



Tenant Selection for HOME-ARP Programs

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Presenter

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Check out our booth – meet my colleagues!

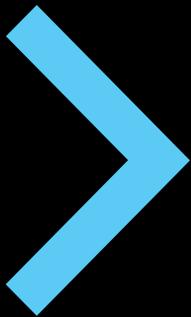
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Agenda

- Tenant Selection Plans (TSP) Overview
- **How does HOME-ARP Impact TSPs?**
 - Eligibility & Documentation
 - Preferences and Limitations
 - Referral Methods and Roles in Tenant Selection



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Tenant Selection Plans

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Purpose of TSPs

Purpose of Tenant Selection Plans

- **Eligibility:** Defines the requirements applicants must meet and details documents required for application
- **Selection Procedures.** Outlines the steps for accepting, selecting, and rejecting households based on established criteria.
- **Occupancy Standards and Transfers.** Documents occupancy standards, unit transfers, and emergency transfers.

Impact of HOME-ARP on Tenant Selection Plans

Eligibility & Documentation

HOME-ARP limits eligibility to Qualifying Populations rather than income levels, focusing on households' living situations. Screening criteria may impact QP eligibility.

Preferences and Limitations

Tenant selection plans must follow preferences and limitations from the accepted PJ's allocation plan to meet HOME-ARP goals and priorities.

Referral Methods and Roles in Tenant Selection

HOME-ARP has expanded referral methods options that can impact who does what in the tenant selection process.



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Eligibility & Documentation

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HOME-ARP Qualifying Populations



QP1: Homeless

Homeless as defined by 24 CFR 91.5 (1), (2), and (3)..

QP2: At Risk of Homelessness

At Risk of Homelessness as defined in 24 CFR 91.5

QP3: Fleeing Violence or Trafficking

Persons fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking.

QP4: Other Populations

Families and individuals requiring services or housing assistance to prevent homelessness, and those at greatest risk of housing instability

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Determining Documentation Needed



Assess Living Situation

Start by determining the individual's primary nighttime residence or any urgent housing needs to establish context for QP status.

Review QP Documentation Requirements

Identify which parts of the QP definition apply and what specific documentation is needed for verification.

Collect and Verify Documents

Gather necessary documents in the proper order and follow established processes to efficiently support QP status.

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QP Documentation Resources

[At-A-Glance QP Definitions](#) QP definitions help PJ and partner staff quickly understand technical criteria in a clear and concise format.

[QP Documentation Requirements](#) Includes core components and practical documentation examples for compliance.



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Eligibility & Documentation Considerations

Have project owners:

Partner with providers who do this work for assistance with documentation

Use HUDexchange resources to learn definitions and requirements

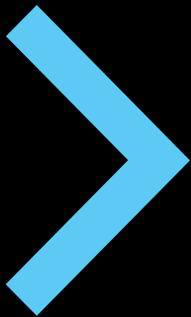
Review TSPs for:

Correct QP definitions

Screening criteria that is a barrier to QPs

When documentation is provided. Tenants must meet QP definition at **admission**

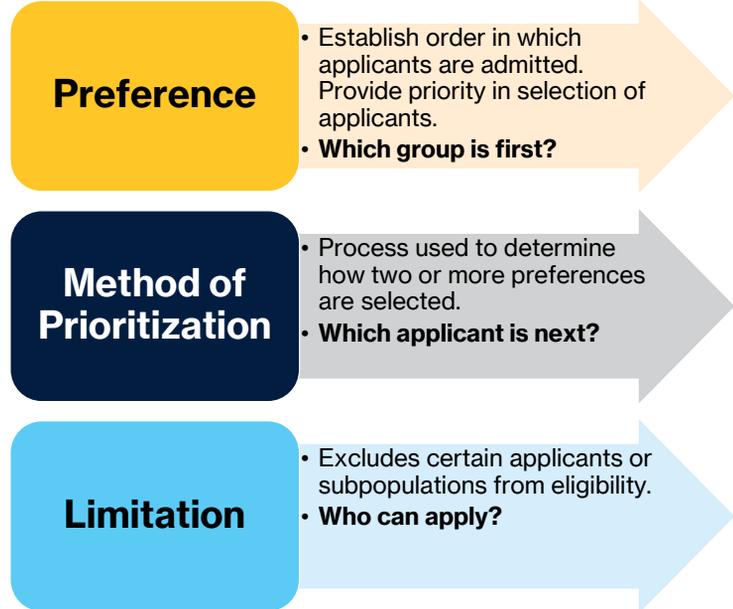
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Preferences & Limitations

