AN UNWAVERING PATH FORWARD TO HOUSING JUSTICE
NATIONAL LOW INCOME HOUSING COALITION

Rental Housing Programs Database

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National Low Income Housing Coalition

About NLIHC

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NATIONAL LOW INCOME HOUSING COALITION

The National Low Income Housing Coalition is dedicated to achieving racially and socially equitable public policy that ensures **people with the lowest incomes** have quality homes that are accessible and affordable in communities of their choice.

Rental Housing Programs Database

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- Collects information on state and locally funded programs that create, preserve, or increase access to affordable rental housing
- Includes programs that provide any combination of:
  - Tenant-based rental assistance
  - Project-based rental assistance
  - Tenant tax relief
  - Capital resources for housing development
- Does NOT include:
  - Programs funded with only federal funds (ex. HUD, ERA)
  - Landlord "relief" or "reimbursement" type programs
  - Land banks or land trusts

nlihc.org/rental-programs

Methodology

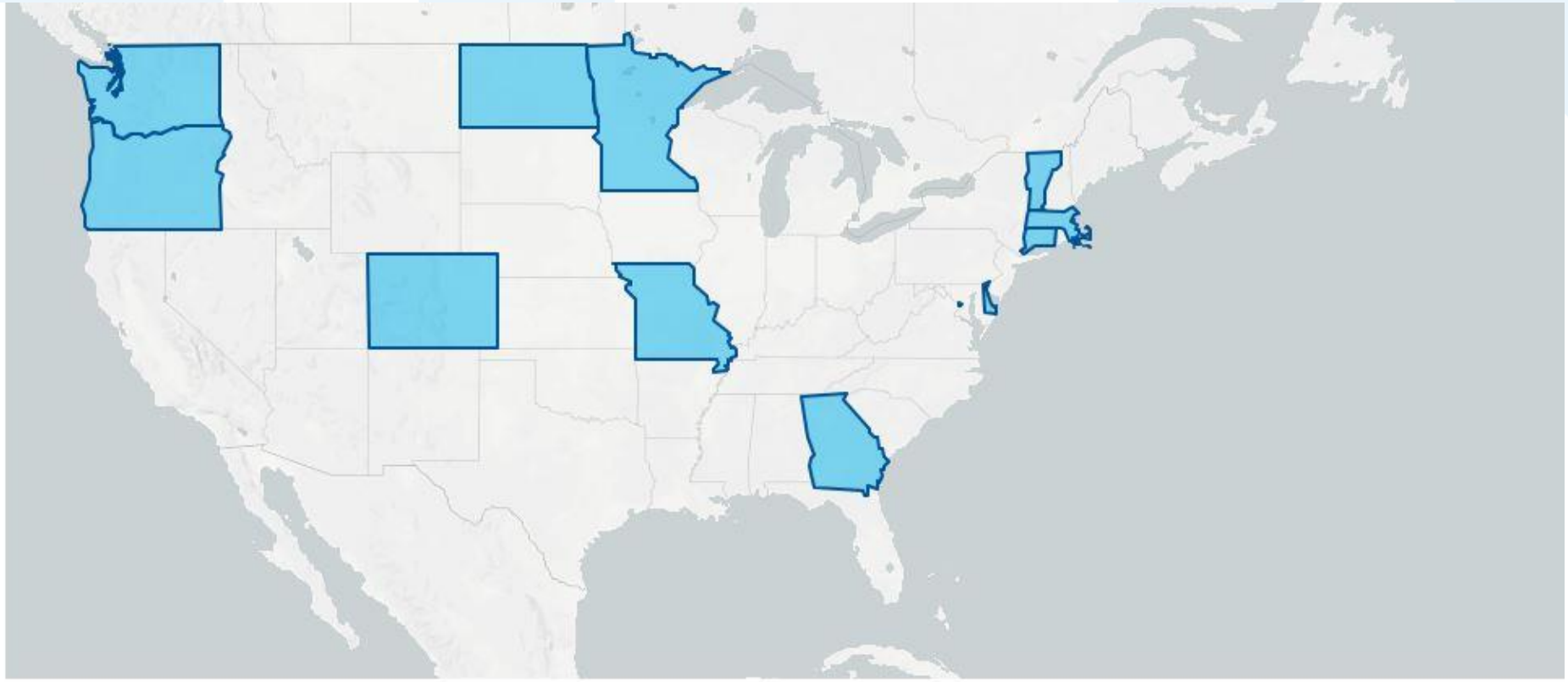
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- Updated in October 2023 with support from the Center on Budget and Policy Priorities
- Conducted internet searches for state-level programs in all 50 states and DC, city-level programs in the 50 largest US cities, and the largest city in any state that didn't have a top 50 city
- Invited program staff to provide information through a web-based survey
- Conducted further internet searches to find information for nonresponding programs

