



Housing Training

The presentation will begin shortly



Housing Training

Overview of Subsidized Housing

Presented by:
Adrienne Cassidy, Advocates
&
Jill Gichuhi, NAMI

- Upon entry to the meeting your microphone and video output have be turned off. Please leave them turned off.
- During the presentation use the Chat function to ask questions or make comments. (Move your cursor to the bottom of your screen to locate the Chat button.)
- If you have used your phone to call into the meeting: *6 to mute your phone *6 to unmute. No speaker phones please.
- In the unlikely event of a disturbance to the meeting, leave the meeting. You will be notified by email when the meeting will be rescheduled.



Housing & Recovery

When people have a safe and affordable



They spend less time in



Having a roof over your head allows people to focus on recovery- employment, symptom management, community involvement, opportunity, security, family, etc.

Who is housing “ready”? **EVERYONE**
Think of housing as a human right, everyone deserves a safe and affordable place to live.

Applying for independent housing starts **TODAY!**

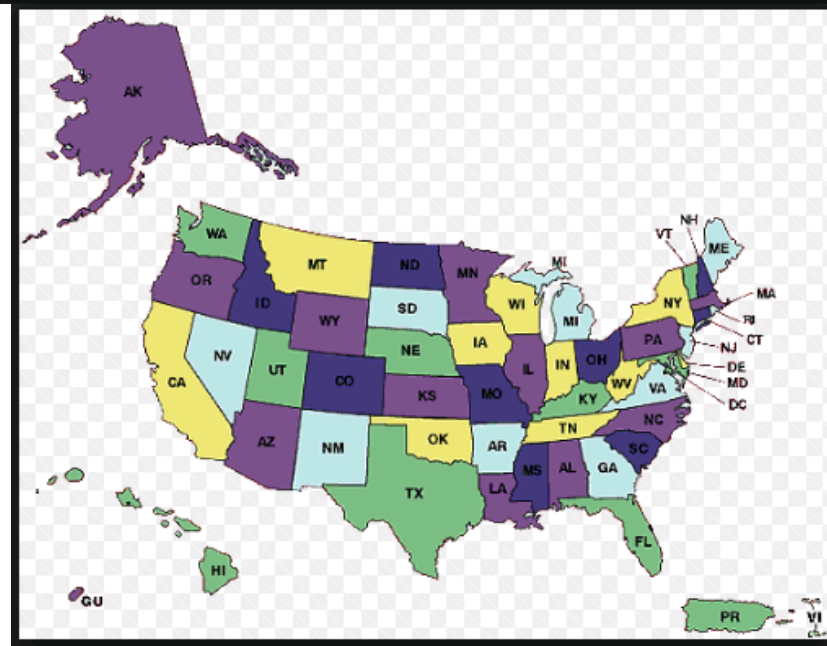


Section 8 Housing Choice Voucher

- Applying is easy! [Click Here](#) for Online Application
- Request for [Status Form](#)
- 30% of income



