



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

### Short Term Rent Assistance Selection Criteria

*Households are evaluated for Short Term Rent Assistance as part of a holistic housing assessment at Northwest Pilot Project. Households who meet NWPP's basic eligibility criteria (below) may discuss their need with one of our Housing Specialists by calling (503)227-5605 for an initial phone screening. During the phone screening, the household members will share information about housing needs, housing history, current and future income sources, household budget, current and past services, and barriers to successful housing. This information assists the household and Housing Specialist in the development of a housing plan that addresses both immediate and long-term housing needs.*

**\*\*\*COVID 19 Remote Application and Documentation process for Short and Medium Term Rental Assistance Funds\*\*\***

*Due to COVID 19 Northwest Pilot Project's office is currently only open for limited hours. At this time all requests for short and medium term assistance are being assessed and approved through phone or email screenings. Clients who are approved for STRA funds will be requested to give verbal permission to document all necessary information including, but not limited to: releases of information, demographic information, and income information. All required documents can also be accepted via mail, fax, or email. In some instances, funding may not be released until all required documents are received by Northwest Pilot Project.*

In order to qualify for Short Term Rent Assistance through Northwest Pilot Project, households must meet the following six criteria:

1. Household must qualify for services from Northwest Pilot Project as follows:
  - Household must contain one member at least 55 years old
  - Household must reside in Multnomah County or be homeless
  - Household must not contain any minor children under 18 years old
2. Household must not exceed maximum income level for funds. Priority will be given to households that receive annual income under 20% of median family income (for a single person household, \$1,242/month or under). Due to limited funding we are not generally able to provide rental assistance and deposit/move in assistance for those currently in subsidized/Section 8 housing.
3. Household members must be able to fully explain the circumstances that led to a need for Short Term Rent Assistance; and must have a verifiable plan in place that will address these circumstances in 1-2 months. Household members requesting eviction prevention assistance must be on a rental agreement. All households will need to provide verification of current and future income and expenses. NWPP staff will assist in the development of a plan as needed. Deposit assistance cannot exceed 2x the monthly stated rent.
4. Household must show that they do not have sufficient financial resources and that without this assistance they may not be able to maintain or obtain housing.

5. Rent cost must be reasonable. NWPP will use household size, income, and Fair Market Rent to determine whether the rent is reasonable and sustainable for the household. The current Fair Market rent is: \$1,416 for a studio; \$1,512 for a 1 bedroom; and \$1,735 for a 2 bedroom.

6. Households must be willing to give permission to NWPP staff to contact landlords during the assessment and for one year following assistance to ensure and document success.

Households who meet the selection criteria will be assisted on a first come, first served basis until the monthly allocation of STRA funds (approximately 1/12 of total annual allocation) is fully spent out. There may be limited funds for households who need a longer term of assistance to maintain permanent housing stability.

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