

Summary

As part of the Department of Housing and Urban Development's (HUD) [Mega Waivers](#), the Nebraska Homeless Assistance Program submitted a temporary waiver of federal regulation to allow Emergency Solutions Grant funds to be used to pay for rental assistance that do not meet fair market rent (FMR) standards. Rents must continue to meet the rent reasonableness standards. FMR is calculated by HUD. The current Covid-19 crisis may mean that rents which meet fair market rents are not available based on current conditions.

Applicable Funding: Homeless Shelter Assistance Trust Fund, Emergency Solutions Grant, and Emergency Solutions Grant COVID-19

Effective: August 4, 2020

Expires: September 30, 2020

Documentation Needed

Sub-recipients must continue to document [rent reasonableness](#) based on three comparable units for all assisted units. The FMR waiver applies to the lease term, so sub-recipients can continue to pay the higher rent for units leased during the waiver period through the end of the lease term, even if that term extends beyond the waiver period.

Participant records should include:

- Case note explaining the waiver of FMR was used due to COVID-19.
- Participant lease – showing date of execution
- Rent reasonableness analysis