How to use the RHPD

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Use the map feature to view a list of all programs in any state, or see which states have programs that match certain criteria



nlihc.org/rental-programs

Search Feature

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Search by state, program type, income eligibility, or keywords to find criteria that are similar to yours, or target certain populations

State
- Any -

Program Type
Tenant-based rental assistance

Income Eligibility
50% AMI or less

Search

SEARCH RESET

Items per page 10

Export List (XLSX)

Program Name	Location	Program Type	Income Eligibility Threshold	Duration
Basic Homeless Assistance Program	Anchorage, Alaska	Tenant-based rental assistance	50% AMI or less	Transitional (7 months - 2 years)
Bridges Program	Minnesota	Tenant-based rental assistance	50% AMI or less	No predetermined time limit
Community Behavioral Health Rental Assistance (CBRA)	Washington	Tenant-based rental assistance	50% AMI or less	No predetermined time limit

Program Details

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Click on individual programs to view a summary and all datapoints collected

Rental Assistance Program (RAP)

Connecticut Department of Housing
Connecticut

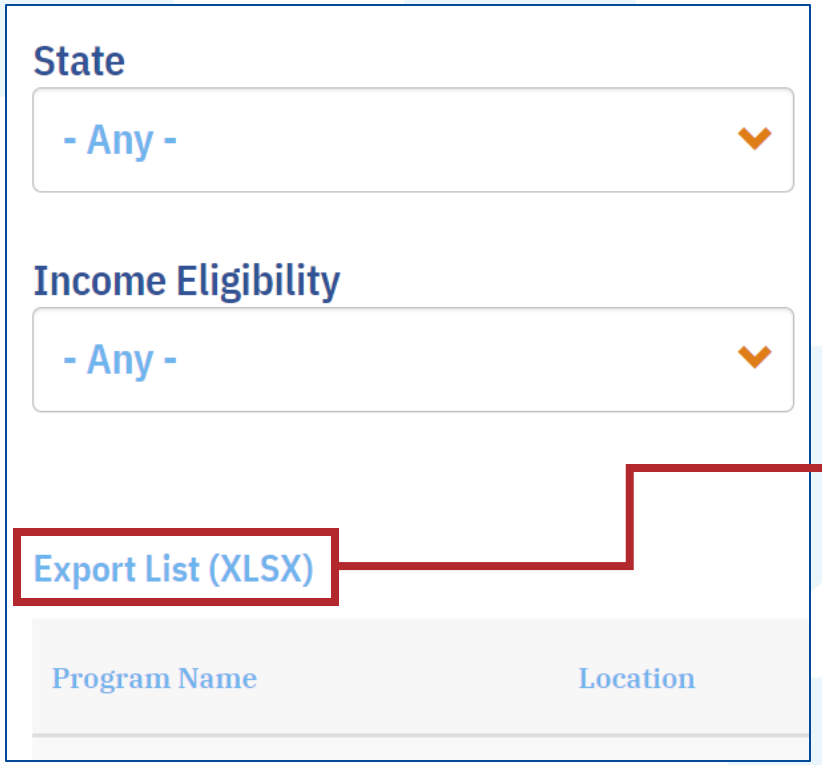
The Rental Assistance Program (RAP) is the major state-supported program for assisting very-low-income families to afford decent, safe, and sanitary housing in the private market. Participants find their own housing, including apartments, townhouses, and single-family homes. The participant is free to choose any private rental housing that meets the requirements of the program, as described below. RAP certificates are funded through the Department of Housing (DOH) and are administered statewide by DOH and its agent, J. D'Amelia & Associates (JDA). JDA subcontracts operation of RAP to six local Public Housing Authorities (PHAs) and one Community Action Agency in the state.

