

**Massachusetts Department of Housing  
and Community Development (DHCD)**



**Eviction Diversion Initiative (EDI)  
Rapid Rehousing Rental Assistance**



# OVERVIEW



- **Eviction Diversion Initiative Road Map**
- **Eviction Moratoriums**
- **Rapid Rehousing Rental Assistance Programs**
- **Community Partners**
- **DHCD Homeless Coordinator Role**
- **Launch Date**



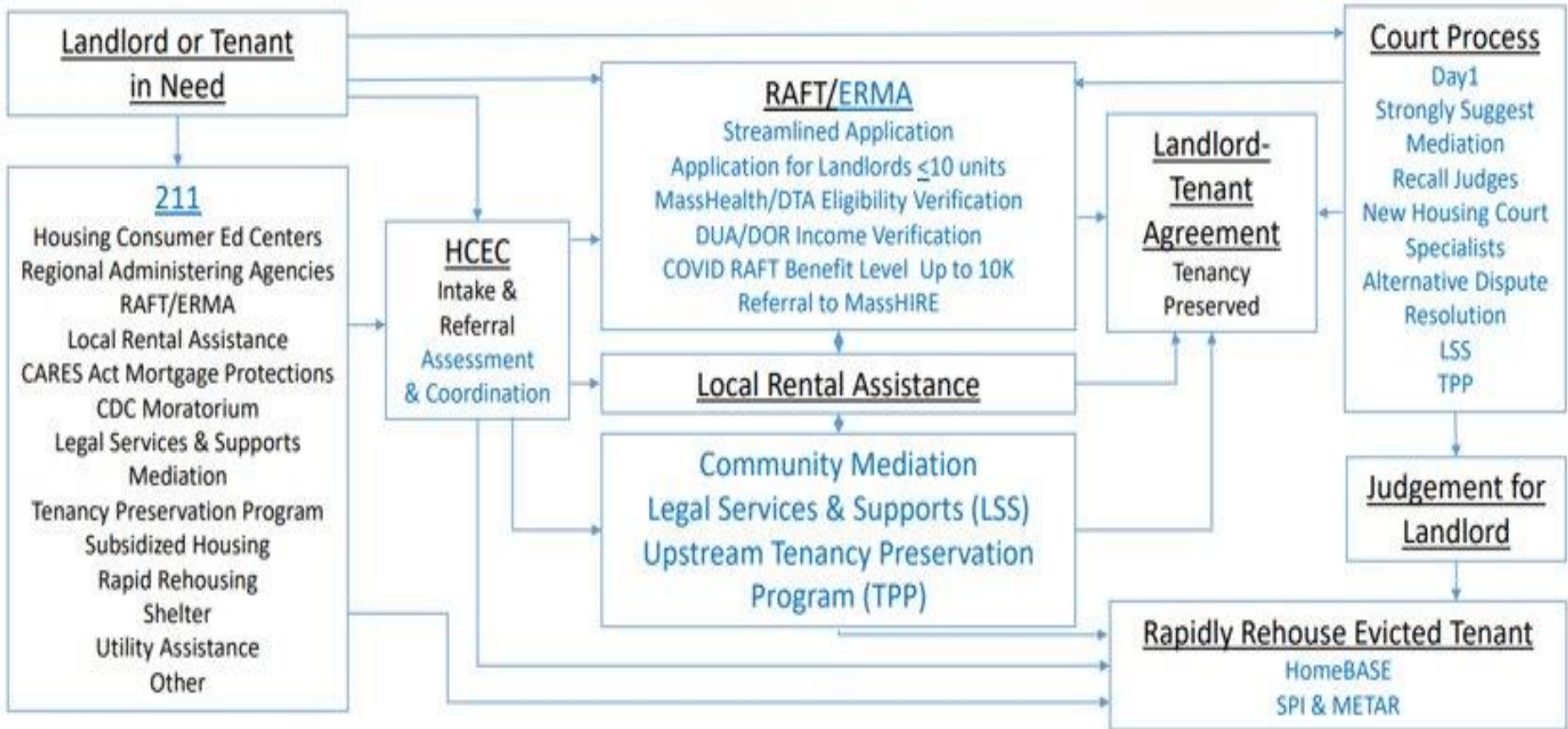
# Eviction Diversion Road Map

## Multiple Interventions from Pre-Filing to Post-Eviction



### Public Info Campaign: 211, Social Media, Webinars, Information Resource Sheets

Courts & Court Service Centers, Legislators, Other State Agencies, Family Resource Centers, Municipal Offices, Housing Agencies, Legal Services, Social Service Orgs, Community Action Agencies, CDCs, CHAPA, MMA, Landlord Orgs, Shelters, RPAs, Community Based Orgs, Faith Based Orgs, Community Health Centers



Blue denotes new or expanded initiative



# Eviction Moratoriums



**Massachusetts Eviction Moratorium:** Ended as of October 17, 2020. While in effect, suspended most residential evictions, though did not relieve tenants/homeowners of obligation to pay rent or make mortgage payments.

