

Housing Stabilization Program

Program Guidelines

Funding

The Consolidated Appropriations Act, 2021 (the "Act"), signed by the President on December 27, 2020, allocates \$25 billion in Coronavirus Relief Fund dollars from the U.S. Treasury for emergency rental assistance. Lexington-Fayette Urban County Government received a direct allocation of \$9,663,722.30 on January 21, 2021. Treasury will recapture any funds not obligated by Lexington-Fayette Urban County Government as of September 30, 2021, and reallocate/repay those amounts to grantees who, as of that time, have obligated at least 65% of their original grant.

Purpose

Stabilize housing, reducing eviction and homelessness impacts by providing financial assistance to those households unable to pay rent, utilities, and other expenses due to the impact of the ongoing COVID-19 pandemic. This program will also allow landlords to get substantial payments for back rent.

Financial assistance

The goal of providing this assistance is to ensure stable housing for the tenant recipients. Households can receive financial assistance for the following activities:

- Rent Arrears/Future Payments
- Utilities Arrears/Future Payment
- Other Expenses related to housing

Payments, including arrearages and future payments for a household generally may not exceed 12 months **total**. For each 3 months of future rent, income must be recertified and only 3 months future rent can be paid at a time. If it is necessary to ensure the household remains stably housed **and** if funding is available, applicant may apply for an additional 3 months for a possible total of 15 months. Additional documentation will be required for month, 13, 14, and 15.

Eligible Tenants

Program will not allow any additional eligibility criteria. One (1) or more individuals in the household,

1. 80% or below area median income;
And
2. Fayette County resident;
And
3. Certification household member has qualified for unemployment benefits or has experienced a reduction in household income, incurred significant costs, or experienced other financial hardship due directly or indirectly to the COVID-19 outbreak;
And
4. Certification that household is at risk of homelessness by a pending eviction or a past due notice or unsafe or unhealthy living conditions

Eligible Landlords

Program will not make modifications to settlement agreement or eligibility criteria.

1. Must forgive all late fees, penalties, and interest related to non-payment of rent;
And
2. Must agree not to evict due to past due rent prior to March 2020;
And
3. Have a current rental agreement;
And
4. Must agree to give 45 days' notice for any future eviction, not to be initiated until at least 30 days after assistance concludes;
And
5. Must agree to terms of arrearage settlement and submit necessary paperwork.

Application Process

Option 1

Step 1: Residents may enter their information in the www.covid19renterhelp.org portal.

Step 2: Community Action Council will verify through the KYHMIS that applicant has not been served by duplicating benefits or does not have an open application/case. Community Action Council will enter all relevant information in the KYHMIS or refer them to Community Action Council.

Step 3: Community Action Council staff will prioritize applications per Treasury guidance.

Step 4: Community Action Council will have 3 business days to contact applicant to pre-screen the eligibility of the applicant and landlord and begin providing service.

Step 5: Community Action Council will update the KYHMIS per KYHMIS policies and procedures including training documentation.

Option 2

Step 1: Community Action Council will establish community outreach events in which tenant can apply on a walk-in basis.

Step 2: Community Action Council will verify through the KYHMIS that they have not been served by duplicating benefits or does not have an open application/case. Community Action Council will enter all relevant information in the KYHMIS or refer them to Community Action Council.

Step 3: Community Action Council will update the KYHMIS per KYHMIS policies and procedures including training documentation.

Option 3

Landlords and owners may apply on behalf of tenants meeting the eligibility requirements, so long as,

1. The tenant cosigns the application;
And
2. The landlord provides documentation to the tenant of application, payment and settlement agreement;
And
3. Landlord provides agency with all required documentation for each tenant;
And
4. All payments are used to satisfy the tenant's rental obligation to the owner.

Documentation

Annual income for 2020 or the 2 months prior to application for assistance

Certification of COVID-19 Impact

Documentation of Fayette County Residency

Certification of Possible or Pending Eviction

Documentation of Assistance Paid

Landlord Settlement Agreement

Reporting

- All organizations are required to enter client level data within 2 business days of action and comply with all KYHMIS data quality standards.
- All data fields in the KYHMIS are to be complete.