

NATICK AFFORDABLE HOUSING TRUST

COVID-19 Emergency Rental Assistance Program

Emergency Rental Assistance Program

In response to the loss of income to households due to COVID-19, this program has been created and funded by the Natick Affordable Housing Trust utilizing non-federal funds. This program seeks to be efficient and responsive. It is temporary in nature. Applicants are eligible for:

- Up to three months rental assistance (future or arrearage payments beginning 3/1/20)
- Amounts available are:
 - o \$750 / month for a 1-bedroom dwelling;
 - o \$950 / month for a 2-bedroom dwelling;
 - o \$1150 / month for a 3-bedroom dwelling;

Household Eligibility

“Eligible” Household

An eligible household is one that:

Has reduced income because of COVID-19

Earns less than 80% of Area Median Income

Households currently receiving government-funded rental assistance such as Section 8, MRVP or RAFT are not eligible. Households living in units subsidized with Project Based Section 8 shall not be eligible.

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.

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 80% of the Area Median Income for the greater Boston area adjusted for family size. An applicant’s total household income cannot exceed the following limits:

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

Process

1. All potential participants must complete an application and attach requested documents prior submission.
2. All complete applications will be date stamped and placed in the Eligible Applicants List according to date received, revised as necessary based on local Natick Preferences (outlined in the Natick Housing Production Plan).
3. All applicants will be served by the Natick Service Council on a First Come First Serve basis from the Eligible Applicants List.

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4. Assistance with the submission of the application is available to those with limited computer access.
5. 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.
6. Free language assistance is available to households with limited English proficiency.
7. Starting at the top of the list, households will be offered the opportunity to enter into a Rental Assistance Agreement with their landlord and Natick Service Council in the order listed on the Eligible Applicants List.
8. If the household is unable to execute a Rental Assistance Agreement within five days of being offered the assistance they will be removed from the Reordered Eligible Applicants List and the next highest ranked household will be offered the opportunity.
9. Natick Service Council will proceed through the list in this manner until all funds are awarded.
10. Households who contact the Natick Service Council office after the deadline will be added to the bottom of the Re-ordered Eligible Applicants List in the order received.

Removal from the Eligible Applicant 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 time frame provided shall be removed from the Eligible Applicant List.

Preferences

The Natick Affordable Housing Trust has established additional preference categories set forth in the Natick Housing Production Plan. Those preferences shall be disclosed to all households prior to the lottery.

Affirmative Marketing Methods

Natick Service Council and the Natick Affordable Housing Trust do 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 continuously over the duration of the program, until all funds have been allocated to clients. Efforts shall consist of:

1. Town COVID-19 related website pages;
2. Email outreach to local employers and non-profit organizations, housing developments with affordable units, and legislative delegations in Natick.

Applications will be available on-line at the Natick Service Council website, or via paper and the US Postal Service. In all cases the process begins by contacting the Natick Service Council office. The staff of Natick Service Council 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. Natick Service Council 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 or to use and enjoy the housing.

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Emergency Rental Assistance Available in NATICK

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Website page – www.natickservicecouncil.org

Paper via USPS – Please call 508-655-1791 for a paper application

TYY users please call 711

