



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

Short Term Rent Assistance Selection Criteria Fiscal Year 2024/2025

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 Assessment 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 Assessment Specialist in the development of a housing plan that addresses both immediate and long-term housing needs. Households without access to telephones may come in to the office during NWPP's regular business hours to receive an assessment. Our office hours are Monday, Tuesday, and Wednesday 9am-4pm and Thursday 1-4pm.

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, income information, and verified w-9 information from property owner/manager. 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. Scheduled in person appointments may also be required to complete approved rental assistance requests.

In order to qualify for Short Term Rent Assistance through Northwest Pilot Project, households must meet the following eight (8) criteria:

1. Household qualifies 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 meets income guidelines for funds. Priority will be given to households that receive annual income under 20% of median family income (for a single person household, \$1,376 /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 can fully explain the circumstances that led to a need for Short Term Rent Assistance and have a verifiable plan in place that will address these circumstances with no more than 1-2 months of assistance. 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 can 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 is 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: \$1,650 for a studio; \$1,776 for a 1 bedroom; and \$2,024 for a 2 bedroom.

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

7. Rental assistance will stabilize housing or prevent eviction. Having a financial need for assistance in paying for housing is not based solely on the basis of meeting the income or resource qualifications above, but by comparing the client's income with regularly recurring expenses such as rent, utilities, health insurance premiums, out of pocket medical expenses including past medical bills, and food.

8. Household has not received assistance in the previous two years (exceptions will be considered on a case by case basis for circumstances such as verifiable theft or fraud, no-cause evictions, domestic violence, or other similar situations).

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.

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