

# Article 59 – Emergency Rental Assistance Fund

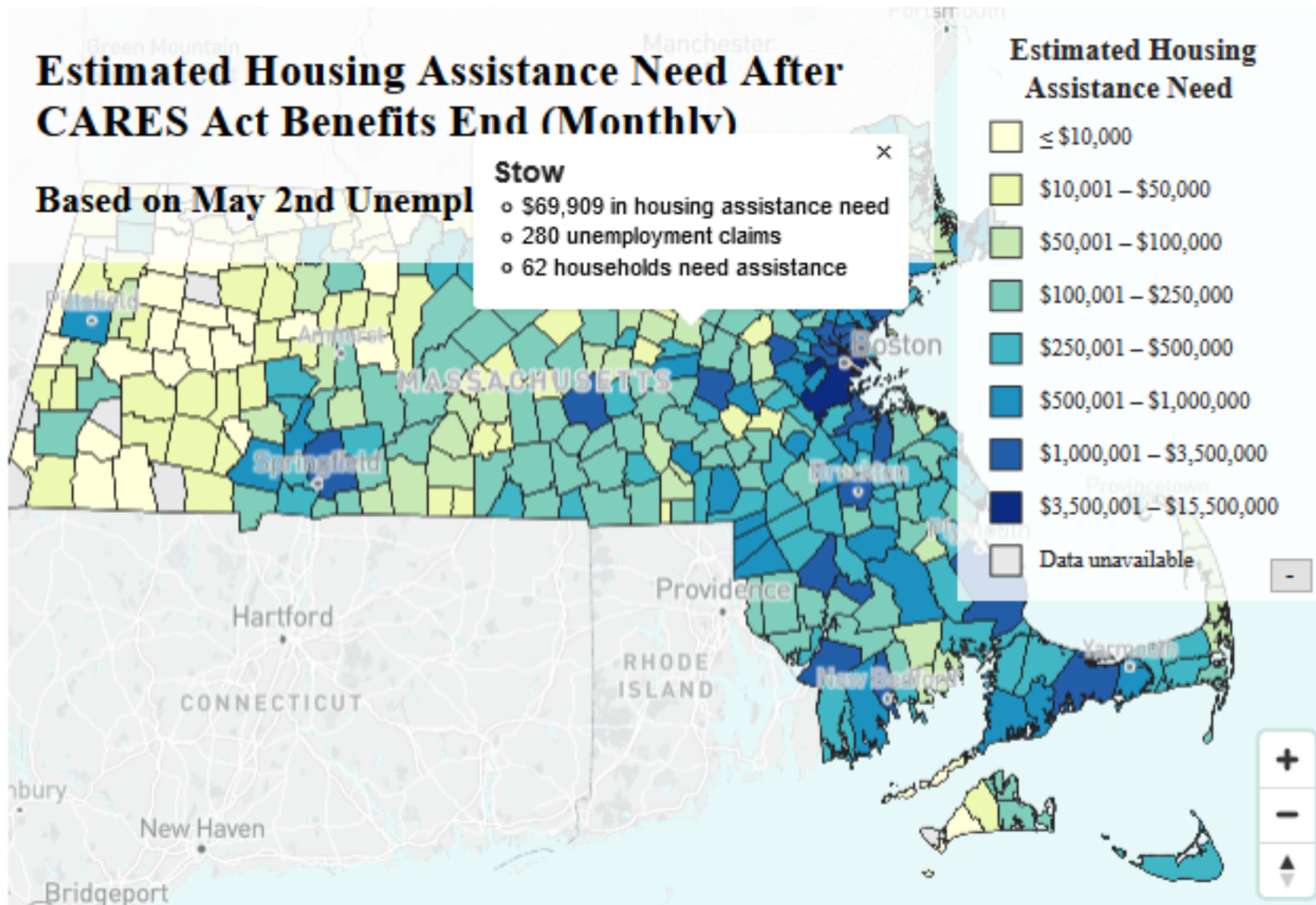
## Stow COVID-19 Emergency Rental Assistance Fund (SCERAF)