Other Eligibility Requirements	No other eligibility requirements
Eligibility Limitations	Does not limit eligibility on these criteria
Priority Populations	Persons experiencing homelessness or at risk of homelessness; Households in federal MFP program or Head Start program
Required Documents	Required for income (general), photo ID. Self-attestation permitted for zero, self-employed, or non-traditional income.
Total Funding	$75,000,000
Funding Source	General revenue
Funding Year	FY 2023
Amount Provided	$12,350 per year
Assistance Used For	Current and/or future rent
How Provided?	Rental assistance paid to landlord, housing agency, or approved vendor only
Amount Calculation Method	Other calculation method
Data Collected by Program	Income; Race; Ethnicity; Disability Status; Age
Website	https://portal.ct.gov/DOH/DOH/Programs/Rental-Assistance-Program

Download Datasets

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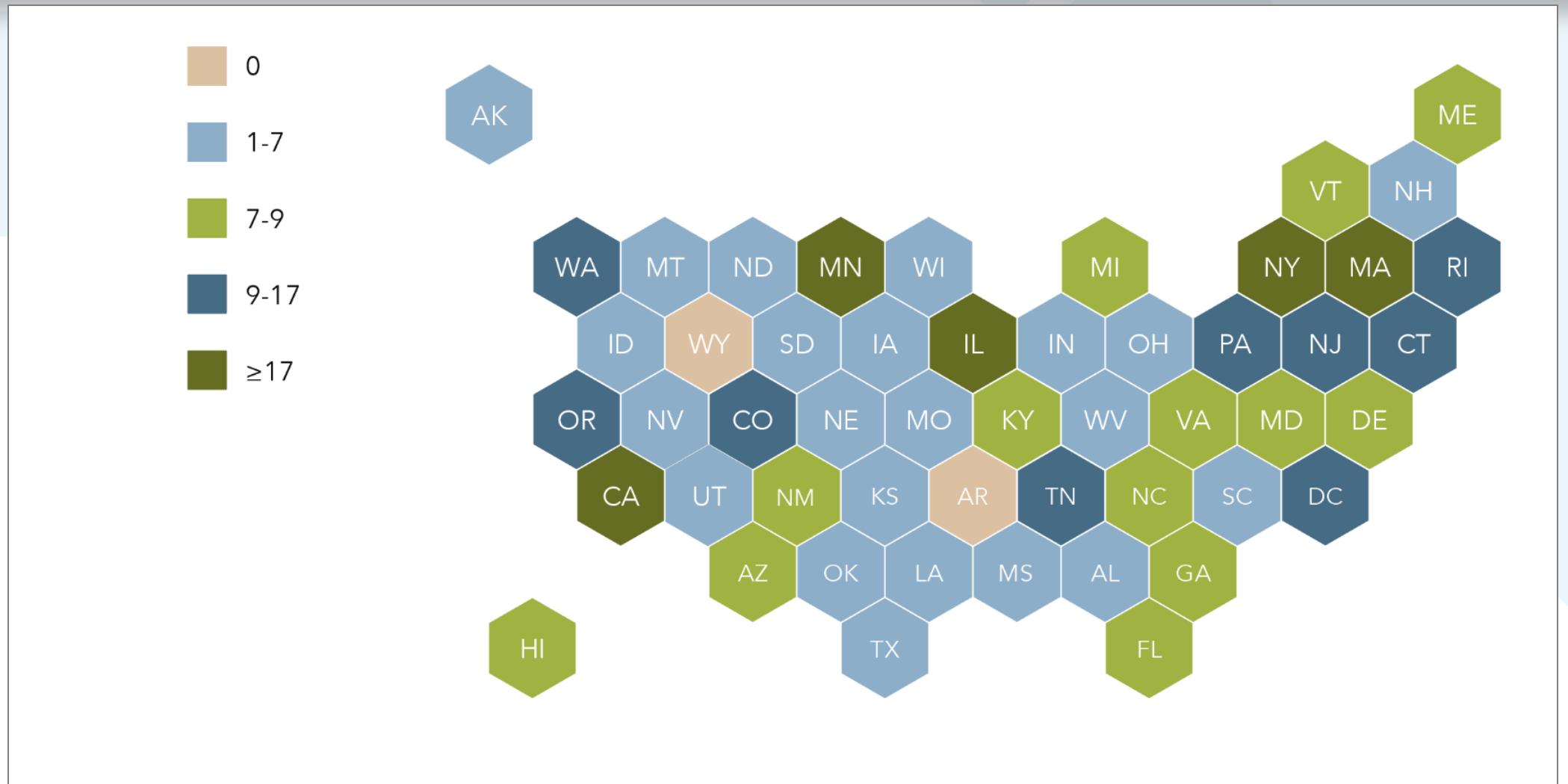
Download the complete dataset as an Excel file to see all datapoints for every program at once



