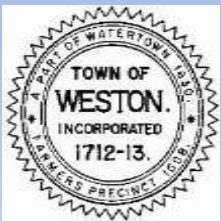


Weston Affordable Housing Trust

We request your support for
Warrant Article 23

CPA Appropriation to Fund

**COVID-19 EMERGENCY RENTAL
ASSISTANCE PROGRAM**



CPA FUNDS NEEDED TO SUPPORT COMMUNITY HOUSING



EMERGENCY RENTAL ASSISTANCE FOR INCOME-ELIGIBLE
TENANTS AFFECTED BY COVID-19 PANDEMIC

RENTAL ASSISTANCE NEEDED

Despite having close to the highest median household incomes in Mass. - \$192,563/yr*

10% of Weston's households (360) earned less than \$25,000/yr *

42% of Weston renters earned less than \$35,000/yr *

*U.S. Census data as reported in Weston's Housing Production Plan (2013)

Families of School-Aged Children in Need

5.4% of our town's population -- 110 children --
in the Weston public schools qualify as
“economically disadvantaged” *

* Massachusetts Dept. of Elementary and Secondary 2019-20 Selected
Populations Report

Evidence of Need for Assistance For Our Friends and Neighbors Who Are Renters

Median Household Incomes:

Owners: \$217,177

Renters: \$ 80,117

Median Individual Incomes for people working in
Weston: \$63,475

*U.S. Census data as reported in Weston's Housing Production Plan (2013)

Nearly One-Quarter of Weston's Renters Are “Overburdened”

Housing costs are high and renters are
”overburdened”, many paying $> 30\%$ of their
income towards rent and other housing costs:

~ 12% of renters paid over 30% of income in rent

~ 11% of renters paid over 50% of income in rent

*U.S. Census data as reported in Weston's Housing Production Plan (2013)

New Unemployment Claims Filed Between Feb. and April of 2020 in Mass.