**National Eviction Moratorium:** The CDC issued a nationwide order limiting many evictions through December 31st, 2020. The protection under the CDC order is narrower than the state moratorium:

- It does not prevent landlords from issuing notices to quit or filing in court, but only halts actual evictions, and only for not paying rent.
- Lease violations for other infractions -- criminal conduct, becoming a nuisance, etc. -- are still enforceable with eviction.



# Eviction Moratoriums



- Tenants are only protected if they give their landlord a written declaration, on a specific form, certifying that they:
  - Would be homeless or doubled up if evicted,
  - Have made partial payments to the extent they are able to do so
  - Have applied for state/local rental assistance, and
  - Have income less than \$99,000 per year (\$198,000 for joint filers).



## Community Partner's Roles



- **MASS-2-1-1 will refer household's seeking homeless services to DHCD Remote Line**
- **Family Resource Centers (FRC)**
  - **Community Connection Coalition**
- **Regional Administering Agencies (RAA)**
- **Intake referral assessment and coordination of community rental assistance and non-housing services.**



# Department of Housing and Community Development's Role



**The Rapid Rehousing Programs will be managed by DHCD Regional Managers.**

**DHCD's role is to streamline the application process.**

- **Region 1: Boston – Ezequiel Lopes, Deputy Director of Field Operations**
- **Region 2: Western, Central, Northeast – Bonnie Caldwell, Assistant Director of Field Operations**
- **Region 3: Southeast – Daniel Dessin, Assistant Director of Field Operations**



# Eviction Diversion Initiative Rapid Rehousing Programs



- **Strategic Prevention Initiative (SPI)**
  - *Front door rental assistance for households who do not meet all program requirements for EA or HomeBASE but do meet EA income eligibility (115% Federal poverty threshold)*
- **Massachusetts Emergency Transitional Assistance Reserve (METAR)**
  - *Front door rental assistance for "COVID era" EA eligible households who do not need or want stabilization services*
- **HomeBASE**
  - *Front door rental assistance for EA eligible households with stabilization service.*





# Who Qualifies for RRRRA?

To access any RRRRA programs a family must apply for EA.

<p>Who qualifies for programs?</p> <ul style="list-style-type: none"> <li>• “EA eligible” means:</li> <li>• ≤ 115% FPL</li> <li>• Family/pregnant</li> <li>• EA-eligible cause of homelessness</li> <li>• No feasible alternative housing</li> </ul>	<p><u>SPI</u></p> <ul style="list-style-type: none"> <li>✓ Determined ineligible for EA               <ul style="list-style-type: none"> <li>✓ Still housed</li> <li>✓ Reason for homelessness does not fit EA</li> </ul> </li> <li>✓ Meet EA family criteria</li> <li>✓ Meet EA income asset limits</li> </ul>	<p><u>METAR</u></p> <ul style="list-style-type: none"> <li>✓ Meets EA eligibility</li> <li>✓ Declines shelter</li> <li>✓ Declines stabilization</li> <li>✓ Demonstrates can afford all forward rent</li> </ul>	<p><u>HomeBASE</u></p> <ul style="list-style-type: none"> <li>✓ Determined EA eligible</li> <li>✓ Declines shelter</li> <li>✓ Accepts stabilization</li> </ul>	<p><u>EA shelter</u></p> <ul style="list-style-type: none"> <li>✓ Determined EA eligible</li> <li>✓ Declines HomeBASE</li> </ul>
<p><b>Rapid Rehousing Benefits</b></p>	<p>\$3K</p>	<p>\$10K</p>	<p>\$10K</p>	<p>HomeBASE available at shelter exit</p>