Framingham Project Based



Applying for Section 8 Online

*******IMPORTANT NOTICE - JUNE 28, 2019*******

DATABASE ACCESS - TRANSITION TO NEW VENDOR

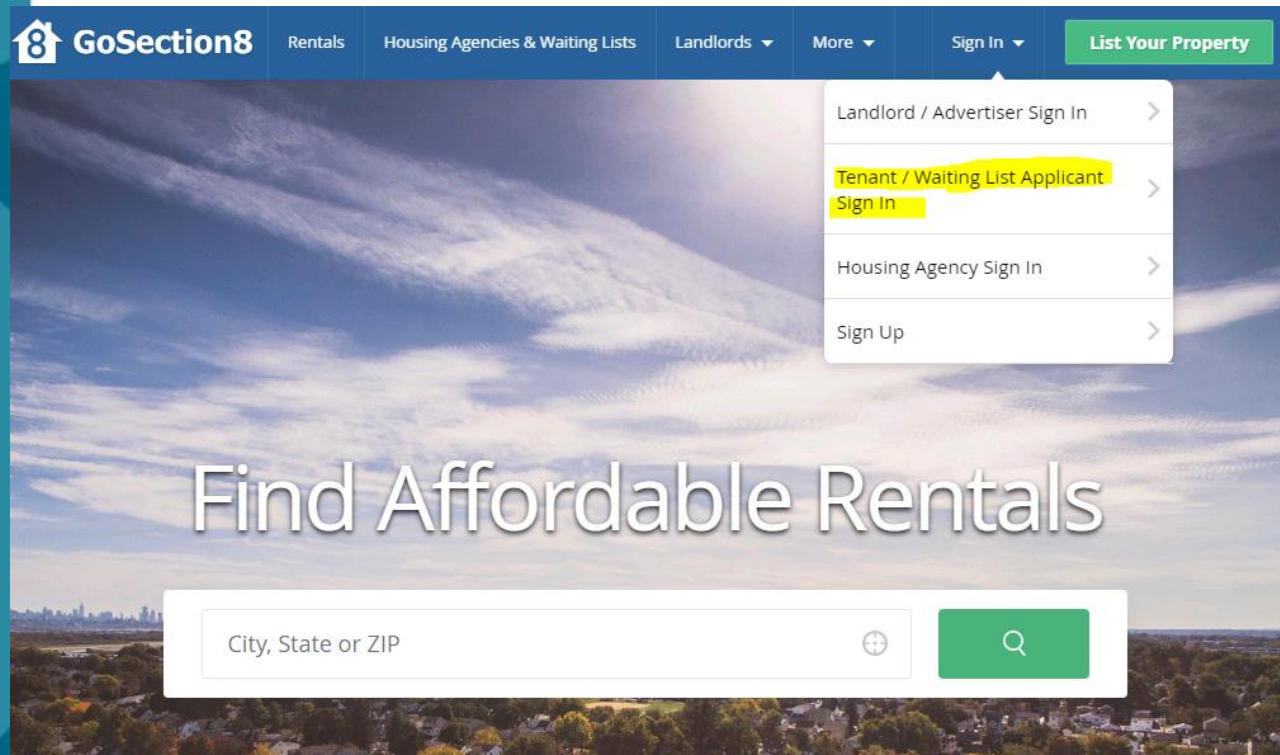
The current CWL online database access will be **shut-down this evening, Friday, June 28, 2019**. Access to the current system will resume next week. Please do not make any changes in the old CWL system after today as they will not update in the new GoSection8 system. Access will remain for PHAs for viewing and reference only.

APPLICANT OUTREACH

Starting the week of July 15th, GoSection8 will conduct an **electronic outreach to current applicants on the CWL** who have provided an email address on their pre-application to inform them of the switch of systems.

STEP ONE

Gosection8.com



Applying for Section 8 Online Cont.

Personal Information

First Name

Adrianne

Last Name

Cassidy

Email Address

looking4ahome2010@gmail.com

Phone Number

508

808

3111

Additional Information

Voucher Status

☐ I Have a Voucher

Select "I have a Voucher" if you receive Government rent assistance.

Move Date

Choose a date



☐ As Soon As Possible

Do you have pets?

☐ Yes ☒ No

Accessibility Needs:

☐ Yes ☒ No

Email and SMS Preferences

☐ I would like landlords to contact me with move-in specials & lease incentives.

☒ Yes ☐ No I would like to receive New Rental Alerts via email.

By clicking "Sign Up", you agree to our [Terms of Use](#).

Sign Up



OR

Already have an account? [Sign In Here](#)

Provide more information to find the best rentals.

Date of Birth

mm/dd/yyyy



Current Zip Code

Main Reason you Wish to Move?

Select Reason...

Do you have any children in the following Age Group?