Community Preservation Committee  
And  
Stow Municipal Affordable Housing Trust

Annual Town Meeting 2020



# What is the need for assistance in Stow?



Source: MAPC  
Data as of 2 May 2020

# Program Outline - Details

- 90-day Emergency program covering April –June 2020
  - April-June income can be verified, no projection forward required
  - Town does not have resources to address longer-term assistance that may be needed
- Sponsored by SMAHT
- Funded by Community Preservation Committee
- Funding
  - CPA funds contingent on ATM approval
  - Potential private fundraising to defray admin costs
- Administration
  - Eligibility confirmed through third party (MCO Housing)
  - April-June rents, paid ASAP after approval and processing
  - Payment made directly to the landlords after confirmation of all commitments

# Program Outline – Eligibility and Aid

- Eligibility
  - Current Stow tenants whose income has been lost or reduced by CV-19 situation
  - Current (post-CV-19) household income is below 80% region Area Median Income
  - Unemployment Insurance or Federal aid included in monthly income total
  - Provide unemployment records, pay stubs, employer documents
  - Asset Limitation \$50,000 in savings
    - Note: State Eligibility for Affordable Rental Housing does not include any asset test
- Assistance Provided
  - Capped at max affordable rent for unit size (max \$1100 /month)
  - SCERAF will provide portion of the rent (70%), landlord will match tenant's share (15%)
  - Utility costs cannot be included (by CPA statute)

# What is the need for rental help in Stow?

What other programs are there and which gaps are not filled?

- Federal and State programs
- CARES ACT – One-time payment amount varies by household size
- Expanded unemployment has helped some, ending in July
- Part-time & Gig Workers have not been helped appreciably by existing programs
  - 280 local DUA claims as of 2 May 2020
- Mortgage payment deferral programs being considered
- 71% of laid-off workers also lost health insurance with job (per MAPC)

How will we reach out to those who need help?

- Landlords
- Newspapers
- Warm Hearts, Food Pantry, Town Social Worker, COA
- Privacy strictly protected through 3<sup>rd</sup>-party application process

# Rental Inventory and Funding Needs

## Affected Rental Units in Stow

80 Units

- Plantation Apts: No tenants with lost income due to C-19
- Pilot Grove I: 60 units, 39 eligible
- Pilot Grove II: 30 units, 18 eligible
- Other multi-unit 13
- Accessory Apartment, private rentals Unknown, less than 10

## Total Program Expenditure for Three Month Program

- If every rental household applied and qualified for maximum = \$247,000
- More Likely Expenditure < **\$175,000**
- Won't know total until after application process
- **Unused funds revert to CPA**

# Summary

- Temporary, emergency program to support neighbors in need
- Rental Assistance Only
- Current Stow Residents whose current household income is >80% Area Median Income for the household size
- Time period: April-June 2020
  - Known total amounts
  - Can confirm tenant eligibility and payments during this period
- Unused funds returned to CPA control
- Reminder: Does not advance Town towards housing goals
  - No preservation or creation of SHI units
  - Preserve funds for long-term goals
  - “People” program – Help our neighbors to keep a roof over their heads

# Additional Information

Sources :