	A	B	C	D	E	F	G	H	I	J	K
1	Program N	Organizatic	Program Ty	Website	Contact Inf	Descriptior	Income Eli	Income Eli	Other Eligil	Eligibility L	Priority Po
2	Acquisition	Rhode Islar	Capital resources		401-457-12	ARP's purp	120% AMI or less				
3	Administra	NYC Admir	Tenant-bas	https://www.nyc.gov/	By law, the child welfare housing				Youth up to age 24 being discharged		
4	Affordable	Los Angele	Capital res	https://hou	Apolinar Al	The City of	60% AMI or less		No other e	Does not limit eligibility	
5	Affordable	City of St. L	Both renta	https://ww	Loretta Hin	The Afford	80% AMI or less		Persons ex	Does not li	Extremely lov
6	Affordable	Denver De	Both renta	https://der	Departmer	Denver's A	80% AMI o	For rental assistance only; income			Does not pric
7	Affordable	New Hamp	Capital res	https://ww	multifamin	The Afford	Other inco	20% of uni	No other eligibility rec		Does not pric
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9	Affordable	Metropolit	Capital res	http://ww	Angela Har	The Afford	30% AMI or less		Persons ex	Does not li	Extremely lov
10	Affordable	Maine Stat	Capital res	https://ma	Ty Heawar	MaineHou	120% AMI	120% AMI	Full-time is	Does not limit eligibility	
11	Affordable	Los Angele	Capital res	https://hou	Timothy El	The Afford	60% AMI or less		No other e	Does not li	Does not pric
12	Affordable	DC Departr	Capital res	https://dh	Danilo Pell	The Afford	80% AMI o	50% of units at or below 80% AMI			
13	Affordable	New Jersey	Capital res	https://nj.g	askstaff@n	The New Je	60% AMI or less				
14	Affordable	Connecticu	Capital res	https://pou	Michael Sa	History: P.A	100% AMI or less		No other e	Does not li	Persons with
15	Affordable	Massachus	Capital res	https://ww	617-573-11	The Massa	110% AMI or less				Extremely lov
16	Affordable	New Jersey	Tenant tax	https://ww	NJ Anchor	This progra	Maximum	$150,000 o	New Jersey resident; Paid rent at a r		

Number of Programs Identified

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Type of Programs Identified

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Program Type	State Programs #	State Programs %	Local Programs #	Local Programs %	Total #	Total %
Capital Resources	150	53.4%	45	62.5%	195	55.2%
Tenant-Based Rental Assistance	77	27.4%	18	25.0%	95	26.9%
Tenant Tax Relief	25	8.9%	0	0%	25	7.1%
Combination	18	6.4%	3	4.2%	21	5.9%
Project-Based Rental Assistance	11	3.9%	6	8.3%	17	4.8%
Total	**281**	**100.0%**	**72**	**100.0%**	**353**	**100.0%**

Rental Assistance Programs

- Most provide ***either*** tenant-based assistance **or** project-based assistance
- Project-based programs tend to provide assistance for **longer periods of time** than tenant-based programs
- Nearly all tenant-based programs **pay rental assistance directly to a landlord**, housing agency, or other approved vendor
- Nearly three-fourths of programs allow rental assistance to be used for **security deposits and relocation fees**