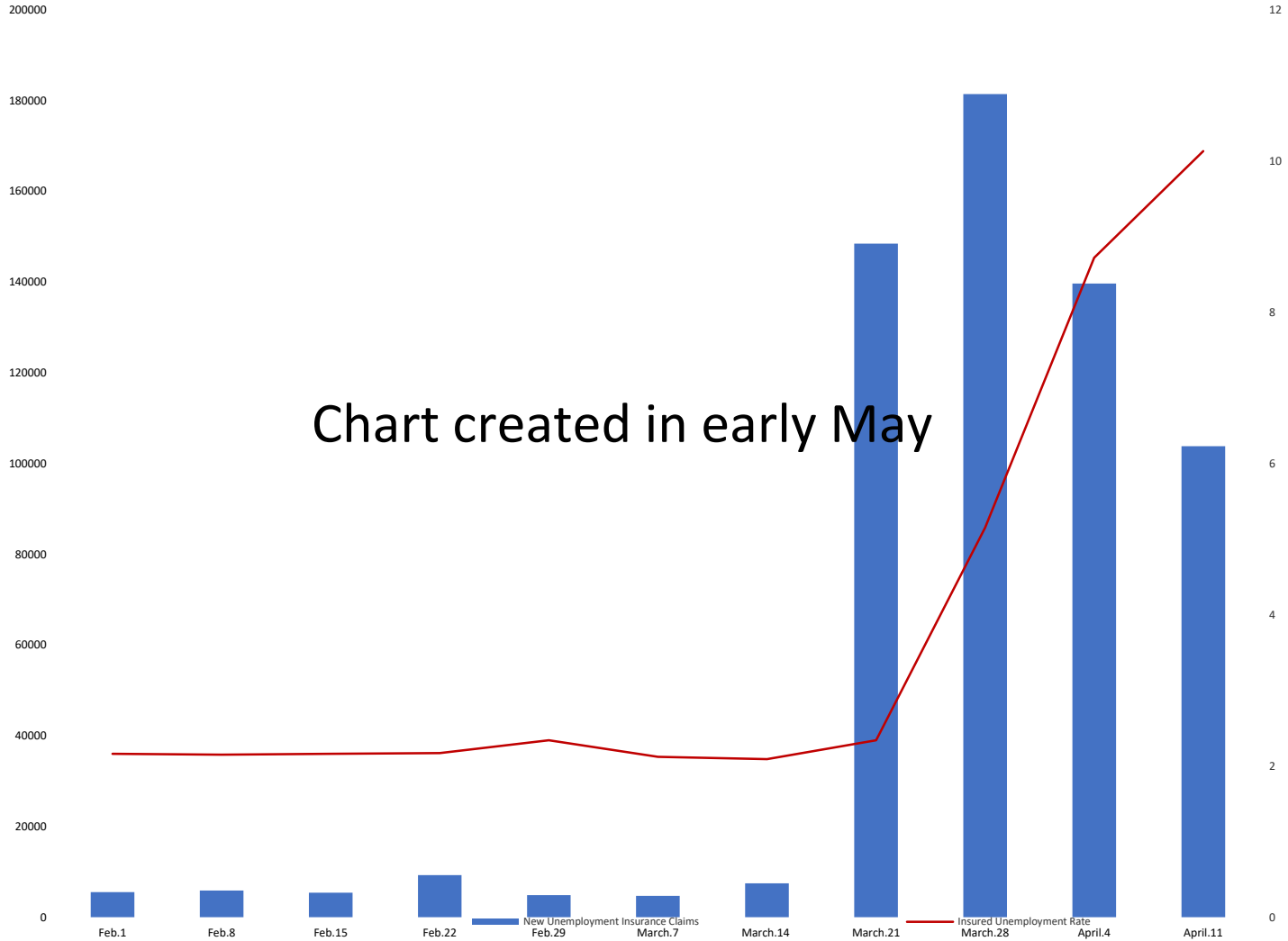


Chart created in early May

Support Community Housing During COVID-19 Emergency Through Temporary Rental Assistance

CPA was amended in 2012 to specifically clarify that rental assistance programs fall under the “support category” and may be used to fund “programs that provide grants, loans, rental assistance ... to individuals and families who are eligible for community housing.”

Massachusetts Cities and Towns are using CPA funds to establish emergency rental assistance programs throughout the Commonwealth at this time of urgent need.

Survey of new Covid-19 ERA Programs Across Mass.

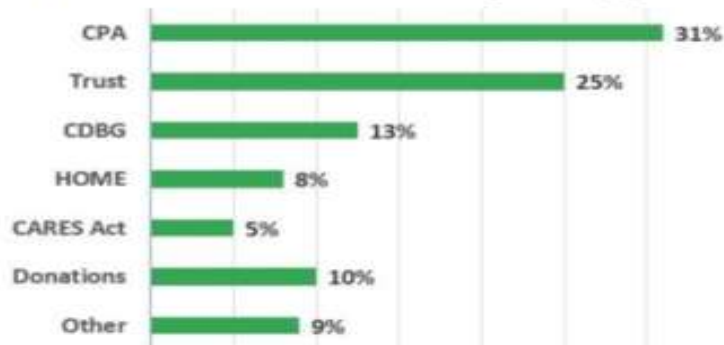
Emergency Rental Assistance (ERA) Programs, August 2020 Update

83 Communities
with approved ERA

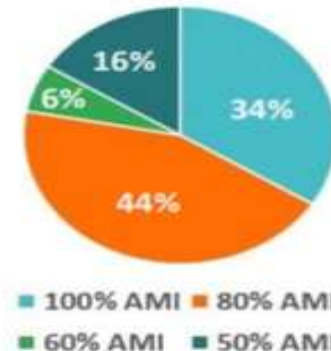


Total amount pledged:
\$30,058,392

Funding Sources:



Targeted Area Median Incomes (AMIs):



**Average max assistance
(\$)** by household: **\$3,850**

Priorities: Job loss due to COVID-19, households with children, households without housing voucher, cost-burdened, households unable to receive unemployment

**Average rental assistance pledged
per community:**

\$613,437

excluding Boston:

\$459,550

Programs range from \$15,000—\$8M

Weston's COVID-19 Emergency Rental Assistance Program (ERAP)

CPA funds to be appropriated to the Weston Affordable Housing Trust (WAHT)

WAHT will contract with the Regional Housing Services Organization (RHSO)

RHSO will administer Weston's ERAP as part of a program that will be administered in several neighboring towns

WAHT will oversee RHSO's implementation of the program

Weston's COVID-19 Emergency Rental Assistance Program (ERAP)

Purpose:

To provide temporary, rental assistance to individuals and families who have suffered a loss of employment or income as a result of the COVID-19 pandemic

Our Goal:

To support our community's renters who may, without rental assistance, face the risk of eviction or other hardship

ELIBILITY

WHO IS ELIGIBLE?

Renters who:

- Live in a rental property in Weston currently (or have a lease that will commence within 30 days); or
- Have children enrolled in a Weston Public School; or
- Work (or were working as of March 10, 2020) in Weston

ELIGIBILITY

..... and who meet income and needs requirements:

I. Earn up to 100% of Area Median Income (AMI)

Effective: 4/1/2020	100% AMI Income Limits						
Household size	1 person	2 person	3 person	4 person	5 person	6 person	7 person
Income Limit	\$83,300	\$95,200	\$107,100	\$119,000	\$128,520	\$138,040	\$140,492

ELIGIBILITY

Cont'd.