Check all that apply

☐ 0 - 4 years

☐ 5 - 10 years

☐ 11 - 13 years

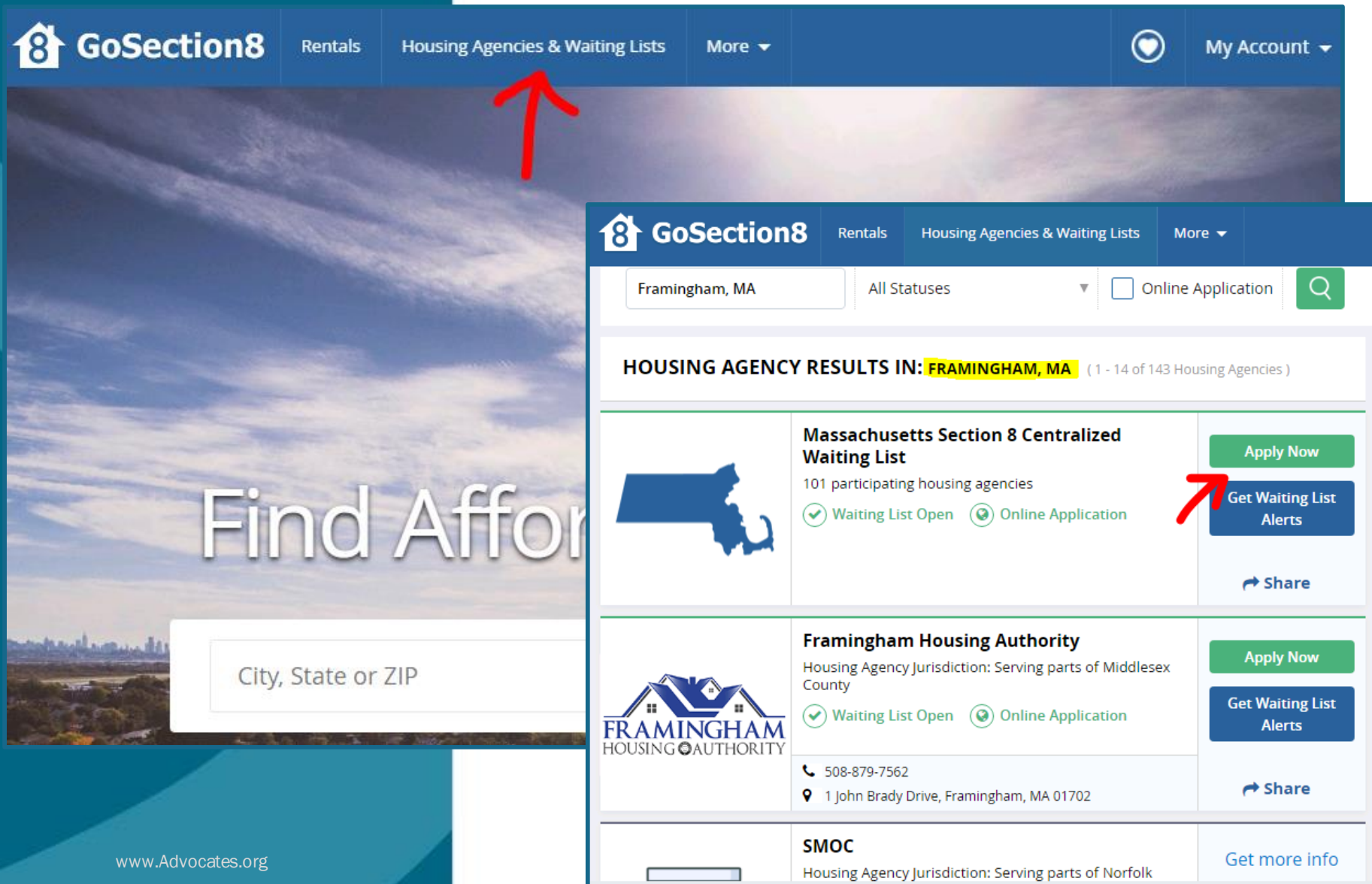
☐ 14 - 18 years

☐ I am the head of the household

By Clicking "Get Started Now", you agree to Columbia's [Terms of Use](#).

Get Started Now


Applying for Section 8 Online Cont.






GoSection8 Rentals Housing Agencies & Waiting Lists More ▾ My Account ▾

Find Affordable Housing

City, State or ZIP

Framingham, MA All Statuses ☐ Online Application 

HOUSING AGENCY RESULTS IN: FRAMINGHAM, MA (1 - 14 of 143 Housing Agencies)

	Massachusetts Section 8 Centralized Waiting List 101 participating housing agencies ✔ Waiting List Open ✔ Online Application	Apply Now Get Waiting List Alerts Share
	Framingham Housing Authority Housing Agency Jurisdiction: Serving parts of Middlesex County ✔ Waiting List Open ✔ Online Application ☎ 508-879-7562 📍 1 John Brady Drive, Framingham, MA 01702	Apply Now Get Waiting List Alerts Share
	SMOC Housing Agency Jurisdiction: Serving parts of Norfolk	Get more info

Applying for Section 8 Online Cont.

Hi Adrianne ,

Not Adrianne ? [Switch Account](#)

Set up a password to apply for a Waitlist

We'll ask for this password every time you sign in, please review our password tips to help keep your account secure.

