

Newton Community Preservation Program

Projects and Proposals



COVID-19 Emergency Housing Relief Program

At the last meeting on April 14, the Committee reviewed the pre-proposal presentation and agreed to consider an expedited full proposal for CPA funding of the a temporary rental and mortgage assistance program for those households that have been negatively impacted by the COVID-19 crisis. This proposal is eligible for funding as **Support** of Community Housing. This program is supported by the Mayor and City Council.

After members of the public raised questions as to whether CPA funding could be used for this purposed, the Law Department was asked to give their opinion on the proposal. Assistant City Solicitor Marie Lawlor responded as follows:

Can CPA funds be used for rental assistance? The short answer is yes, after the 2012 amendment to the G.L. c. 44B (the CPA). (Acts 2012, c. 39, Sections 69-83.)

G.L. c. 44B, Section 5(b)(2) authorizes the CPC to make recommendations to the legislative body for the "... acquisition, creation, preservation and support of community housing ..." [Emphasis supplied]. The definition of "Support of Community Housing" contained in Section 2 of the chapter specifically includes "rental assistance."

Ms. Lawlor also pointed out that several CPA communities have have well established rental housing assistance programs in place, and that many more are considering emergency programs similar to the one proposed here at this time. I have attached the

Community Preservation Coalition's "Using the CPA for Rental Assistance Programs" Guidelines (<https://www.communitypreservation.org/home/news/can-cpa-be-used-rental-assistance-answer-yes>) and the Massachusetts Housing Partnership's Emergency Rental Assistance Program summary, which includes program guidelines and best practices, for your review.

This proposal is being jointly submitted by the City of Newton and the Metro West Collaborative Development, Inc., which will oversee the administration and day to day operations of the program. The proposal requests \$2,000,000 in CPA funding be set aside for the program, which will be matched with Federal CARE CDBG funding. Attached for your information and review are the following:

- A cover letter from Planning Director Barney Heath
- The completed full proposal form including project, budget, and supporting program information
- The draft COVID-19 Emergency Housing Relief Program Guidelines which outlines the program, its funding, and administrative processes
- COVID-19 Emergency Housing Relief Program Budget
- COVID-19 Emergency Housing Relief Program Application for rental assistance funding
- CDBG Draft Budget for FY21
- Letters of Support Received to date for the proposal (7 emails have been received to date)

Additional information on the federal CARE CDBG funding and the process for monitoring the results of the program are also in process and will be sent out before the meeting if possible.



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

Community Preservation Committee
c/o Lara Kritzer, Community Preservation Programs Manager
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

April 28, 2020

Dear Community Preservation Committee members:

On behalf of the citizens of Newton, Mayor Ruthanne Fuller, through the Department of Planning and Development, is pleased to submit this application for CPA funding of the COVID-19 Emergency Housing Relief Program. Many Newton households are struggling with an unexpected loss of income due to the current emergency. The Planning and Development Department has worked diligently to develop an effective and workable program to help our neighbors. The COVID-19 Emergency Housing Relief Program provides this assistance by combining Community Preservation Act (CPA) and a set-aside of the recent federal CARES Community Development Block Grant (CDBG) funds to provide temporary rental and mortgage assistance to income eligible households.

The attached proposal requests \$2 million in CPA funds to directly assist households at or below 100% AMI in meeting up to three months of rental payments, or mortgage payments for those already living in affordable deed-restricted units. The program will also utilize \$500,000 in CDBG funding, which is restricted to households at or below 80% AMI. The City's co-applicant in this application, Metro West Collaborative Development, will administer the day to day activities of the program, including the application process, applicant certification, lottery, and funding distribution. The Community Development and Housing Division of the Planning and Development Department will work closely with Metro West CD to ensure the success of the program.

I look forward to presenting the program to the Committee at its joint meeting with the Planning Board on Monday, May 4, 2020. Please feel free to contact me in the meantime if you have any questions or would like any further information.

