

Needham 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 Town of Needham utilizing Community Preservation Act funds as well as the Massachusetts Covid-19 Relief Fund through the Foundation for Metro West. This program seeks to be efficient and responsive. It is temporary in nature. Applicants are eligible for:

- Up to three months rental assistance paid directly to landlords (three-month extensions may be available while funds remain)
- Monthly assistance will be 50% of rent with a cap of \$1,500

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 public housing or in units subsidized with Project Based Section 8 are also not 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 current 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 (AMI) for the Boston-Cambridge-Quincy area adjusted for family size. An applicant’s total household income cannot exceed the following limits:

Household Size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
Income Limit 80% AMI	\$70,750	\$80,850	\$90,950	\$101,150	\$109,150	\$117,250

Process

- All potential participants must complete an application and attach requested documents. **Applications are due no later than June 30, 2021!**
- 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.
- Free language assistance is available to households with limited English proficiency.

- Applicants will be offered the opportunity to enter into a Rental Assistance Agreement with their landlord and Metro West CD when they are determined to be eligible for participation in the program.
- Qualifying households will be required to execute a Rental Assistance Agreement within five days of being offered the assistance.
- Metro West CD will determine eligibility of all applicants and offer assistance on a first-come, first-served basis. **Once again, applications are due to no later than June 30, 2021.**
- 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 forego their opportunity to participate in the program.

Affirmative Marketing Methods

The Program Administrator, Metro West CD, 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.

Outreach activities included website notifications, press releases in local newspapers and social media sites, and contacts with landlords and local service providers, among others.

Applications will be available on-line at the Metro West CD website, or via paper and the US Postal Service. 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 accommodate households with disabilities that may impede their ability to complete the application. Metro West CD staff can also arrange 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.