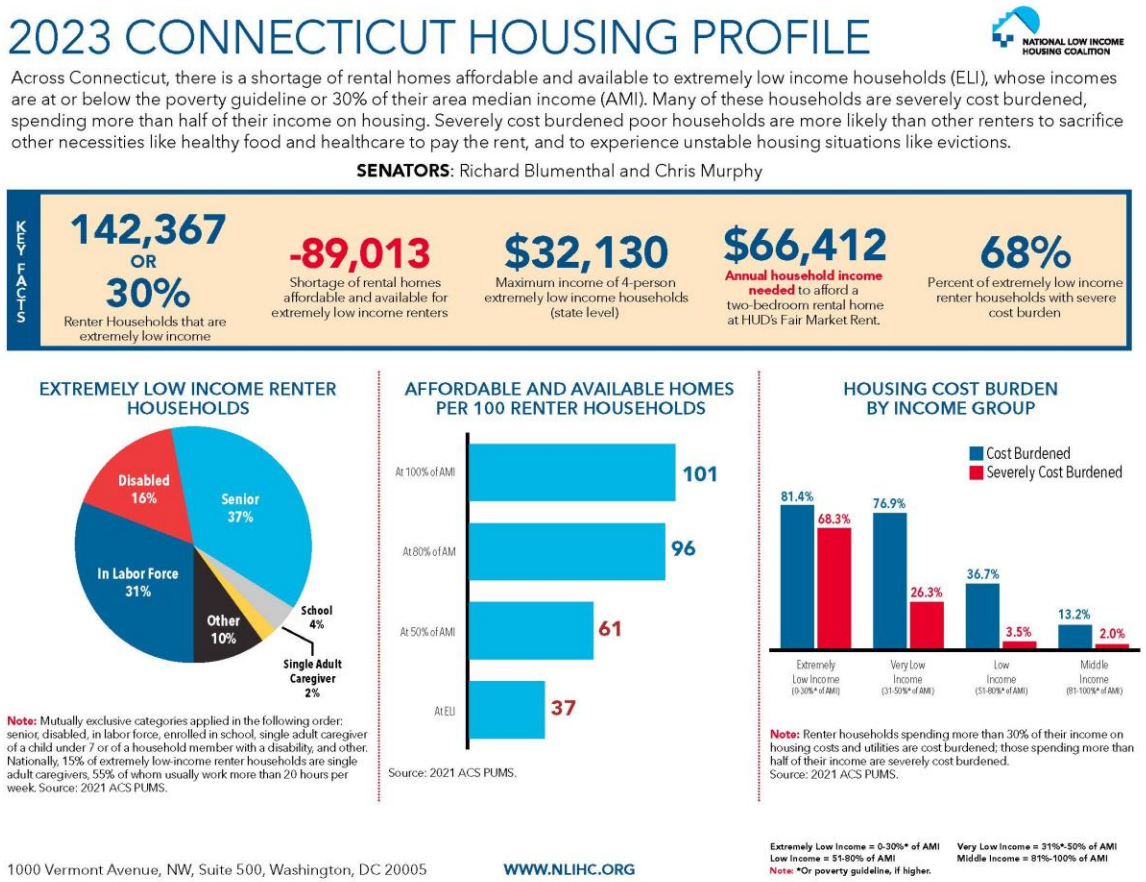
Rental Assistance Programs

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- Most use **income eligibility** thresholds to assess applicants, while 13% of programs rely *solely* on criteria other than income
- Experiencing or being at risk of **homelessness** was the most common non-income related eligibility criterion and priority area
- A handful of programs **restrict eligibility** based on an applicant's eviction or rent payment history (7 programs) and/or criminal conviction history (5 programs)
- Half of programs allow **tenants to self-attest to their income**, while a quarter do not allow any form of self-attestation for eligibility requirements

How can I use the RHPD?

