

## HUD CoC Requirements Transitional Housing vs. Permanent Housing

	<b>Transitional Housing (TH)</b>	<b>Rapid Rehousing (RRH)</b>	<b>Permanent Supportive Housing (PSH)</b>
<b>HUD CoC Component Definition</b>	TH is designed to provide homeless individuals and families with interim stability and support to move to and maintain permanent housing.	RRH provides supportive services, and short-term (up to 3 months) or medium-term (for 3 to 24 months) tenant-based rental assistance, as necessary to help a homeless individual or family, with or without disabilities, move as quickly as possible into permanent housing and achieve stability in that housing.	PSH is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households with at least one member with a disability in achieving housing stability.
<b>Length of Assistance</b>	TH may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Households may remain in TH for a period longer than 24 months, if permanent housing for the individual or family has not been located or if the individual or family requires additional time to prepare for independent living. HUD may discontinue assistance for a TH project if more than half of the participants remain in that project longer than 24 months.	Rental assistance is limited to up to 24 months. Supportive services may be provided for up to 6 months after rental assistance ends.	No designated length of stay
<b>Participant Eligibility subject to change in NOFO</b>	Per HUD requirements, people who qualify under HUD homelessness definition <a href="#">Category</a>	In Arlington County, people who qualify under HUD homelessness definition <a href="#">Category 1</a> (literal	In Arlington County PSH units are designated per the project

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	<a href="#">1</a> (literal homelessness), <a href="#">Category 2</a> (Imminent Risk of Homelessness), or <a href="#">Category 4</a> (fleeing/attempting to flee DV) are eligible for TH.	homelessness) or <a href="#">Category 4</a> (fleeing/attempting to flee DV) are eligible for RRH.	applicant for people meeting the HUD definition of <a href="#">Chronic</a> or <a href="#">Dedicated Plus</a> homelessness.
<b>Lease/Occupancy Agreements</b>	<p>Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing with the following requirements:</p> <ul style="list-style-type: none"> <li>• An initial term of at least one month</li> <li>• Automatically renewable upon expiration, except by prior notice by either party</li> <li>• A maximum term of 24 months</li> </ul>	Program participants must have a lease. Lease must be for a term of at least one year and automatically renew upon expiration.	Program participants must have a lease or sublease. Lease must be for a term of at least one year and automatically renew upon expiration.
<b>Maximum Gross Rent<sup>1</sup></b>	To house a program participant in any unit supported with CoC leasing or rental assistance funds, the unit must meet <u>rent reasonableness standards</u> . CoC funds cannot be used to rent units that exceed reasonable	CoC rental assistance funds cannot be used to rent units that exceed <u>rent reasonableness standards</u> .	To house a program participant in any unit supported with CoC leasing or rental assistance funds, the unit must meet <u>rent reasonableness standards</u> . CoC funds cannot be used to rent units that exceed reasonable

<sup>1</sup> To calculate the gross rent for purposes of determining whether it meets the rent reasonableness standard, consider the entire housing cost: rent plus utility allowances for any utilities that must, according to the lease, be the responsibility of the tenant. Utility costs may include gas, electric, water, sewer, and trash. However, telephone, cable or satellite television service, and internet service should be excluded. The gross rent also does not include pet fees or late fees that the program participant may accrue for failing to pay the rent by the due date established in the lease.

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	rent, Further, if the unit is paid for with leasing assistance, leasing funds cannot be used to pay above the <u>Fair Market Rent (FMR)</u>		rent, Further, if the unit is paid for with leasing assistance, leasing funds cannot be used to pay above the <u>Fair Market Rent (FMR)</u>
<b>Housing Quality Standards (HQS)</b>	All units paid for with CoC leasing or rental assistance funds must meet <u>Housing Quality Standards (HQS)</u> . All units must also meet state and local codes. The recipient or subrecipient must inspect prior to expending CoC funds and continue to do so annually throughout the grant period.	All units paid for with CoC rental assistance funds must meet <u>Housing Quality Standards (HQS)</u> . All units must also meet state and local codes. The recipient or subrecipient must inspect prior to expending CoC funds and continue to do so annually throughout the grant period.	All units paid for with CoC leasing or rental assistance funds must meet <u>Housing Quality Standards (HQS)</u> . All units must also meet state and local codes. The recipient or subrecipient must inspect prior to expending CoC funds and continue to do so annually throughout the grant period.
<b>Participant Rent Contribution</b>	TH program participants receiving rental assistance are required to pay rent. Rent charges must follow the requirements described <u>here</u> . When rental assistance is not provided, a participant contribution to rent is not required by HUD but may be established by CoC written standards.	RRH projects must follow their CoC's written standards for determining the amount or percentage of rent that each participant may pay. See <u>CAS Policies</u> .	PSH project participants receiving rental assistance are required to pay rent. Rent charges must follow the requirements described <u>here</u> . When rental assistance is not provided, a participant contribution to rent is not required by HUD but may be established by CoC written standards.
<b>Recertification Requirements</b>	TH projects that charge rent or an occupancy fee must examine a program participant's income initially, and at least annually thereafter, to determine the	HUD requires RRH programs to annually reevaluate whether program participants lack sufficient resources and support networks necessary to retain	PSH projects that charge rent or an occupancy fee must examine a program participant's income initially, and at least annually thereafter, to determine the

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	amount of the contribution toward rent payable by the program participant. Adjustments to a program participant's contribution toward the rental payment must be made as changes in income are identified.	housing without CoC Program assistance, and the types and amounts of assistance that the program participant needs to retain housing. The CoC must also establish written standards for recertifying RRH assistance. Arlington County requires recertification every 90 days. See <u>CAS Policies</u> .	amount of the contribution toward rent payable by the program participant. Adjustments to a program participant's contribution toward the rental payment must be made as changes in income are identified.
<b><u>Eligible Expenses</u></b> <sup>2</sup> subject to change in NOFO	Rental Assistance Leasing Operating  Supportive Services VAWA  HMIS Project Administration  Acquisition Rehabilitation New Construction	Rental Assistance Operating  Supportive Services VAWA  HMIS Project Administration  Acquisition Rehabilitation New Construction	Rental Assistance Leasing Operating  Supportive Services VAWA  HMIS Project Administration  Acquisition Rehabilitation New Construction

<sup>2</sup> In a single structure or housing unit, the following types of assistance may not be combined: (1) Leasing and acquisition, rehabilitation, or new construction; (2) Tenant-based rental assistance and acquisition, rehabilitation, or new construction; (3) Short- or medium-term rental assistance and acquisition, rehabilitation, or new construction; (4) Rental assistance and leasing; or (5) Rental assistance and operating.