Sincerely,

Barney S. Heath
Barney Heath, Director

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

City of Newton



Ruthanne Fuller
Mayor

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact us:

Lara Kritzer, Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
lkritzer@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	COVID-19 Emergency Housing Relief Program		
Project LOCATION	Full street address (with zip code), or other precise location. Citywide		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Amanda Berman, Director of Housing and Community Development, Planning and Development Department	aberman@newtonma.gov	617-796-1147
Other Contacts	Barney Heath, Director, Planning & Development Department	bheath@newtonma.gov	617-796-1120
Co-Applicant	Jennifer Van Campen, Executive Director, Metro West Collaborative Development	jvc@metrowestcd.org	617-923-3505
Project FUNDING	A. CPA funds requested: \$2,000,000	B. Other funds to be used: \$500,000	C. Total project cost (A+B): \$2,500,000
USES OF FUNDS	<input checked="" type="checkbox"/> Rental Assistance		<input checked="" type="checkbox"/> Mortgage Assistance
TARGET POPULATION, TYPE OF HOUSING, SPECIAL FEATURES			
Individuals <input checked="" type="checkbox"/>	Families <input checked="" type="checkbox"/>	Seniors <input checked="" type="checkbox"/>	Homeless/At Risk of Homelessness <input checked="" type="checkbox"/>
Rental <input checked="" type="checkbox"/>	Ownership (including condominiums) <input checked="" type="checkbox"/>	% Area Median Income: Up to 100% AMI	
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW.		
<p>Many Newton households struggled with the cost burden of housing before the current crisis. Recognizing that these households are now also facing the loss of income or employment, the City partnered with the Metro West Housing Collaborative (MWCD) to create a COVID-19 Emergency Housing Relief Program to assist Newton households which have been negatively impacted by the ongoing pandemic. The intent of the program is to provide some assistance and stability for Newton's at-risk households by providing short term assistance (up to three months) to those who are below 100% AMI. The program will pay 70% of a household's monthly rent or mortgage payment, with a maximum amount of assistance per household per month of \$2,500 (\$7,500 max. for 3 months of assistance). The program is anticipated to assist at least 300 households. While the program is primarily focused on rental assistance, it may also provide mortgage assistance to households who own existing affordable deed-restricted units.</p> <p>The City has worked closely with MWCD to develop this program based on best standards provided by the Community Preservation Coalition and Massachusetts Housing Partnership. The MWCD will administer the day to day running of the program, including developing the application process, verifying eligibility, and releasing monthly payments directly to landlords or mortgage servicing agencies.</p>			

Project TITLE	COVID-19 Emergency Housing Relief Program		
USE of CPA FUNDS	COMMUNITY HOUSING	✓	Support
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.		
The COVID-19 Emergency Housing Relief Program supports affordable housing as recognized in the following plans:			
<p>Comprehensive Plan: The Housing Section emphasizes the importance of protecting the City’s diversity and lists it as the first of the section’s “Housing Goals” (p. 5-12). The section stresses the need to “undertake a program of positive actions that will assure fair and equal housing opportunities for a population that is at least as diverse as at present.” The goal also recognizes the need for this diverse population to be able to “maintain suitable housing at affordable costs.” The proposed Housing Relief program will assist those Newton residents who have been negatively impacted by the COVID-19 pandemic to remain in their existing housing, in the process helping to maintain both the diversity of the City and the affordability of its housing stock.</p>			
Further, establishing an emergency housing assistance program is specifically suggested as Potential Housing Action 2E, Finance and Development (p.5-20)			
<p>Consolidated Plan 7/2015 to 6/2020: (p.103) This section states that 29% of Newton households were already cost burdened or extremely cost burdened prior to the current crisis.</p>			
<p>Community Outreach: The Mayor, multiple City Councilors, and numerous City residents and affordable housing advocates have taken part in the development of this program and have expressed support for the use of CPA funding. In recent weeks, there have been numerous articles and webinars on Emergency Housing assistance programs sponsored by the Community Preservation Coalition, Mass. Housing Partnership, Citizens Housing and Planning Association (CHAPA), and the Metropolitan Area Planning Council (MAPC), many of which have also been attended by City staff and affordable housing advocates.</p>			
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.		
Name & title or organization	Email	Phone	Mailing Address
Fran Godine, Engine 6	godine@comcast.net	617-969-2625	
Vince O’Donnell, Newton Housing Authority Board Member	vincent.odonnell4@gmail.com	617-338-5170	
Jeanne Strickland, Exec. Director Newton Community Development Foundation	jstrickland@ncdfinc.org	617-244-4035	
Lizbeth Heyer, Chair Newton Housing Partnership	lheyer@2lifecommunities.org	617-912-8400	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	COVID-19 Emergency Housing Relief Program	
SUMMARY BUDGET for RENTAL & MORTGAGE ASSISTANCE		
Uses of Funds		
Direct Assistance: Up to 3 months of rental or mortgage assistance (deed-restricted ownership units only) for at least 300 Newton Households (maximum monthly assistance of \$2,500)		\$2,312,500
Program Admin Fee		\$187,500
D. TOTAL USES (should equal C. on page 1 and E. below)		\$2,500,000
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$2,000,000
CDBG Funding	Expected	\$500,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$2,500,000
SUMMARY BUDGET for PROGRAM ADMINISTRATION		
Uses of Funds		
Administrative costs for Metro West Collaborative Development Administration and Oversight of Program are \$500/application with the maximum administrative cost not to exceed 7.5% of program funding (\$187,500)		\$187,500
F. TOTAL PROGRAM ADMINISTRATION COST (should equal G. below)		\$187,000
Sources of Funds		
CPA Funding		\$150,000
CDBG Funding		\$37,500
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$187,500
Project TIMELINE	Phase or Task	Season & Year
Program development		April 2020
Community Preservation Committee and Planning & Development Board Public Hearing		May 4, 2020
City Council vote		May 11, 2020
Program launch		May 13, 2020
Lottery application deadline		May 27, 2020
Date of Lottery		June 3, 2020
First wave of assistance paid		July 1, 2020

