

Carver County Housing Stability Program

September 2020



Purpose

There is an immediate need to support the residents of Carver County who have been or will be economically impacted by COVID19. Carver County has received federal funding through the CARES Act and targeted a portion of those funds to be used to support people to maintain their housing and supplement basic needs such as utilities. This financial assistance which will be distributed via Carver County and the Carver County Community Development Agency (CDA) seeks to focus on core needs of those struggling due to the impacts of COVID19. The framework below shows how the two agencies plan to move funding into the community to those most in need with the primary focus on preventing eviction or foreclosure.

Funding

Beneficiary payments up to \$5000 for renters and \$10,000 for homeowners will be awarded to households on a first come, first serve basis.

Qualifications for COVID19 financial assistance

- Rent or own your primary housing anywhere in Carver County.
- Has a household income of the following:
 - Rental—115% or less of the area median income (about \$118,910 for a household of four)
 - Homeownership—115% or less of the area median income
- Current on housing and utilities as of March 1, 2020.
- Loss of income due to COVID-19 that has not been replaced by unemployment insurance or other emergency assistance.
- Are currently delinquent in housing and/or utility costs.
- Residents receiving subsidized housing or other rental assistance are not eligible for this service. Those that have utilized other forms of emergency assistance for the current month do not qualify for the current month.

Verifications to be collected

The following verifications will be collected after the initial application

- Contact information for the landlord
- Mortgage statement
- Utility bills and/or account numbers
- Documentation of total income from 2019 from the applicant's 1040
- Income from the last 30 days – all sources
- Change of employment due to COVID-19
- Amount of rent/mortgage/HOA and/or utilities owed

Eligible Uses

The eligible uses for each housing type are listed below.

- Renters: Rent, security deposit, utilities
- Homeowners (city limits): Mortgage payments, HOA dues, utilities
- Homeowners (rural): Mortgage payments, utilities, septic pumping
- Mobile homeowners (parks): chattel payments, lot rent, utilities

Payment Terms

- Up to \$5000 (renters) or \$10,000 (homeowners)
- Terms will be included in an agreement, including expense documentation.
- When administratively feasible, assistance payments will be paid directly to the landlord, home mortgage servicer, utility company and/or HOA, or the homeowner must provide documentation the funds have been applied as intended.
- One-on-one housing/financial counseling sessions will be encouraged.
- All applicants will also be encouraged to contact workforce development if there is unemployment/underemployment in the household.

NOTE: Carver County and the Carver County Community Development Agency reserves the right to revise these guidelines as needed to best address the impact to residents of the current pandemic.