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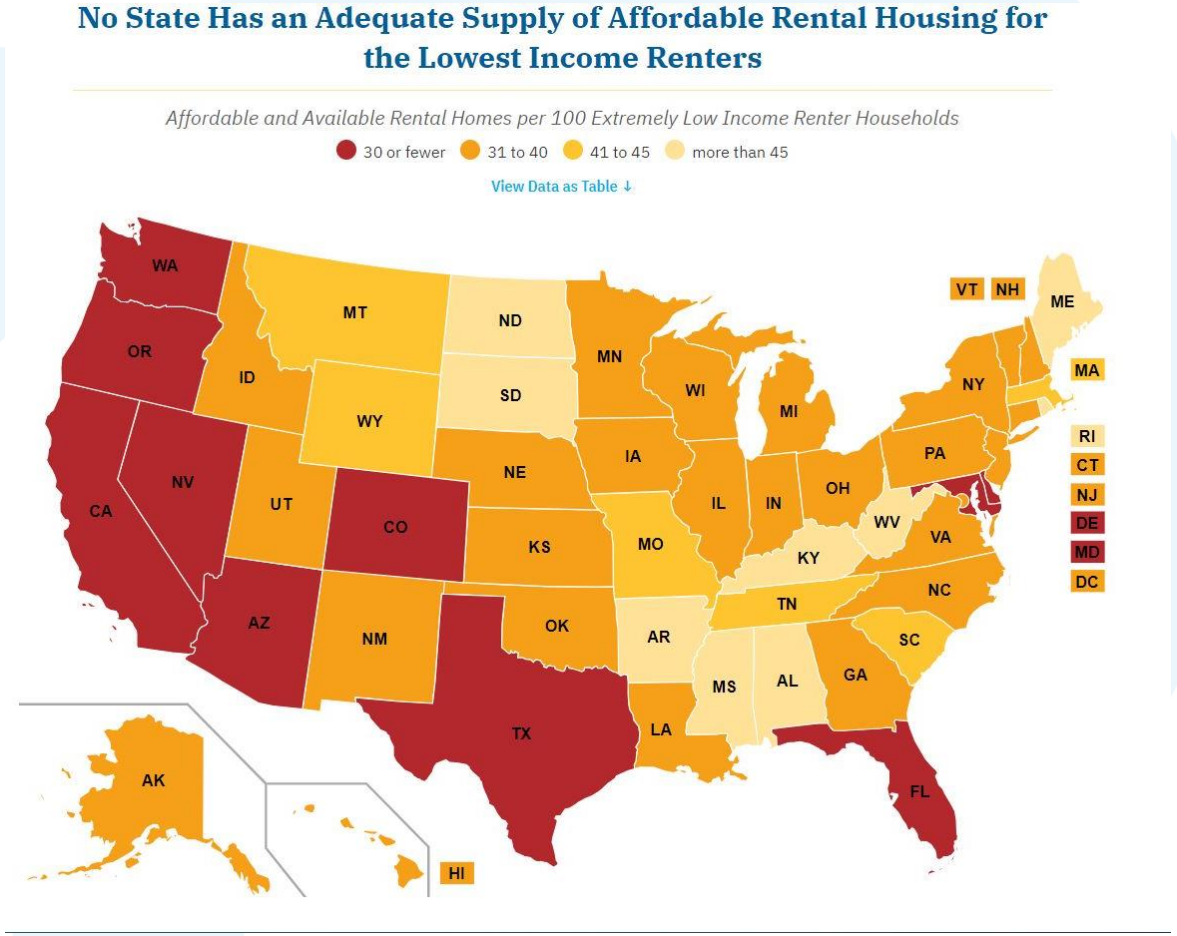


State	# Aff. Homes per 100 ELI Households	2-Bedroom Housing Wage
Connecticut	37	$31.93
New Jersey	31	$33.50
Massachusetts	44	$41.64
New Hampshire	38	$29.86
Maryland	30	$31.08

NLIHC's HoUSed Campaign

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- Bridge the gap between incomes and housing costs by **expanding rental assistance**
- **Expand and preserve the supply** of rental homes affordable and accessible to people with the lowest incomes
- Provide **emergency rental assistance** to households in crisis
- Strengthen and enforce **renter protections**



Call to Action

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- Take Action on NLIHC's federal policy priorities
- Visit nlihc.org
- Follow @NLIHC
- Sign-up for our newsletter
- Join a webinar or working group
- Become an NLIHC member
- Get in touch!

nlihc.org/take-action

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