Project TITLE	COVID-19 Emergency Housing Relief Program		
↓ Check off submitted attachments here.			
Separate, detailed budget attachments REQUIRED.	PROGRAM FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
	X	Rental & mortgage assistance budget for the initial period envisioned – See Draft Guidelines listed below	
	X	Program administration budget for the initial period envisioned	
	X	Non-CPA funding: commitments, letters of inquiry to other funders, etc.	
REQUIRED	PROGRAM MANAGEMENT		
	X	Draft Program Guidelines and Lottery Process, including Outreach/Affirmative Marketing Plan	
	X	Draft application/instructions (for applicants)	
	X	Draft monitoring documents for both CDBG and CPA funds	
REQUIRED.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
	X	For sponsoring department or organization, most recent annual operating budget (revenue & expenses) (CDBG FY21 budget)	
	X	For project manager and third party organization: relevant training & track record of managing similar projects	
	X	COVER LETTER	from Planning & Development Director, confirming commitment of staff time for project management
OPTIONAL for all proposals.	X	LETTERS of SUPPORT	from Newton residents, organizations, or businesses



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

City of Newton
COVID-19 Emergency Housing Relief Program
DRAFT Program Guidelines



➤ **Program Overview**

In response to the loss of income to Newton households due to the coronavirus (COVID-19), the City of Newton has created the COVID-19 Emergency Housing Relief Program utilizing its Community Preservation Act (CPA) funds and federal Community Development Block Grant (CDBG) funds. This program is designed to provide assistance in an efficient and responsive manner. The program is temporary in nature and funding is limited.

Applicants are eligible for:

- Up to **three months** of housing assistance (future or arrearage payments beginning 4/1/2020)
- The program will cover **70% of a household's monthly rent**, with a maximum monthly assistance amount of \$2,500 per household (or \$7,500 per household for three months)**
- Mortgage assistance is **only available to those income eligible households who reside in affordable deed restricted units**. The program will cover **70% of a household's monthly deed-restricted mortgage payment**, with a maximum monthly assistance amount of \$2,500 per household (or \$7,500 per household for three months)**

The City of Newton COVID-19 Emergency Housing Relief Program is administered by Metro West Collaborative Development, on behalf of the City of Newton. Metro West is a non-profit community development corporation based in Newton. More information on Metro West can be found here: <https://metrowestcd.org/>

** Note: Most government housing subsidy programs utilize a 70/30 standard, where residents are responsible for paying approximately 30% of their income toward housing costs, with the government subsidy (such as a Section 8 voucher) covering the remaining amount of rent. In an effort

to streamline this program and identify a payment standard that can be applied across all program cases, the City of Newton has utilized this 70/30 standard to determine the amount of rental or mortgage subsidy that will be provided to each participating household. However, a monthly cap has been set at \$2,500 per household, or \$7,500 per household for three months.

