



## THRESHOLD CHECKLIST

### TENANT-BASED RENTAL ASSISTANCE (TBRA)

Code Reference	Description	Required
Application	<u>Complete Application</u>	Yes
Application	<u>Compliance with IFA Programs</u> IFA determines, at its discretion, whether the Subrecipient or partners listed for the project pass threshold if they are delinquent or out of compliance with another IFA program.	Yes
Application	<u>Repay/Forfeit Funds</u> The Subrecipient Organization has not worked on any housing project/program where it had to repay or forfeit any funds awarded by a federal, state or local program.	Must answer & explain
Application	<u>Project Timeline</u> Project must be completed within 24 months of the executed contract.	Yes
Application	<u>Local Support</u> The application shall demonstrate local support for the proposed activity.	Yes
Application	<u>HOME Certification</u> The application shall include a HOME certification that the applicant will comply with all applicable state and federal laws and regulations.	Yes
Application	<u>Evidence of Need</u> The application shall provide evidence of the need for the proposed activity, the potential impact of the proposed activity, the feasibility of the proposed activity, and the impact of additional housing resources on the existing related housing market.	Yes
Application	<u>Award Limit</u> An award shall be limited to no more than \$500,000 for a tenant-based rental assistance activity.	Yes
Federal 24 CFR 92.209	<u>Rents</u> For TBRA, gross rents shall not exceed the jurisdiction's applicable rent standard and shall be reasonable, based on rents charged for comparable, unassisted rental units	Yes
Federal 24 CFR 92.209  Federal 24 CFR 5.07(c)	<u>HQS Standards</u> Applicant agreed that all TBRA assisted units will meet HQS standards. Any contract signed after October 1, 2024, will be required to meet the new HUD NSPIRE regulations.	Yes
Federal 24 CFR 92.216	<u>Household Incomes</u> For TBRA, only households with incomes at or below 80% AMI shall be assisted; 90% of the households served shall have incomes at or below 60% AMI.	Yes



HOTMA Act of 2016 Sections 102, 103, 104	Any contract signed after January 1, 2024, will follow the HUD HOTMA requirements for income qualifying. The HOTMA regulation was issued by HUD to implement Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 This updates HUD's regulations of income reviews, definitions of income and assets and income determinations for families.	
Federal 24 CFR 92.250	<u>GAP Financing</u> The application shall show that a need for HOME assistance exists after all other financial resources have been identified and secured for the proposed activity.	Yes
State 265-39.3(16)	<u>Eligible HOME Applicant</u> Application is from a qualified, eligible HOME applicant.	Yes
State 265-39.4(16), 39.4(1)	<u>Eligible HOME Activities</u> Funds requested are for an eligible HOME activity/activity.	Yes
State 265-39.6(16), 39.6(1)	<u>HOME Purpose &amp; Consolidated Plan</u> The application shall propose a housing activity consistent with the HOME fund purpose and eligibility requirements and the state consolidated plan.	Yes
State 265-39.6(16), 39.6(2)	<u>Capacity</u> The application shall document the applicant's capacity to administer the proposed activity. Such documentation may include successful administration of prior housing activities...	Yes
State 265-39.8(16), 39.8(3)	<u>General Administration</u> Subrecipients shall identify general administrative costs in the HOME application. IFA reserves the right to negotiate the amount of funds provided for general administration, but in no case shall the amount for general administration exceed 10% of a total HOME award. Only local government and nonprofit recipients are eligible for general administrative funds. Subrecipients must certify that all general administrative costs reimbursed by HOME are separate from and not reimbursed by HOME as technical assistance costs.	Only if applying for Admin. funds