

Town of Stoughton

COVID Emergency Assistance Program

Questions and Answers

1. Can utility expenses, fuel assistance, property tax relief or other types of aid be paid with CPA resources?

No, CPA cannot pay for utility expenses or other types of aid. CPA is a housing program, household expenses and social services are not eligible uses.

2. Can CPA funds support shelters?

No, CPA is intended to support permanent housing units.

3. Are students and undocumented immigrants allowed to access CPA funds?

There is nothing in the CPA statute that would restrict students or undocumented immigrants from accessing CPA funds.

4. What about assistance for owners of single family home or condos? Can mortgage payments be paid with CPA funds?

If a home or condo is deed restricted to households earning up to 100% AMI, it can qualify as “community housing” under the CPA statute and mortgage assistance may be an allowable expense. Homes that are not deed restricted (market rate homes) are not eligible for CPA funds, and use of CPA funds is problematic even if a market rate home is occupied by income eligible owners. Unlike rental assistance, mortgage assistance is not specifically mentioned in the CPA legislation, so communities should consult municipal counsel before moving forward.

5. Can CPA funds be used to assist with condo fees?

No. Condo fees are considered accessory expenses, similar to utility expenses.

6. Does the rental payment need to go directly to the landlord and who is issued a Form 1099?

Yes, rental assistance payments should be made directly to the landlord who provides a Form W-9 to the program administrator. At the end of the tax year, the landlord then receives a Form 1099 from the program administrator.

7. Is a lease required or would an agreement with the landlord be sufficient?

An addendum to the lease is required.

8. How does the landlord receive payment?

Payments are sent directly to the landlord.