Password Tips:

Passwords must be at least 8 characters long, and contain at least one letter, one number, and at least one of the following special characters: @\$!%*#-=?&

Email Address

looking4ahome2010@gmail.com

Password

.....

Confirm Password

.....

Save

 **GoSection8**

Rentals

Housing Agencies & Waiting Lists

More ▾



Massachusetts Section 8 Centralized Waiting List

101 participating housing agencies



Waiting List Open



Online Application

Welcome

Income Requirements

Participating Housing Agencies

FAQs

Sub

Find Application

Apply Now

Welcome to the Massachusetts Section 8 Centralized Waiting List

The Massachusetts Section 8 Centralized Waiting List is a partnership of 101 Public Housing Authorities (PHAs) within the Commonwealth of Massachusetts which streamlines their application process for a Section 8 Voucher. The centralized waiting list opened on January 6, 2003 and will remain open and accept applications indefinitely.

Applicants submit one application to the centralized waiting list system, operated by GoSection8.com, and their application is automatically added to the waiting list for all 101 participating PHAs. Each participating PHA selects participants to their Section 8 Voucher program off of the centralized waiting list in accordance with their local policy.

We are happy to announce our new partnership with GoSection8.com!

Applying for Section 8 Online Cont.

Find My Application

To review and update your waiting list application online, please fill out the form below.



Last Name

Social Security Number



I'm not a robot



Find Application

We couldn't find your application



Call us at **(866) 466-7328** for assistance regarding the waiting list application process.

Or

Start over [Find my Application](#)

Get Started

Fill in the form below to get started with your waiting list application.



Last Name

Social Security Number



I'm not a robot



Get Started

[Skip](#)

Section 8 Application

• [Click Here to Check Income Limits](#)

- SORI
- CORI

Two ways to apply for a Federal Section 8 Voucher:

- 1) Centralized Waiting List
- 2) Regional Administrative Agency (RAA): masshousinginfo.org/

TO DO:

- 1 Centralized Waiting
- 2 RAA
- 3 CHAMP

**SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
CENTRALIZED WAITING LIST PRE-APPLICATION**

For Agencies Use Only:
Date/Time

1. **HEAD OF HOUSEHOLD**
Social Security or Alien Registration #: _____ Date of Birth: _____
First Name: _____ Middle: _____ Last Name: _____
Home Address: _____
City/Town: _____ State: _____ Zip Code: _____
Telephone: _____ E-mail: _____ Work Address* (City/Town ONLY): _____
*Some housing authorities give preference to applicants and/or spouses living or working in the housing authority's town.
Mailing Address (if different from Home Address): _____
City/Town: _____ State: _____ Zip Code: _____

2. **SPOUSE/PARTNER**
Social Security or Alien Registration Number: _____ Date of Birth: _____
First Name: _____ Middle: _____ Last Name: _____
Work Address* (City/Town ONLY): _____

3. **HOW MANY PEOPLE WILL LIVE IN THE UNIT? Please include yourself.** _____

4. **TOTAL GROSS ANNUAL HOUSEHOLD INCOME:** _____

5. **IS HEAD OF HOUSEHOLD (Check ALL that apply):**
☐ White ☐ Black/African American
☐ American Indian/Alaska Native ☐ Native Hawaiian/Other Pacific Islander
☐ Asian ☐ Hispanic ☐ Non-Hispanic

6. **IS HEAD OF HOUSEHOLD (Check only one):**
☐ Hispanic ☐ Non-Hispanic

Data on race & ethnicity is collected in accordance with federal regulations. Your answers will not affect your application.

7. **PREFERENCES (Check ALL that apply.)**
Please read attached "Definitions of Preferences" to determine which apply to you. **NOTE:** Participating housing authorities may or may not use some or all of the preferences listed below. (A housing authority will request documentation of preferences at the time you reach the top of the waiting list and are selected for final determination.)