Mass Housing Partnership

Metropolitan Area Planning Commission



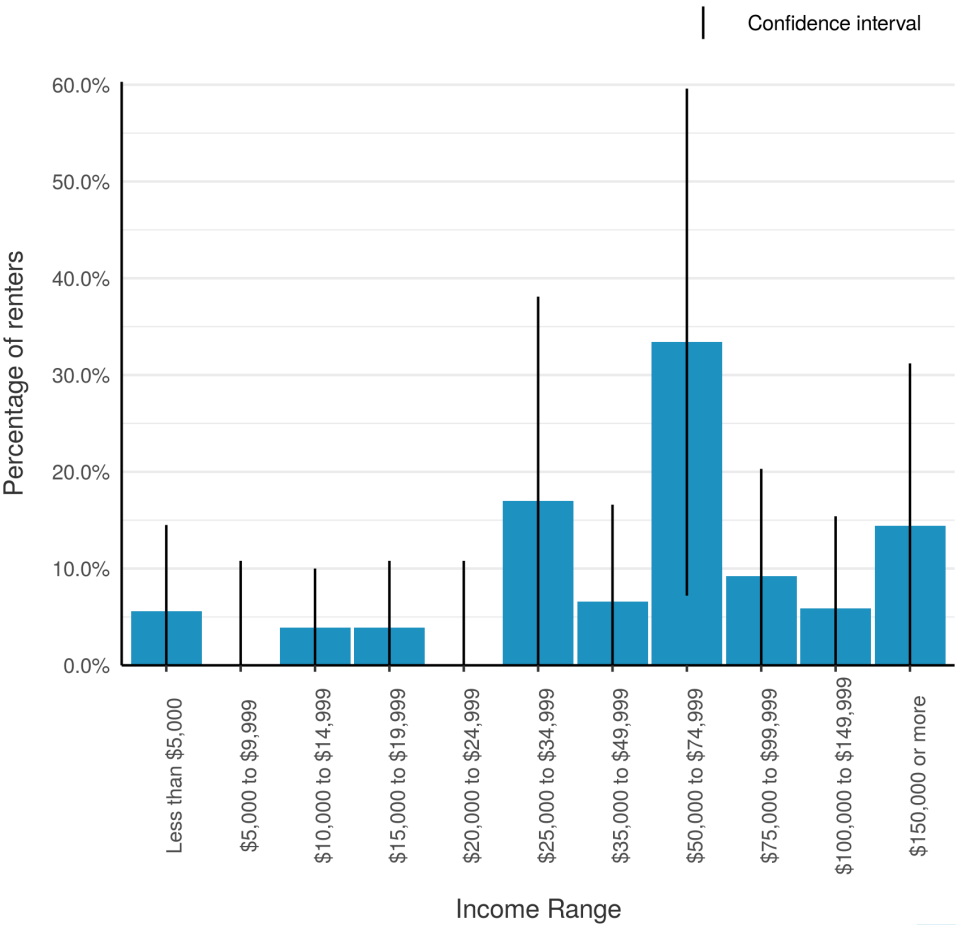
# Genesis and Timeline

- Community Preservation Coalition publishes a message to all Community Preservation Committees in Commonwealth [25 March]
  - Amendments to the Community Preservation Act in 2012 provided for rental assistance as an allowable use of CPA funds
- Vin Antil and Erica Benedick forward this message to SMAHT [30 March]
- Mass Housing Partnership publishes program guidelines [1 April]
- SMAHT and CPA begin to develop a program tailored to Stow's needs
- Presented to FinComm and Board of Selectmen
- C-19 - related delay of Town Meeting has delayed potential relief for tenants
  - Eviction Moratorium in effect during state of emergency
  - Application period would begin after ATM approval if granted

