Multifamily Grant Programs
February 1, 2021

Consolidated Appropriations Act of 2021 – COVID-19 Stimulus Package:
Federal Stimulus and Unemployment Income Clarification for Bridges, COVID-19
Housing Assistance Program, Family Homeless Prevention and
Assistance Program, Homework Starts with Home, and Housing Trust Fund

The Consolidated Appropriations Act of 2021 includes household stimulus payments and
continued temporary federal enhancement to unemployment insurance. Please see below for
more information.

Income to Exclude and Include

One-time federal stimulus payments are excluded as income when calculating rental
assistance amounts, as they qualify as temporary, nonrecurring, or sporadic income.
The additional $300/week of temporary federal unemployment income funded from the
COVID-19 Stimulus Package is included as income when calculating rental assistance amounts.
Minnesota Housing will work directly with providers to help mitigate issues that some
households may face if they receive federal unemployment income and are not eligible for
assistance or are facing termination from a rental assistance program.

Bridges and Housing Trust Fund (HTF)

- Households applying for rental assistance may be initially over income and deemed
  ineligible due to the temporary federal unemployment income. Grantees are
  encouraged to develop waiting list practices that allow the household to remain on the
  waitlist if they qualify as temporary, nonrecurring, or sporadic income.
- Households receiving assistance may become over income with the temporary federal
  unemployment income resulting in zero rental assistance or Housing Assistance
  Payments (HAP). Grantees are encouraged to allow households to remain suspended,
  without termination, until the federal assistance ends. Households can then be
  reevaluated when the temporary federal unemployment income ends.

Family Homeless Prevention and Assistance Program (FHPAP) and Homework Starts with
Home (HSWH)

- Households applying for rental assistance may be initially over income and deemed
  ineligible due to the temporary federal unemployment income. Grantees have the flexibility to
  postpone these reassessments so that households are not unnecessarily terminated
  from these programs.
- Households applying for rental assistance may be initially over income and deemed
  ineligible due to the temporary federal unemployment income. If the temporary
  federal unemployment income is the only factor creating ineligibility, Grantees are
  encouraged to prioritize these households for assessment once
  the federal assistance ends.
- Households referred through coordinated entry may lose their place on the priority list
  if it is determined that the household is ineligible for assistance. If the temporary
  federal unemployment income is the only factor creating ineligibility, CoCs are encouraged to
  keep these households on the priority list until the federal assistance ends.

Continuum of Care (CoC)

Households at the top of the priority list may be deemed ineligible for referrals to FHPAP,
Bridges or HTF as a result of the temporary federal unemployment income. If the temporary
federal unemployment income is the only factor creating ineligibility, CoCs are encouraged to
keep these households on the priority list until the federal assistance ends.