➤ **Household Eligibility**

“Eligible” Household

A “household” shall mean an individual or two or more persons who will live regularly in the unit as their principal residence and who are related by blood, marriage, law, or who have otherwise evidenced a stable inter-dependent relationship.

An “eligible” renter household is one that:

- Currently lives in the City of Newton
- Has reduced income because of COVID-19 (and can demonstrate this financial hardship)
- Earns less than 100% of Area Median Income (AMI)
- Households currently receiving rental assistance (e.g. Public Housing tenants, RAFT, Section 8, MRVP or other locally administered support) are not eligible for this program

An “eligible” homeowner household is one that:

- Currently lives in the City of Newton
- Resides in an ownership unit that is deed-restricted affordable (restriction recorded with the Registry of Deeds)
- Has reduced income because of COVID-19 (and can demonstrate this financial hardship)
- Earns less than 100% of Area Median Income (AMI)
- Households currently receiving mortgage assistance under the RAFT program are not eligible for this program

Income and Asset Eligibility

The total income of the applicant and all other members of the applicant’s household over the age of eighteen (18) **may not exceed 100% of the Area Median Income** for the greater Boston area adjusted for family size. An applicant’s total household income **at the time of application** cannot exceed the following limits:

Household size	1 person	2 person	3 person	4 person	5 person	6 person
CPA Income Limits: 100% AMI	\$83,300	\$95,200	\$107,100	\$119,000	\$128,520	\$138,040

Funding for assistance for households at or below 80% AMI shall come from federal Community Development Block Grant (CDBG) funds, until this source of funding has been fully expended. At that

time, funding for all assistance payments shall be funded by Newton’s Community Preservation Act (CPA) funds, until the program budget has been fully expended.

Total household income for applicants at or below 80% AMI cannot exceed the following limits:

Household size	1 person	2 person	3 person	4 person	5 person	6 person
CDBG Income Limits: 80% AMI	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650

An example of how the program subsidy would be determined is provided below:

1. At the time of application submission, a 4-person household’s annual income is determined to be \$82,000 (less than the 80% AMI threshold, which is \$96,250 for a 4-person household; qualifying the household as income-eligible for the program). One of the adults in the household recently lost their job, resulting in reduced household income. This household’s monthly rent for their 3-bedroom apartment is \$2,500.
 - a. The program will cover 70% of this household’s monthly rent, with a maximum monthly assistance amount of \$2,500, or \$7,500 for three months.
 - b. 70% of \$2,500 = \$1,750; therefore, the program will assist the family with \$5,250 of rental assistance (3 months), paid directly to the property owner / landlord

➤ **Process**

- All potential participants must complete an application and attach requested documents prior to the deadline. All complete applications will be entered into a lottery.
- The deadline for submitting complete applications is **May 27, 2020 by 5:00 pm**; however, households who contact the Metro West CD office after the application deadline will be added to the bottom of the Lottery Wait List in the order received (see details below).
- Assistance with the submission of the application is available to those with limited computer access.
- Applicants have the right to request a reasonable accommodation(s), which may include a change to a rule, policy, procedure or practice to afford a person with a disability an equal opportunity to participate fully in the housing program or to use and enjoy the housing.
- Free language assistance is available to households with limited English proficiency.
- The Lottery will be held via zoom on June 3, 2020. Applicants will be given access to the zoom meeting information after the close of the application deadline.
- All applicants will then be drawn and assigned a Lottery Wait List number in the order they were drawn.
- Starting at the top of the list, households will be offered the opportunity to enter into a program agreement with their landlord (or mortgage holder) and Metro West CD in the order listed on the Lottery Wait List.
- If the household is unable to execute a program agreement within five days of being offered the assistance, they will be removed from the Lottery Wait List and the next highest ranked household will be offered the opportunity.
- Metro West CD will proceed through the list in this manner until all funds are awarded.

- Households who contact the Metro West CD office after the application deadline will be added to the bottom of the Lottery Wait List in the order received.