# Stow Renters and Owners: Income



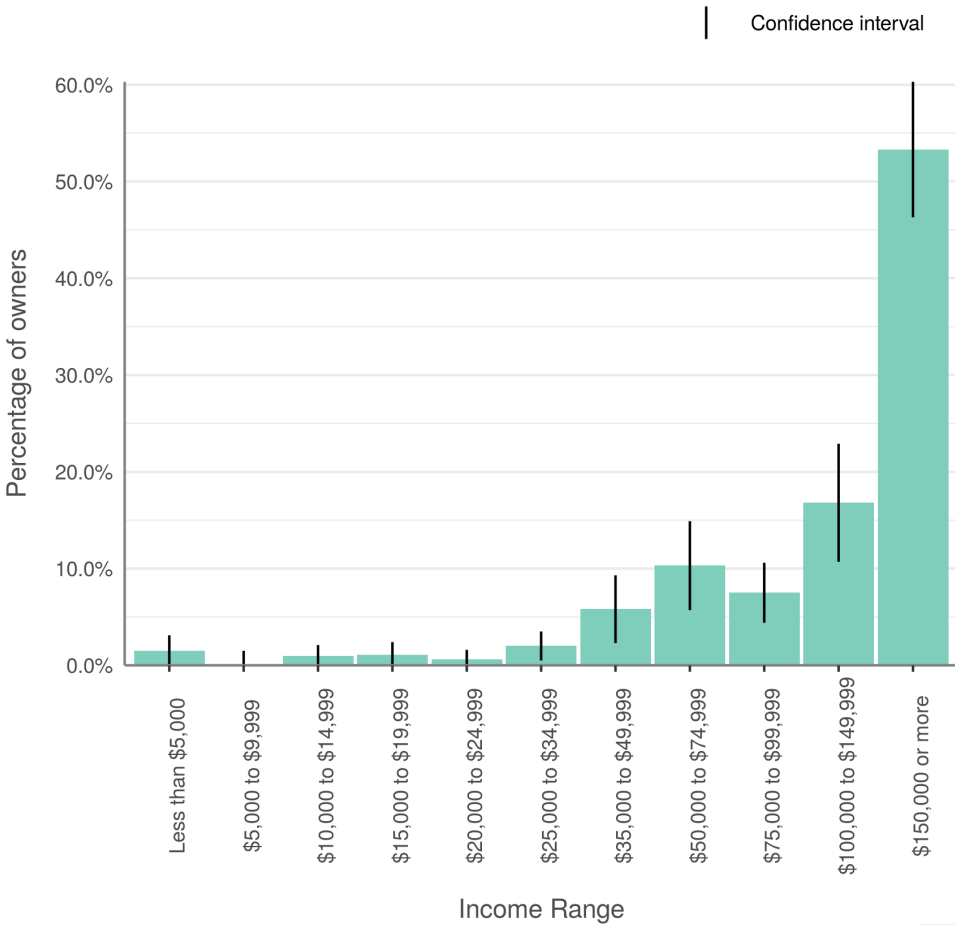
Renter households by income  
Stow



Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates:  
Table S2503: Income Tenure By Town



Owner households by income  
Stow



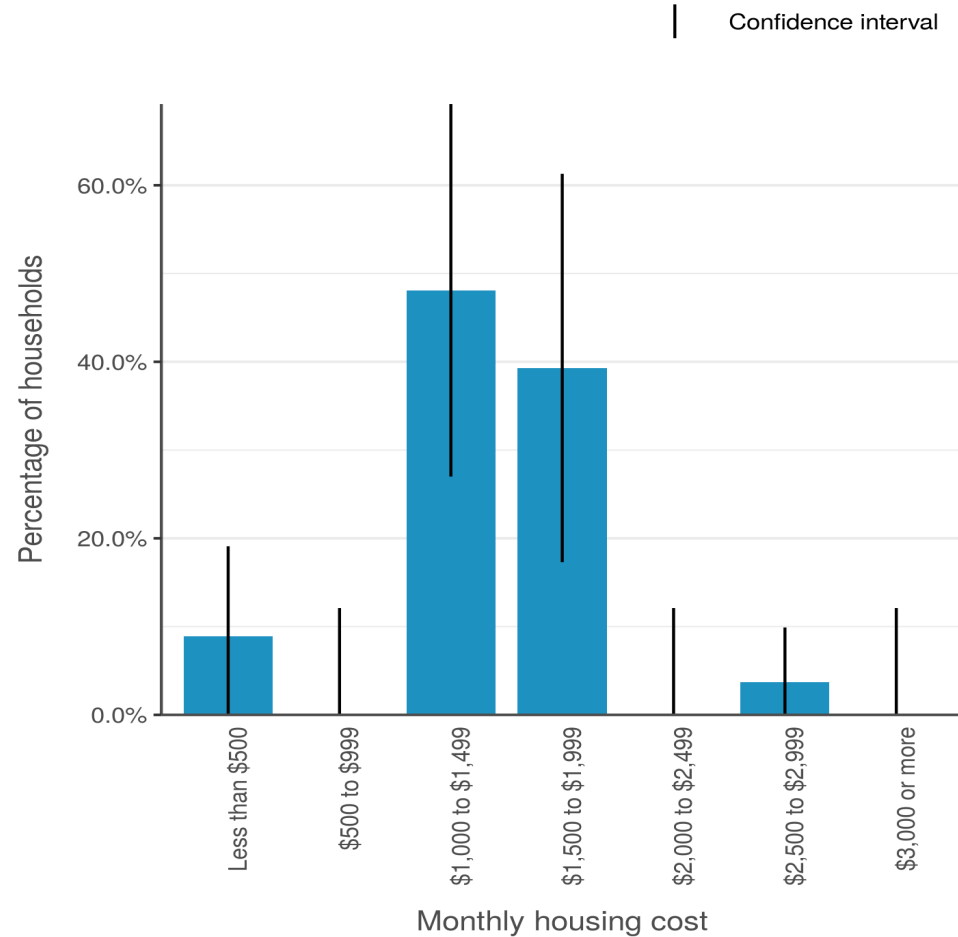
Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates:  
Table S2503: Income Tenure By Town



