https://www.hudexchange.info/resources/documents/RA\\_HRSS\\_Standards\\_Matrix.pdf](https://www.hudexchange.info/resources/documents/RA_HRSS_Standards_Matrix.pdf)

## 2. ESG Applicable Requirements for Rental Assistance and Housing Relocation and Stabilization Services

Standard	Rental Assistance	Housing Relocation and Stabilization Services	
		Financial Assistance	Services
Fair Market Rent	X		
Rent Reasonableness	X		
Housing Habitability Standards	X	X	X
Lead-Based Paint Requirements	X	X	X
Lease between the participant and landlord	X		
Rental Assistance Agreement between landlord and recipient or subrecipient	X		
Maximum Amounts and Periods of Assistance (24-month cap in 3- year period)	X	X	X
Participation in HMIS	X	X	X
Prohibition of use with other subsidies	X	X	
Recordkeeping and reporting requirements	X	X	X

[https://www.hudexchange.info/resources/documents/RA\\_HRSS\\_Standards\\_Matrix.pdf](https://www.hudexchange.info/resources/documents/RA_HRSS_Standards_Matrix.pdf)

## 3. 2018 HUD Fair Market Rents

County	Efficiency	1 BR	2BR	3BR	4BR
Boulder	\$1084	\$1195	\$1461	\$2056	\$2350
Denver - Aurora-Lakewood, CO MSA	\$938	\$1127	\$1418	\$2031	\$2351

*\*Denver, Aurora, Lakewood, CO MSA includes: Adams, Arapahoe, Broomfield, Denver, Douglas, and Jefferson Counties*

<https://www.huduser.gov/portal/datasets/fmr.html>

#### 4. Calculating GROSS Rent Amount

<b><u>Total contract rent amount of the unit</u></b>
+
<b><u>Any fees for occupancy under the lease (excluding late fees and pet fees)</u></b>
+
<b><u>Monthly utility allowance (excluding telephone) established by local PHA</u></b>
=
<b>GROSS RENT AMOUNT</b>

Note: The monthly utility allowance is added only for those utilities that the tenant pays for separately (for more information on utility allowances established by the local public housing agency (PHA), see 24 CFR § 982.517). The utility allowance does not include telephone, cable or satellite television service, and internet service. If all utilities are included in the rent, there is no utility allowance.

<https://www.hudexchange.info/resources/documents/ESG-Rent-Reasonableness-and-FMR.pdf>

#### 5. Area Median Income

**Area Median Income (AMI):** Area Median Incomes are calculated by HUD and updated annually. There is no income limit for Rapid Re-Housing at intake, but at the Annual Assessment, participant’s income must be at or below 30% AMI. The link to find AMIs by county is posted on the MDHI website on the ESG page or you can go to:

<b>30% Area Median Income – Effective April 1, 2018</b>							
<b>Income Limit Area</b>	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>	<b>7 Persons</b>
<b>Denver – Aurora-Lakewood County</b>	\$18,900	\$21,600	\$24,300	\$26,950	\$29,420	\$33,740	\$38,060
<b>Boulder County</b>	\$22,850	\$26,100	\$29,350	\$32,600	\$35,250	\$27,850	\$40,450

*Note: Denver – Aurora – Lakewood Counties include Adams, Arapahoe, Broomfield, Douglas, Denver, and Jefferson counties*

[https://www.huduser.gov/portal/datasets/il/il2017/select\\_Geography.odn](https://www.huduser.gov/portal/datasets/il/il2017/select_Geography.odn)