Removal from the Lottery Wait List

- Households who do not respond to phone, e-mail, or mail inquiries or who do not respond to a request for additional information within the 5-day time frame provided by Metro West CD shall be removed from the Lottery Wait List.

➤ Affirmative Marketing Methods

The City of Newton does not discriminate on the basis of race, color, religion, national origin, disability, familial status, sex, age, marital status, children, sexual orientation, genetic information, gender identify, ancestry, veteran/military status or membership.

Marketing Activities

Marketing activities will be conducted for a two-week period **beginning May 13 and ending May 27, 2020.** Efforts consist of:

- 1) City of Newton COVID-19-Response website pages
- 2) Email outreach to local employers and non-profit organizations in Newton and surrounding communities
- 3) Announcement in Mayor Fuller's email blasts, and other relevant outreach platforms
- 4) City of Newton Planning Department Friday Report
- 5) Email outreach to Newton City Councilors for inclusion in their constituent emails
- 6) Newton TAB
- 7) Email outreach to neighborhood / community list serves

➤ Applications will be available from Metro West CD in both electronic and paper format

In all cases the process begins by contacting the Metro West CD office. The staff of Metro West CD are available to assist individuals in the completion of their application and are able to accommodate households with disabilities that may impede their ability to complete the application. Metro West CD staff can also arrange for assistance for households that have limited English proficiency.

Applicants have the right to request a reasonable accommodation, which may include a change to a policy, procedure or practice to afford a person with a disability an equal opportunity to participate fully in the housing program.

City of Newton COVID-19 Emergency Housing Relief Program Budget

updated 4.29.20

Sources	Total Amount	Notes
CPA Funds	\$2,000,000.00	
CDBG CARES Act Funds (CDBG-CV)	\$500,000.00	
Total	\$2,500,000.00	
Uses	Total Amount	Notes
Direct Financial Assistance	\$2,312,500.00	3 months of rental or mortgage assistance (deed-restricted ownership units only) for at least 300 Newton Households (maximum total assistance per household of \$7,500)
Program Admin Fee to Metro West Collaborative Development (paid by CPA)	\$150,000.00	Fee of \$500/case with a maximum program administrative cost not to exceed 7.5% of total program budget (\$187,500). Services to include: program design, development, oversight, and day-to-day administration; lottery management; income eligibility determination; drafting and execution of participation agreements; program accounting; case management; communication with applicants; etc.
Program Admin Fee to Metro West Collaborative Development (paid by CDBG)	\$37,500.00	see above
Total	\$2,500,000.00	



Building Better Neighborhoods

CITY OF NEWTON COVID-19 EMERGENCY HOUSING RELIEF PROGRAM

Applicant's First Name: _____ Last Name: _____

Co-Applicant's First Name: _____ Last Name: _____

Street Address: _____

City/Town: _____ State: _____ Zip Code: _____

Telephone: Home: _____ Work: _____ Cell: _____

E-Mail Address: _____

Language Preference (if other than English): _____

Race/Ethnicity:

- | | |
|---|--|
| <input type="checkbox"/> White | <input type="checkbox"/> American Indian/Alaskan Native |
| <input type="checkbox"/> Black/African American | <input type="checkbox"/> American Indian/Alaskan Native & White |
| <input type="checkbox"/> Black/African American & White | <input type="checkbox"/> American Indian/Alaskan Native & Black/African American |
| <input type="checkbox"/> Asian | <input type="checkbox"/> Native Hawaiian/Other Pacific Islander |
| <input type="checkbox"/> Asian & White | <input type="checkbox"/> Other Multi-Racial |

Are you Hispanic/Latino: ____ YES ____ NO

PART 1: HOUSEHOLD & INCOME INFORMATION

Total Number of People in Household (including yourself): _____

Total Number in Household, 18 years or older: _____

Total Number in Household, under 18 years: _____

Is anyone in your hold age 55 years and older? ____ YES ____ NO

This program is for people who have lost income due to COVID-19-related circumstances. Does your household meet this eligibility? ____ YES ____ NO

Number of bedrooms in your home? _____

Is anyone in your household a veteran? ____ YES ____ NO

Do you: ____ Rent ____ Own (Deed-Restricted Affordable Unit)