# Stow Renters and Owners: Monthly Housing Costs



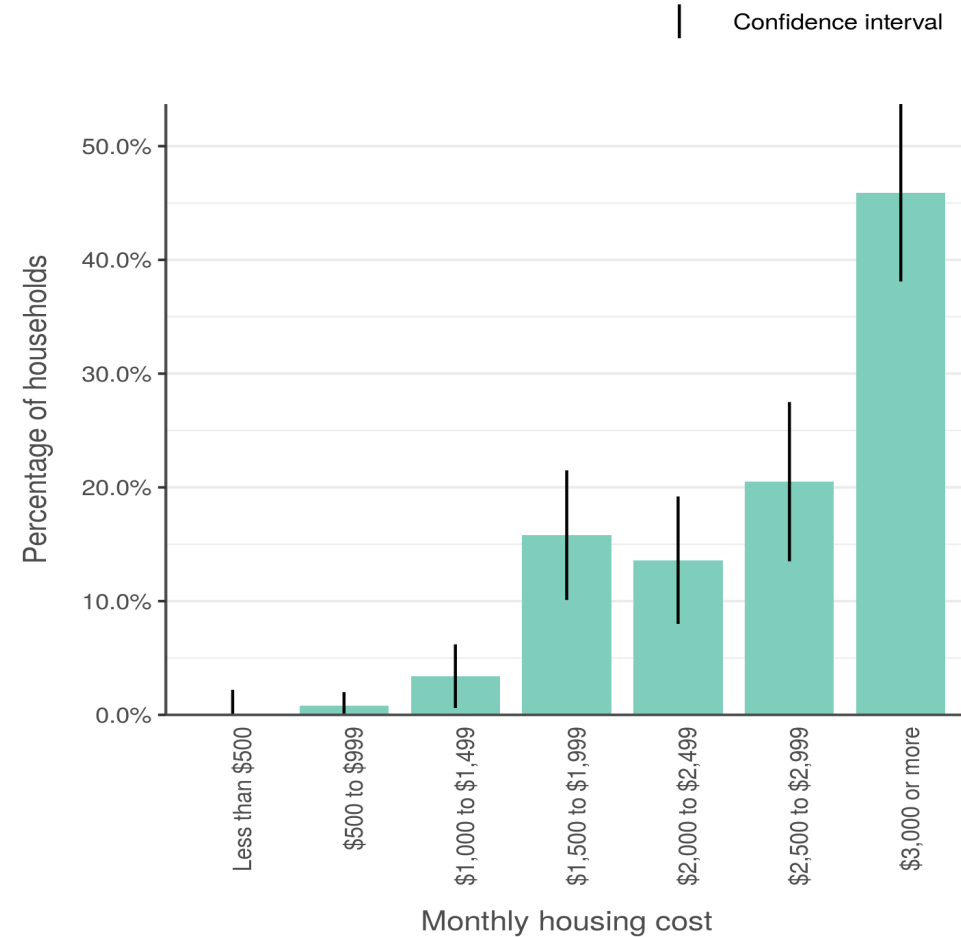
Monthly housing cost  
Renter households  
Stow



Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates. Table DP04: Selected Housing Characteristics



Monthly housing cost  
Owner households  
Stow



Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates. Table DP04: Selected Housing Characteristics



# Unemployment by Occupation Statewide

