

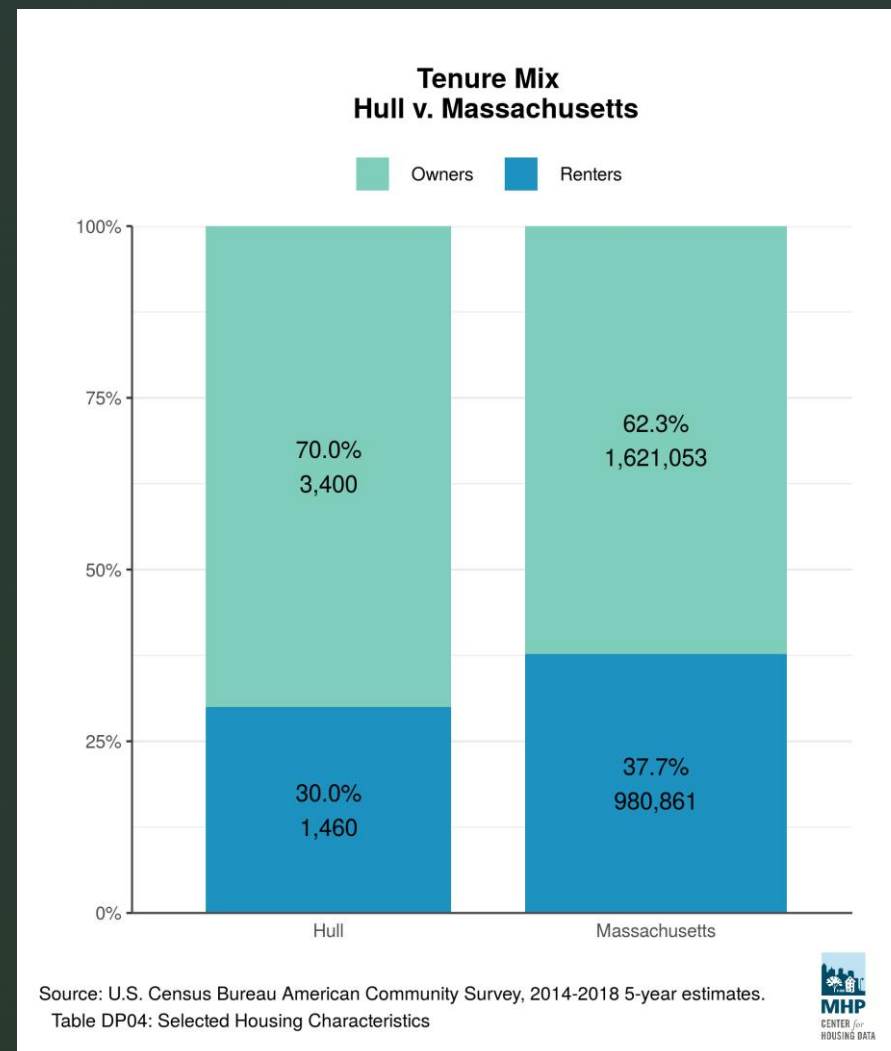
Temporary Emergency Housing Assistance Program