What is your current rent/mortgage each month? \$ _____

Do you owe back rent? ____ YES ____ NO If yes, how much? \$ _____

Do you have a Section 8 Voucher, MRVP or other housing assistance such as RAFT? ____ YES ____ NO

I have an application for Unemployment Assistance pending ____ YES ____ NO

Indicate the type of income your household is currently receiving:

- Wages
- Unemployment Benefits
- Social Security
- SSI/Disability
- Child Support
- Alimony
- Pension/Retirement
- TANF
- Other: (please specify) _____

PART 2: LANDLORD/LENDER/BANK'S CONTACT INFORMATION*

**Landlord/lender/bank MUST participate in this program. If this is left blank the application is incomplete and will not be considered.*

Name: _____

Street Address: _____

City/Town: _____ State: _____ Zip Code: _____

Best Phone Number: _____ Email: _____

PART 3: CERTIFICATION OF INFORMATION

- I/We certify that all information furnished in this application for affordable housing assistance is true and complete to the best of my/our knowledge.
- I/We certify that our household is not receiving any other government-funded rental assistance.
- I/We certify that our household does not have access to other resources sufficient to cover the rent.

- I/We understand that any false statement, made knowingly and willfully, will be sufficient cause for rejection of my/our application.
- I/We understand that landlord participation in this program is required.
- I/We understand that ANY false information on this application or statements given are punishable by law and will lead to cancellation of this application and rental assistance.

Applicant's Signature: _____ **Date:** _____

Co-Applicant's Signature: _____ **Date:** _____

PART 4: RELEASE OF INFORMATION

- I/We understand that this authorization or the information obtained with its use may be given to and used to administer and enforce program rules and policies in compliance with HUD or Massachusetts DHCD or any other federal or state housing program guidelines.
- I/We agree that a photocopy or facsimile or other electronic transmission of this authorization may be used for the purposes stated above.
- I/We understand that all decisions made by Metro West CD are final and that any appeals must be submitted in writing to the Metro West CD Board of Director.

Applicant's Signature: _____ **Date:** _____

Co-Applicant's Signature: _____ **Date:** _____

PART 5: APPLICATION CHECKLIST

- One most recent paystub for all employed household members over the age of 18.
- Evidence of reduced income – this might be a second paystub showing reduced hours, or a lay-off notice from your employer, multiple month's bank statements or notices from Unemployment Assistance.
- Evidence of any other income sources (unemployment, federal stimulus payment, child support, alimony, pension/retirement, etc.)
- Most recent bank statement for all bank accounts for all household members over the age of 18.
- Copy of Lease or letter from landlord evidencing monthly rent or mortgage amount