<input type="checkbox"/> 1. Board of Health Contamination	<input type="checkbox"/> 12. Homeless
<input type="checkbox"/> 2. Disabled	<input type="checkbox"/> 13. Rent Burdened 50% of Income
<input type="checkbox"/> 3. Displaced by Hate Crimes, Reprisals	<input type="checkbox"/> 14. Rent Burdened 40% of Income
<input type="checkbox"/> 4. Displaced by Landlord Non-Renewal	<input type="checkbox"/> 15. One-person Family
<input type="checkbox"/> 5. Displaced by Natural Disaster	<input type="checkbox"/> 16. Substandard Housing (includes homeless)
<input type="checkbox"/> 6. Displaced by Public Action	<input type="checkbox"/> 17. Client for Project Based Section 8 Unit
<input type="checkbox"/> 7. Displaced by Domestic Violence	<input type="checkbox"/> 18. Tenant of Project Based Section 8 Unit
<input type="checkbox"/> 8. Elderly	<input type="checkbox"/> 19. Veteran
<input type="checkbox"/> 9. Near Elderly (55+)	<input type="checkbox"/> 20. Working
<input type="checkbox"/> 10. Extremely Low Income	<input type="checkbox"/> 21. Participant in Metro Program in Wayland school
<input type="checkbox"/> 11. Health Condition (disability affecting housing need)	<input type="checkbox"/> 24. Activated Military Personnel to Persian Gulf

8. **I CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE.**
I understand that submission of false information or misrepresentation may result in loss of eligibility to participate in the Section 8 Housing Choice Voucher Program. I certify that I have attained the age of eighteen and therefore have full legal capacity to act on my own behalf in the matter of contracts.

Signature of Head of Household: _____ Date: _____

Complete ALL information. Return completed application to ONE of the participating housing authorities listed on the back of this form. Incomplete, photocopied, e-mailed, or faxed applications will not be accepted.

**Section 8
Housing Choice Voucher Program**

dhcd
Massachusetts
Housing
Finance
Corporation

Complete and return to one of the regional agencies listed on the reverse of this form

Pre-Application for housing assistance

Please print neatly in ink. All fields are required. Submit this form only. Incomplete, photocopied, e-mailed or faxed applications will not be accepted. If you are already on our Section 8 waiting list your record will be updated using the information that you provide below. Due to the volume of applications received, we will not verify the need of ranked applicants. We cannot be responsible for material that is illegible or missing as a result of submitting by fax or e-mail or not/abused through the mail.

IMPORTANT!
One-third of all applications are dropped from the waiting list due to unreported address changes. Do not let this happen to you. Report any change of address in writing to one of the regional agencies listed on the reverse of this form.

Head of Household Information

Social Security Number		Phone (include area code)	
First Name	Middle Name	Last Name	
Address		City/Town	State Zip code
Spouse Name	Spouse Address	City/Town	State Zip code

Household and Demographic Information

How many people will live in the unit? Include yourself. Gross annual household income \$
Write in the approximate amount of your family's gross (before taxes) annual income. Include all sources for all family members.

Check if the head of household or spouse is:
☐ 62 years old or older ☐ Disabled ☐ Displaced by government action ☐

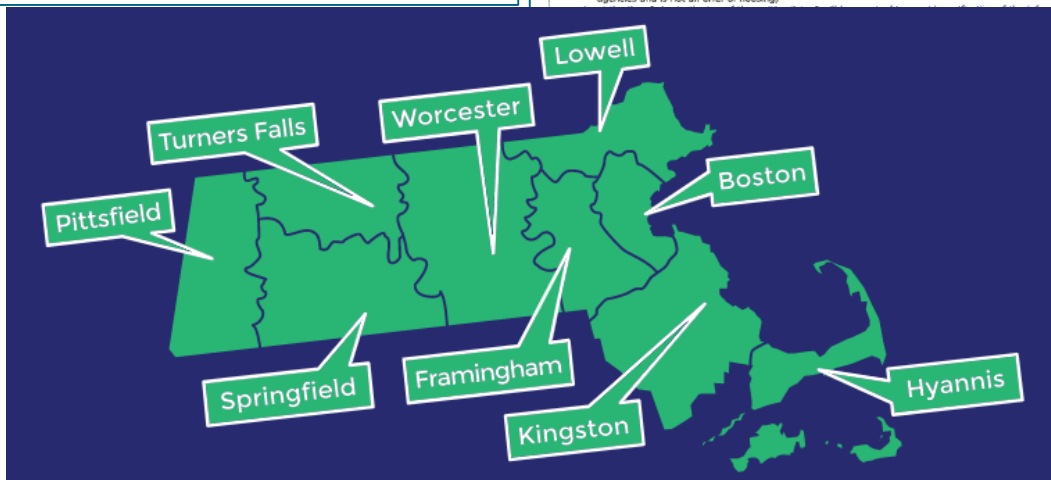
We collect data on race & ethnicity in accordance with federal regulations. People of various races may also be of Hispanic ethnicity. Please indicate if you are Hispanic. Your answers will not affect your application.