COVID-19 Crisis Response

April 30, 2020

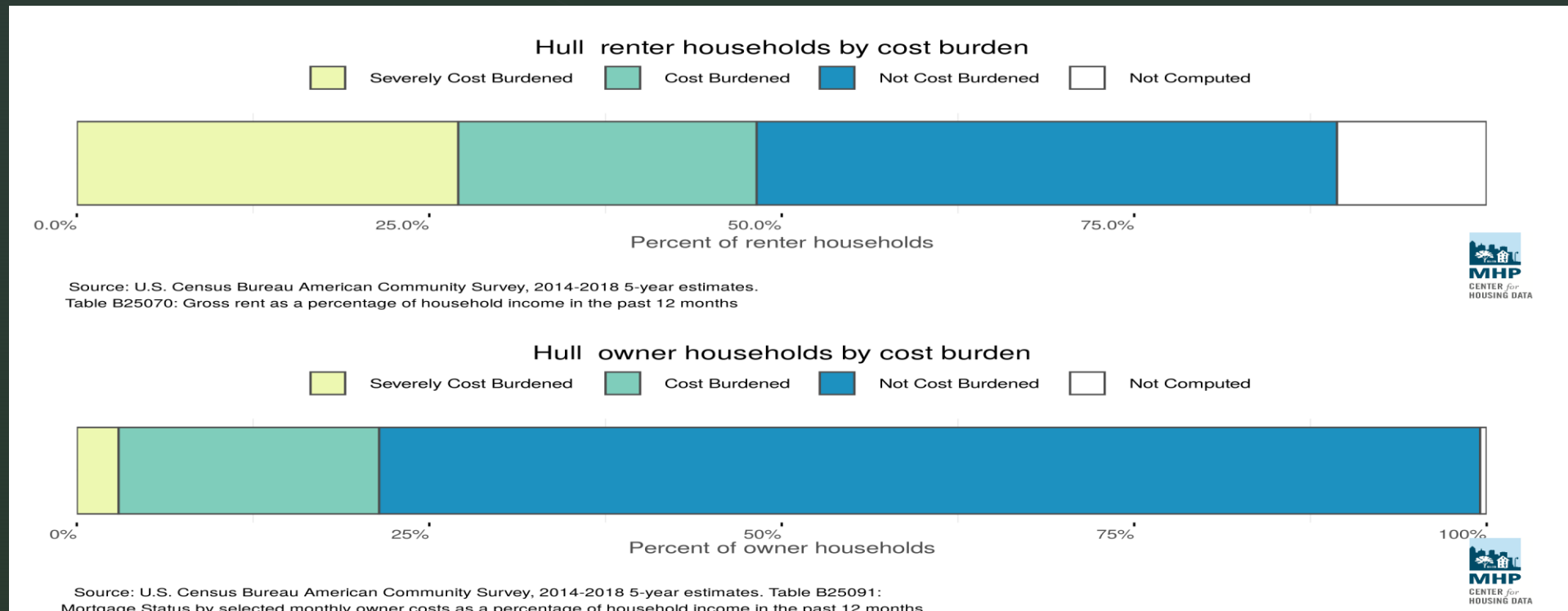
Hull Housing Landscape

- 30% renters (1,460) vs. 37% Statewide
- 70% homeownership in Hull (3,400) vs. 62.7% Statewide



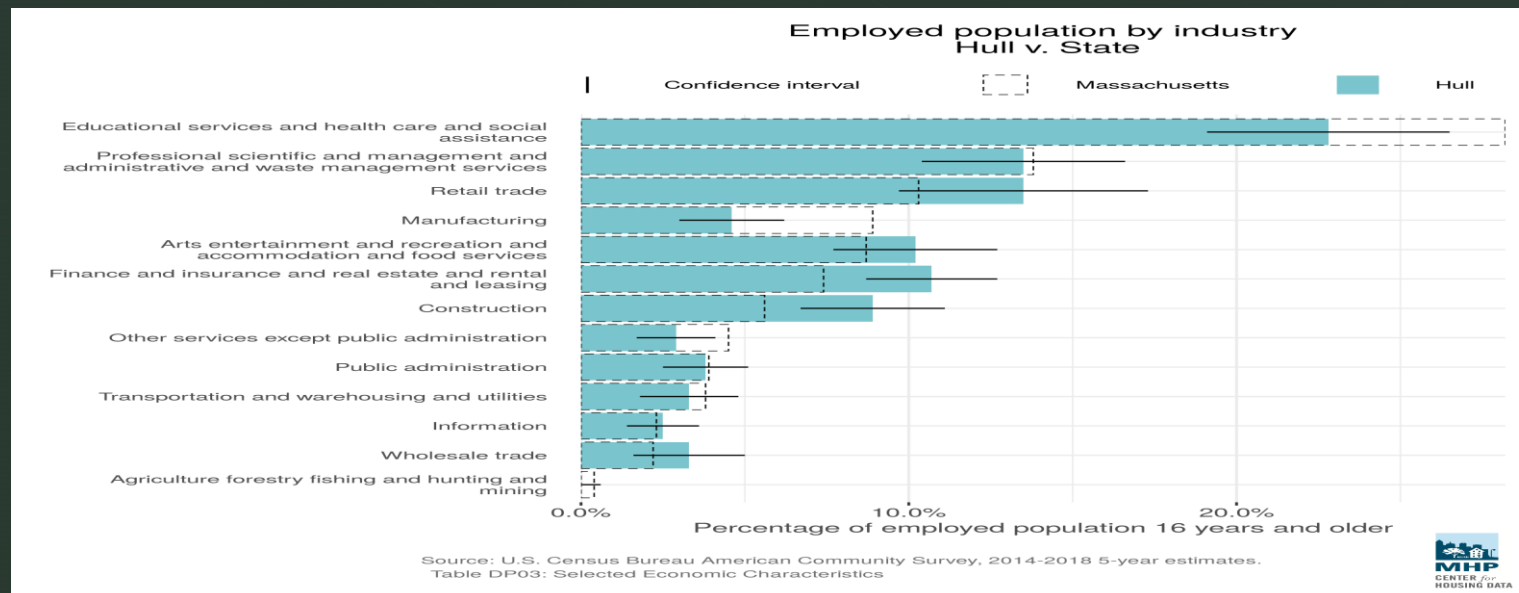
Pre-COVID Housing Burden:

- ~50% of all renters in Hull are housing cost burdened (~30% severely cost burdened)
- ~20% of all homeowners in Hull are housing cost burdened (~5% severely cost burdened)



Employment Impact on Hull Residents

- Significant impact to industries in which Hull residents are employed
- Between March 16 and April 11 – 571,000 unemployment claims filed
- 325,000 claimants represent Food & Accommodation, Retail Trade, Healthcare & Social Assistance, & Construction *Occupations held by a significant number of Hull residents*
- Food Preparation and Serving, Office and Administration and Sales occupations have the largest number of claims ~40% of all claims
- Evidence that economic crisis has disproportionately impacted workers <30 years of age and low and moderate income households