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Defining Preferences, Prioritization and Limitations



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Considerations when Using HOME-ARP with Other Funding



Implementation of Accepted Preferences/Limitations

TSPs must implement only accepted HOME-ARP preferences for the HOME-ARP units. TSPs can only limit applicants when there are accepted limitations.

Subsidy Layering Considerations

Additional preferences may arise from layered subsidies but must align with the Allocation Plan to avoid conflicts. This may require a substantial amendment.

Coordination Between Funding Entities

State and local PJs must ensure preferences are consistent across multiple funding programs and tenant selection plans.

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Preference & Limitations Considerations

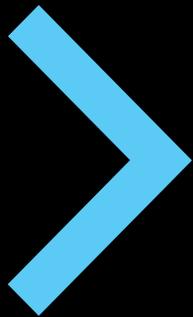
Ensure that all four QPs have access to waiting list (if there are no established limitations)

Identify any funding sources with requirements that changes who of the QPs can occupy a unit

Review draft TSPs for:

- Preference language that describes that one QP is selected above another that is outside of your approved Allocation Plan.
- Limitation language that prevents one or more of the QPs from applying to the property
- Prioritization language that is outside of your accepted Allocation Plan. (Default prioritization is chronological order)

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Referral Methods

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Referral Methods Impact on TSPs



Three Referral Methods

Expanded Coordinated Entry, Coordinated Entry and Other Referral Methods, and Project/Activity Waiting List as core referral strategies.



Involvement of New Entities

New entities are included in the referral process, requiring clear roles and responsibilities for effective coordination.

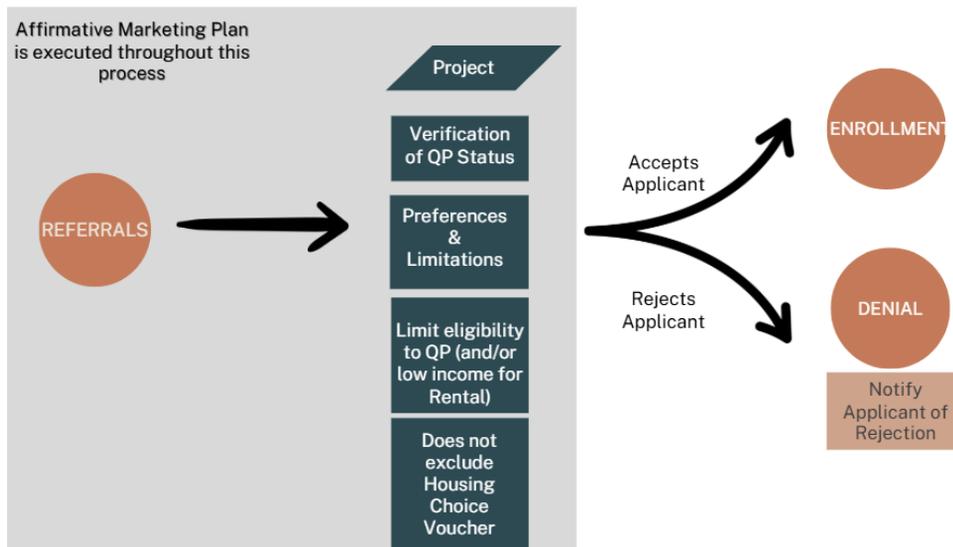


Documentation and Agreements

Written agreements or MOUs may be necessary to define roles, and these partnerships reflected in the Tenant Selection Plan.