Newton Community Development Block Grant Program - FY21 Budget DRAFT

PROJECT #	IDIS #	Env. Review	Key Org	Obj Code	Projects	Letter-of-Credit (LOC) Budget	FY21 Program Income (Estimated)	Prior Year(s) Program Income (FY20)	Prior Year(s) Entitlement Funds	Total Budget
HOUSING PROGRAM										
CD21-01A		Exempt	15002021	Various	Housing Program Delivery	\$288,800.40				\$288,800.40
CD21-01B		project by project	15002021	5796	Housing Rehabilitation and Development Program Fund (\$82,415.82 reserved for the NHA for rehabilitation on former CAN-DO portfolio via the Housing Rehabilitation Program)	\$870,000.00				\$870,000.00
CD21-01C		project by project	15002021	5796C	Housing Program Rehabilitation Revolving Fund (estimated rehab loan repayments)		\$65,000.00			\$65,000.00
HOUSING PROGRAM TOTAL						\$1,158,800.40	\$65,000.00	\$0.00	\$0.00	\$1,223,800.40
ARCHITECTURAL ACCESS										
CD21-03A		project by project	15002021	586001	Park Pathway Installation	\$52,000.00				\$52,000.00
CD21-03C		project by project	15002021	586001	FY21 Curb Cut Pool	\$44,560.00			\$31,882.33	\$76,442.33
ARCHITECTURAL ACCESS TOTAL						\$96,560.00	\$0.00	\$0.00	\$31,882.33	\$128,442.33
HUMAN SERVICES										
CD21-05A		Exempt	15002021	579700	Barry Price Rehabilitation Center / Building Independence and Self-Esteem Through Employment	\$15,000.00				\$15,000.00
CD21-05B		Exempt	15002021	579700	Boys and Girls Club /Financial Aid for Teens and Families	\$17,000.00				\$17,000.00
CD21-05C		Exempt	15002021	579700	St. Vincent de Paul/Housing Emergency Assistance	\$6,000.00				\$6,000.00
CD21-05D		Exempt	15002021	579700	Family ACCESS of Newton / Social Mobility for Young Families	\$48,000.00				\$48,000.00
CD21-05E		Exempt	15002021	579700	Horace Cousens Industrial Fund / Emergency Payment for Families in Financial Crisis	\$12,000.00				\$12,000.00
CD21-05F		Exempt	15002021	579700	2Life Communities / Caring Choices and Wellness Nursing for Low-Income Seniors	\$15,000.00				\$15,000.00
CD21-05G		Exempt	15002021	579700	Jewish Family & Children's Service/ Stabilization & Recovery Services for People with Mental Illness & Autism	\$408.00		\$15,000		\$15,408.00
CD21-05H		Exempt	15002021	579700	Newton Community Development Foundation / Resident Services Program	\$31,000.00				\$31,000.00
CD21-05I		Exempt	15002021	579700	Newton Housing Authority / Resident Services Program	\$33,410.00				\$33,410.00
CD21-05J		Exempt	15002021	579700	Plowshares Education Development Center / Tuition Assistance for Preschool and After School	\$15,000.00				\$15,000.00
CD21-05K		Exempt	15002021	579700	REACH / Individual Support and Advocacy including Emergency Hotline and Community Outreach	\$11,880.00				\$11,880.00
CD21-05L		Exempt	15002021	579700	Riverside Community Care / Mental Health Services Promoting Economic Mobility	\$50,000.00				\$50,000.00
CD21-05M		Exempt	15002021	579700	The Second Step / Residential and Community Programs for Survivors of Domestic Violence	\$35,000.00				\$35,000.00
CD21-98D		Exempt	15002021	579700	Human Service Program Income Reserve**** (for FY22 projects- do not include in FY21 budget totals)		\$15,000			
HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)						\$289,698.00	\$15,000.00	\$15,000.00	\$0.00	\$304,698.00
PROGRAM ADMINISTRATION										
CD21-09A		Exempt	15002021	Various	Program Administration	\$385,264.60	\$20,000.00			\$405,264.60
CD21-09B		Exempt	15002021	Various	Citizen Participation	\$1,000.00				\$1,000.00
CD21-99		Exempt	15002021	579700	Contingencies					\$0.00
ADMINISTRATION TOTAL (Cannot exceed 20% of current year LOC + 20% of current year program income- must also include Planning activities)						\$386,264.60	\$20,000.00	\$0.00	\$0.00	\$406,264.60
GRAND TOTAL ALL PROGRAM AREAS						\$1,931,323.00	\$100,000.00	\$15,000.00	\$31,882.33	\$2,063,205.33
FY21 CDBG Letter of Credit Funds from HUD B-20-MC-25-0019						\$1,931,323.00				

* FY21 CDBG is a 1.17% increase from FY20 (\$1,908,942)

**** FY21 Program Income for Human Services (\$15,000) is not included in total as it is reserved for FY22 programs

From: Katie Biello <katie.b.biello@gmail.com>

Sent: Saturday, April 25, 2020 5:06 PM

To: City Council; Lara Kritzer

Subject:Emergency Rental Assistance

Follow Up Flag: Follow up

Flag Status: Flagged

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Dear City Council members and Ms. Kritzer,

I'm writing in support of the creation of an Emergency Rental Assistance program using Community Preservation Funds for low and moderate income tenants who are unable to pay their rent because of the COVID-19 crisis. I urge you to act to help some of Newton's residents most in need. It is a particularly important time for residents to be able to stay in their homes as we are all being asked to stay in our homes.

Thank you,

Katie Biello

From: Angela Brooks <angela.r.brooks@gmail.com>

Sent: Saturday, April 25, 2020 3:48 PM

To: City Council; Lara Kritzer

Subject:Emergency Rental Assistance

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Dear City Council members and Ms. Kritzer,

I'm writing in support of the creation of an Emergency Rental Assistance program using Community Preservation Funds for low and moderate income tenants who are unable to pay their rent because of the COVID-19 crisis. I urge you to act to help some of Newton's residents most in need. It is a particularly important time for residents to be able to stay in their homes as we are all being asked to stay in our homes.