➤ Assisting Hull Households Impacted by COVID Crisis: Housing Assistance

Purpose:

To prevent displacement and/or loss of housing for year-round, eligible Hull households who have suffered a loss or reduction of income as a result of the COVID-19 pandemic

- State and Federal Assistance (housing specific)
 - Moratorium on Foreclosures and Evictions
 - Only represents a delay in action, not resolution
 - Does not go far enough
 - RAFT Program - $\leq 50\%$ AMI
- Local Ability to Assist
 - Community Preservation Act Funds
 - Housing Assistance Program
 - Bring households current on past due payments
 - Impact on eligible households, property owners and local revenues and economy

Program Eligibility:

- Hull year-round resident;
- Household income at or below the Moderate Income Levels (100% AMI) as defined by HUD AMI;

2019 CPA AFFORDABLE HOUSING INCOME LIMITS

Moderate Income is 100% of the Dept. of Housing and Urban Development's (HUD) Areawide Median Income figure; Low Income is 80% of HUD's Areawide Median Income

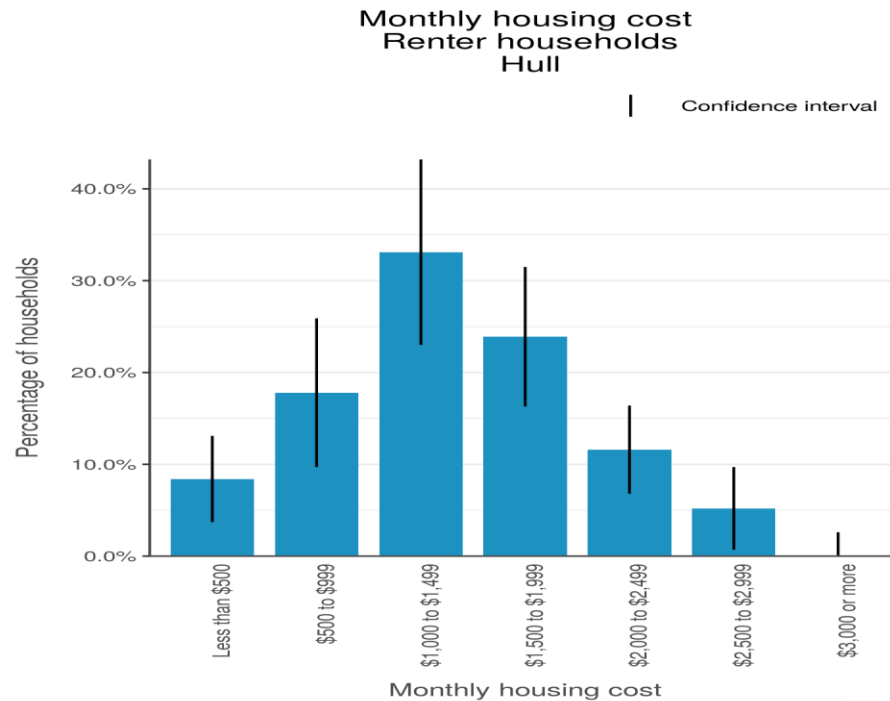
100% AMI Family of Four = \$113,300

80% AMI Family of Four = \$90,640

- Documented loss or reduction in household income due to COVID-19 pandemic;
- Maximum monthly rental assistance not to exceed the FY2020 FMR for Boston-Cambridge-Quincy HUD limits; Maximum rental amount - TBD

Final FY2020 FMRs By Unit Bedrooms Boston-Cambridge-Quincy, MA-NH HUD

<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,715	\$1,900	\$2,311	\$2,880	\$3,131



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



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Local Impact: Based on an average monthly housing payment of \$1500 - \$2,311, Hull could directly assist approximately 48 -73 local households

Program Guidelines

- Rolling Application
- 12 month program, March 1, 2020 – February 28, 2021
- Grant Program (no recapture of assistance)
- Renter with Lease or Lease Agreement
- Homeowner, only if property has pre-existing affordable covenant on property
- Demonstrate financial hardship due to loss or reduction of income as a result of COVID pandemic
- Documentation of household income not to exceed limits set by program (max. 100% AMI)
- Maximum assistance – 3 months
- Maximum monthly assistance not to exceed HUD FY20 Fair Market Rent by Unit
- Payments made directly to Landlord

- For Consideration:
 - Landlord to reduce rent base on no more than 30% of household income during course of the program
 - Household contribution to rental payment, pay difference b/t monthly rent and 30% of household gross monthly income

Additional Steps:

- Board Vote
- Present to CPC
- Town Meeting Vote
- Procure Program Administrator (Concurrent Action)
 - Market Program
 - Application Intake
 - Negotiate with landlord, when applicable
 - Process and Monitor Landlord Payments



“We rise by lifting others.”

-Robert Green Ingersall