# EA ELIGIBILITY CRITERIA

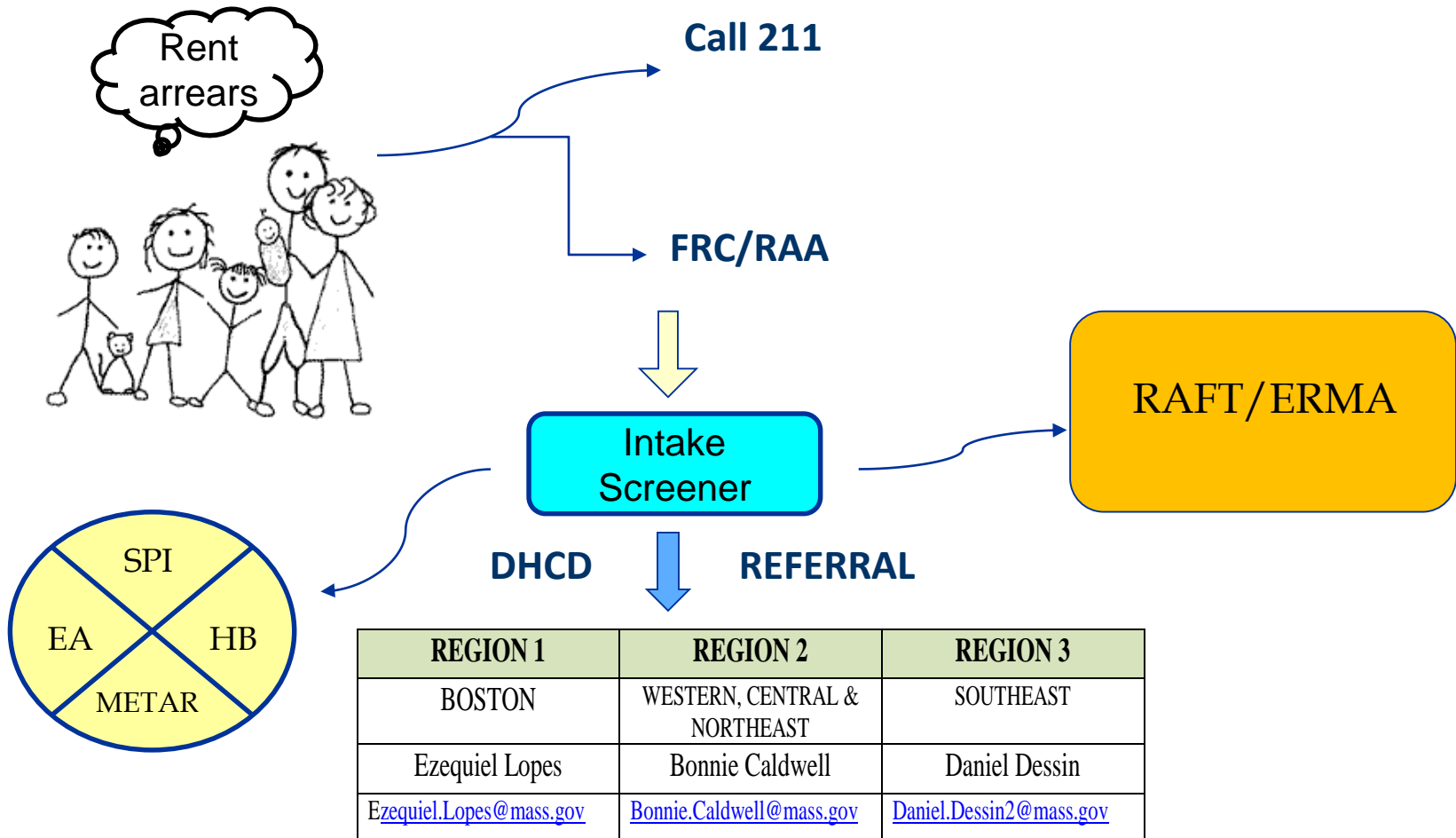


- **Eligibility criteria for Emergency Assistance, HomeBASE and METAR are the same**
  - Massachusetts resident
  - US residency
  - Household with at least one child under 21 or a pregnant individual
  - Household income below 115% of the Federal Poverty Limit (FPL)
  - Assets below \$5,000
- **Qualifying reasons:**
  - Fire, flood, or natural disaster
  - Eviction, condemnation, or foreclosure (no-fault or excused fault)
  - Housing situation that exposes children to substantial health or safety risk
  - Domestic violence



# Path to Rental Assistance

The FRC's and RAA's will be the main points of contact for screening and referring families to the METAR program.





# Launch Dates for Rapid Rehousing Programs



- **SPI Expansion 11/1/20**
- **METAR 12/2/20**



# Questions?