



Mobile Home Tenant Based Rental Assistance Program

City Council
September 6, 2022

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 9/6/2022

Agenda Item No.: #29(22-712)

Background

- On June 21, a proposal was brought forward to consider a TBRA program for very low-income senior mobile home owners
- The City currently operates a TBRA program for individuals and families that are homeless or at-risk of homelessness
- City staff researched mobile home TBRA programs for best practices (4 programs found nationwide)
- On July 25, the Mobile Home Advisory Board provided input and recommended the proposed Mobile Home TBRA program



HOME TBRA

HOME funds can be used to provide temporary rental assistance (up to 24 months) to households at risk of losing their housing

HUD Requirements:

- Income Eligibility
- Rent Reasonableness
 - Households pay 30% of their gross income toward Fair Market Rent
 - Households must also pay any rent in excess of Fair Market Rent
- Housing Quality Standards Inspection (corrections prior to payment)
- Contract for Assistance
- HOME funds cannot be used to pay back rent, mortgage, utilities



Available HOME Funding

HOME Funds Available for Program:	\$391,654
Citywide Average Monthly Space Rent:	\$1,839
Estimated Monthly Assistance to Extremely Low-Income Households:	\$1,100
Estimated Households to be assisted for 12 months:	30



Proposed Program Eligibility and Preferences

Eligibility:

- Age 62 years and older
- HB mobile home owner with space rent
- Minimum one-year residency in the mobile home
- Household income 50% of Area Median Income or less
- Household cannot be receiving any other governmental rental assistance

Preferences:

- Veteran
- Extremely Low-Income (30% of Area Median Income)
- Paying 50% of income or more for space rent



2022 HUD Income Limits

Household Size	30% of Median	50% of Median
1	up to \$28,500	\$28,501 - \$47,450
2	Up to \$32,550	\$32,551 - \$54,200



Continuing Program Eligibility

Requirements for participation in the Mobile Home TBRA program include:

- The household must remain income eligible
- The household must complete the eligibility recertification process
- The household must continue to reside in the mobile home on a full-time basis
- The household must pay their space rent, City will reimburse their subsidy amount



Next Steps

Should the City Council approve the proposed Mobile Home TBRA Program, staff will:

- Prepare amendments to the Annual Action Plan and Consolidated Plan to allocate HOME funds to the new program (plans must be made available for public review for 30 days)
- Issue a Request for Proposals for a program operator
- Prepare an amendment to the Residential Rehabilitation Grant Program guidelines



Next Steps

- City Council must hold a public hearing to consider:
 - Substantial Amendment to the Annual Action Plan
 - Substantial Amendment to the Consolidated Plan
 - Modification of the Residential Rehabilitation Grant Program guidelines
 - Funding for program, administration, rehabilitation grants
- HUD must approve plan amendments (45 days)
- Applications will then be accepted for 4 weeks
- Initial eligibility list will be established by lottery



Questions?