- II. Demonstrate loss of income due to COVID-19, and
- III. Demonstrate that more than 30% of gross annual income is spent on rent (and certain utilities); and
- IV. Be otherwise eligible (eg., applicants cannot be receiving state or federal rental assistance, such as Section 8, and maximum rents may apply)

RENTAL ASSISTANCE GRANTS

- Monthly rental assistance grants for 4-6 month periods (TBD) will be based on the unit size - # bedrooms
 - EG., \$350/month (1 br)
 - \$500/month (2 br)
 - \$650/month (3 br)
- Renewable up to 2 times (for up to 12-18 months of assistance - TBD) if still eligible and depending on availability of funds
- Paid directly to the property owner/landlord
- Grant agreement between WAHT, the Applicant and the property owner/landlord

GRANT PROCESS

- Advertising and Outreach - Affirmative Marketing
- 14-day initial application period
- If available funds $>$ initial demand:
 - Applications processed and grants awarded on a rolling, **1st come, 1st served basis**
- If initial demand $>$ available funds:
 - RHSO will conduct a **lottery**
 - Grants will be awarded to as many applicants as possible

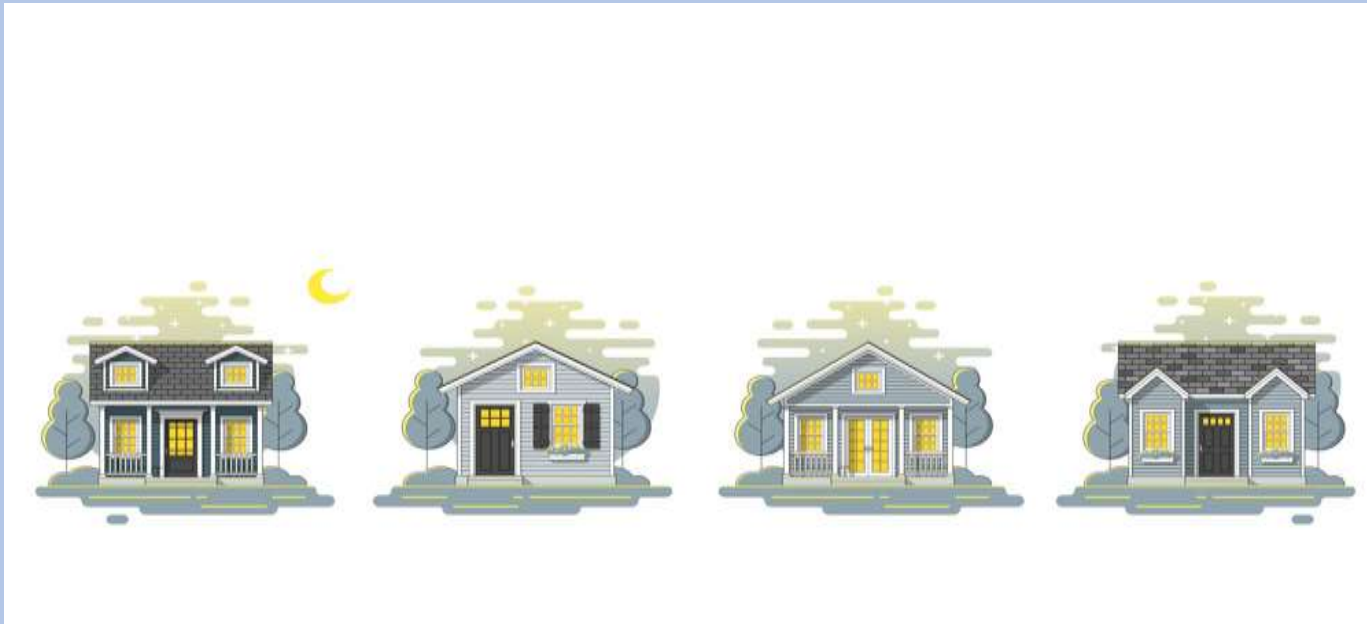
CPA FUNDS REQUESTED

CPA Funds Requested => \$100,000

Estimated to assist 12 - 40 households

Small portion of the fund may necessary to cover RHSO administration of the ERA Program, if such time and costs exceed amount included in RHSO's contract with the Town

Weston Affordable Housing Trust
THANKS YOU FOR YOUR SUPPORT
Vote Yes on the Consent Agenda
Yes on Warrant Article 23



**EMERGENCY RENTAL ASSISTANCE FOR INCOME-ELIGIBLE
TENANTS AFFECTED BY COVID-19 PANDEMIC**