



Rental Program Statement

PURPOSE

The rental program provides quality, safe and affordable rental housing in vibrant places by granting financial resources to our local and statewide partners. Priority of properties is moving toward being inclusive of a wide range of building types that can create an assortment of urban conditions: downtown mixed-use buildings, semi-detached and attached duplexes, front/ rear/stacked row houses, townhomes and stacked flats (restrictions apply).

ELIGIBLE APPLICANTS

- Non-Entitlement Local Unit of Government
- Nonprofits and nonprofit community housing development organizations (CHDO).

ELIGIBLE ACTIVITIES

- Moderate or substantial rehabilitation of existing occupied or vacant rental housing or conversion of vacant space to rental units.

ELIGIBLE COSTS

The actual cost of rehabilitating housing, units includes:

- Costs to meet applicable new construction or rehabilitation standards
- Energy-related repairs or improvements
- Improvements necessary for persons with disabilities
- Abatement or reduction of lead-based paint hazards (restrictions apply)
- **CDBG-Assisted:** Façade improvements may be eligible as part of rehab project if improvements are generic or uniform to the building
- MSHDA and HOME project administration is limited to 10 percent of the grant amount and 10 percent project related soft costs. CDBG is limited to 18 percent administrative costs of the grant amount plus 2 percent project related soft costs.

PROJECT CONDITIONS

- 25 percent leverage on grant award required
- A successful place-based project must result in an eligible beneficiary
- \$40,000 per new unit created or \$25,000 per existing unit