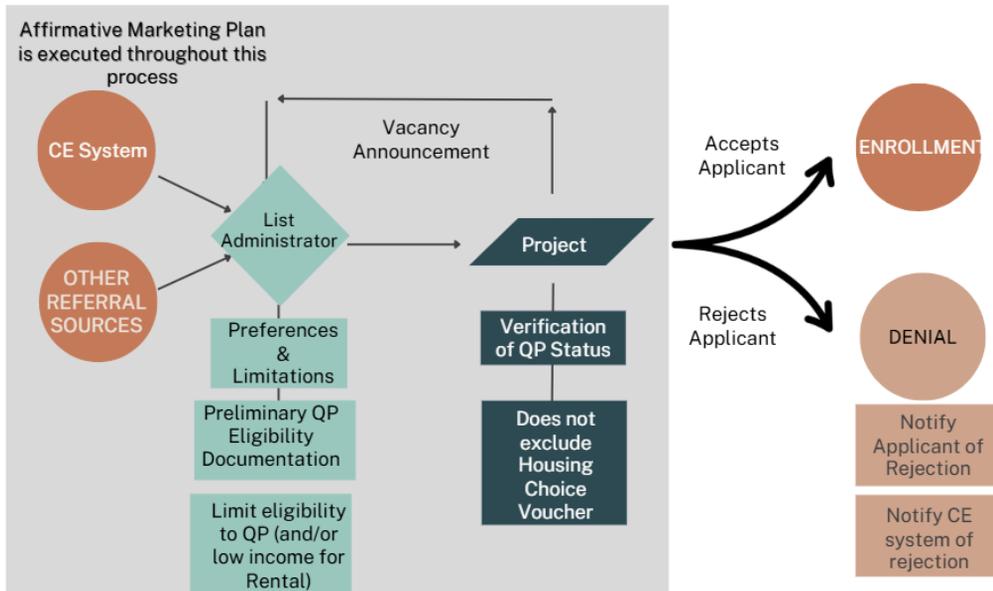
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Tenant Selection – Project Waiting List



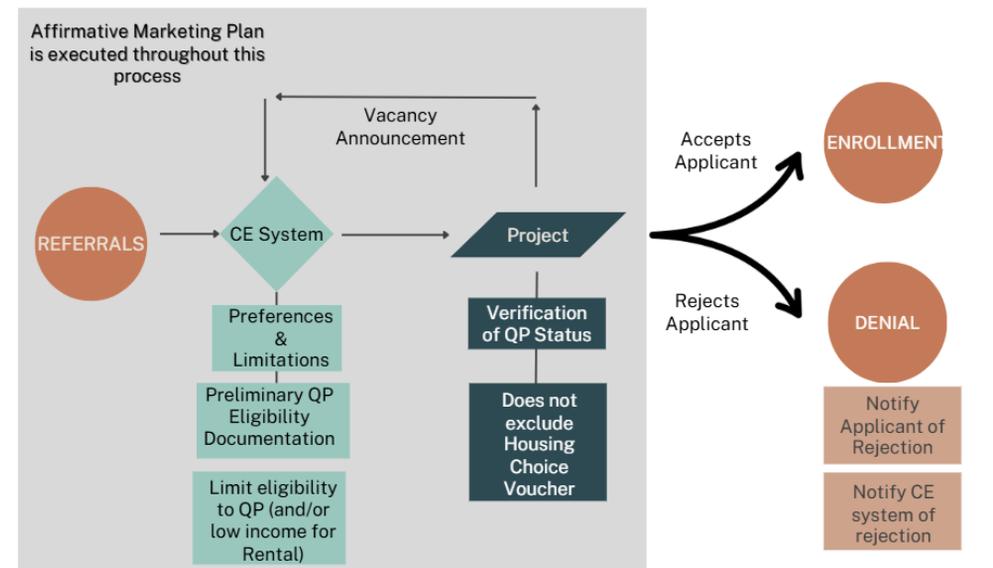
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Tenant Selection – CE & Other Referral Methods

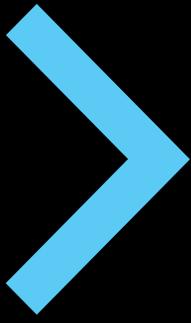


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Tenant Selection – HOME ARP Expanded CE



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Thank you!