Thank you-

Angela Brooks

From: Fran Godine <godine@comcast.net>

Subject: Support for Emergency Rental Assistance Program

Date: April 22, 2020 at 3:41:22 PM EDT

To: Laura Kritzer <lkritzer@newtonma.gov>

Dear Laura and Members of the CPC,

Please support the creation of the Emergency Rental Assistance Program using our Community Preservations Funds for assistance to low and moderate income Newton tenants unable to pay their rent because of the COVID- 19 crisis.

This seems an excellent direction for our funds literally named, 'community preservation.' We have created these monies together as a community, let's direct them back to sustaining our neighborhoods and neighbors

It is an unprecedented time and we have unprecedented resources to bring to bear. Nothing we do may feel like enough in this crisis, but it is a measure we can take.

Thank you for your service at all times, and in particular now,
Fran Godine
19 Crofton Rd
Newton 02468

From: Heather Amsden <heather.amsden@gmail.com>

Sent: Friday, April 24, 2020 1:03 PM

To: City Council; Lara Kritzer

Subject:Emergency Rental Assistance

Follow Up Flag: Follow up

Flag Status: Flagged

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Dear City Council members and Ms. Kritzer,

I am writing today to urge you to use Newton's CPA funds to create an Emergency Rental Assistance program for low and moderate income tenants. It is incredibly important at this time for our community to use all its resources to support our most vulnerable citizens. Please do whatever you can to direct the CPA funds towards rental assistance and get the word out to those in need.

Thank you.

Heather Amsden

8 Birch Hill Road

Newton, MA 02465

617-686-6855

From: Rosalind Joffe <rosalind@cicoach.com>

Sent: Wednesday, April 22, 2020 3:13 PM

To: City Council; Lara Kritzer

Subject:Emergency Rental Assistance Program

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

I'm writing this to urge you to use the Community Preservation Funds to create an Emergency Rental Assistance program for low and moderate income tenants who are unable to pay their rent because of the COVID-19 crisis.

Rosalind Joffe 287 Langley Rd., Unit 42, Newton MA 02459

From: Leonore Linsky <tooey14@gmail.com>

Sent: Tuesday, April 21, 2020 1:07 PM

To: Lara Kritzer

Subject:Rental assistance

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Just to let you know that I support rental assistance to those who have lost their jobs due to the

Pandemic

Leonore Linsky

99 Walnut Hill Rd

Newton Highlands

--

Leonore Linsky

From: Josephine McNeil <jomac1941@aol.com>

Sent: Tuesday, April 21, 2020 12:34 PM

To: Lara Kritzer

Cc: Barney Heath

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Hi Lara,

I hope you and your family are well.

I offer the following comments and questions with respect to the proposed Emergency Rental Relief Program using CPA and CDBG funds. Would you please share this email with the committee.

Given the two existing moratoriums (1) the federal government Moratorium on Evictions and Foreclosures on certain multifamily properties and the state Moratorium on Evictions signed by Governor Baker yesterday, I would suggest that rather than rush to implement a program time be Taken to assess how to best maximize the use of these funds. At this point no one is in jeopardy of eviction in the short term.

Should there a prioritization of who should receive the funds?

Should those owners with properties covered by the federal moratorium who also have been granted forbearance on the payment of their mortgages receive priority over nonprofit owners who do not have to pay their mortgages, because they are serving low income populations, but need rent payments to maintain the properties?

Since CPC funds can reach applicants with up to 100% of AMI, how to ensure that the funds are distributed equitably across the income range?

Should CDBG funds be used for this program when given the moratorium they be better used in the short term for services such as medical expenses, food, internet access so children can have do schoolwork, transportation, etc.?

Should 1/2 of the monthly rent be released so that renters don't have as much to pay when the moratorium(s) is are over. This takes into consideration those who receive unemployment will have an extra \$600 for 13 weeks.

The committee should be mindful that all aspect of the program, especially the notice of its availability, has to take into consideration fair housing rules and regulations.

Please feel free to contact me with any questions or clarifications?