Is the head of household (Select as many as appropriate)
☐ White ☐ Black/African American ☐ American Indian/Alaskan Native ☐ Asian ☐
☐ Native Hawaiian/Other Pacific Islander

Is the head of household (Check only one)
☐ Hispanic ☐ Non-Hispanic

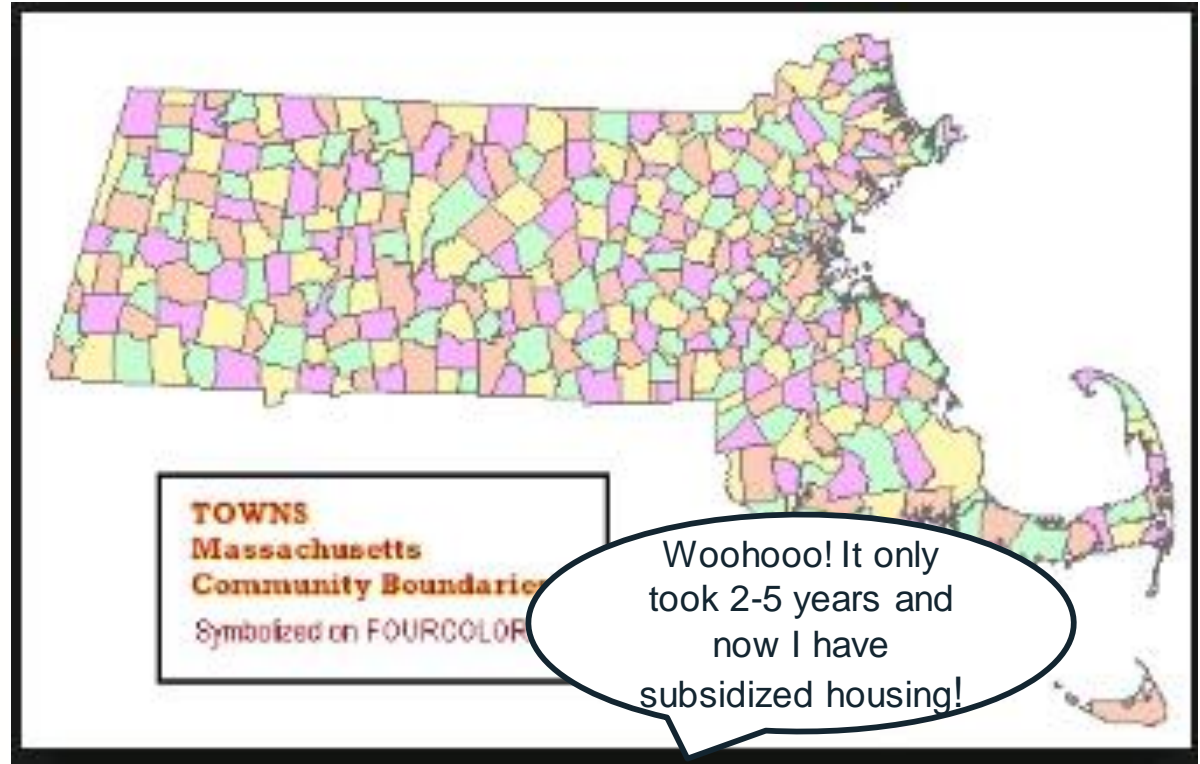
What is your current housing situation? (Check one box that best applies)
☐ I am homeless ☐ I am doubled up with friends or relatives
☐ I live in substandard housing ☐ I live in public housing
☐ I have been involuntarily displaced ☐ I live in a transitional housing program
☐ I pay more than 50% of my monthly income for rent and utilities ☐ I live in subsidized housing
☐ I live in a shelter ☐ Other (describe)

Certification of Applicant - Please read this statement very carefully. By signing, you are agreeing to its terms.
 I hereby certify that the information I have provided in this pre-application is true and accurate. I understand that:
 ✓ any misrepresentation or false information will result in my application being cancelled or denied, or in termination of housing assistance;
 ✓ this is a pre-application for tenant-based rental assistance through DHCD and its regional administering agencies and is not an offer of housing;



Public Housing/Project Based

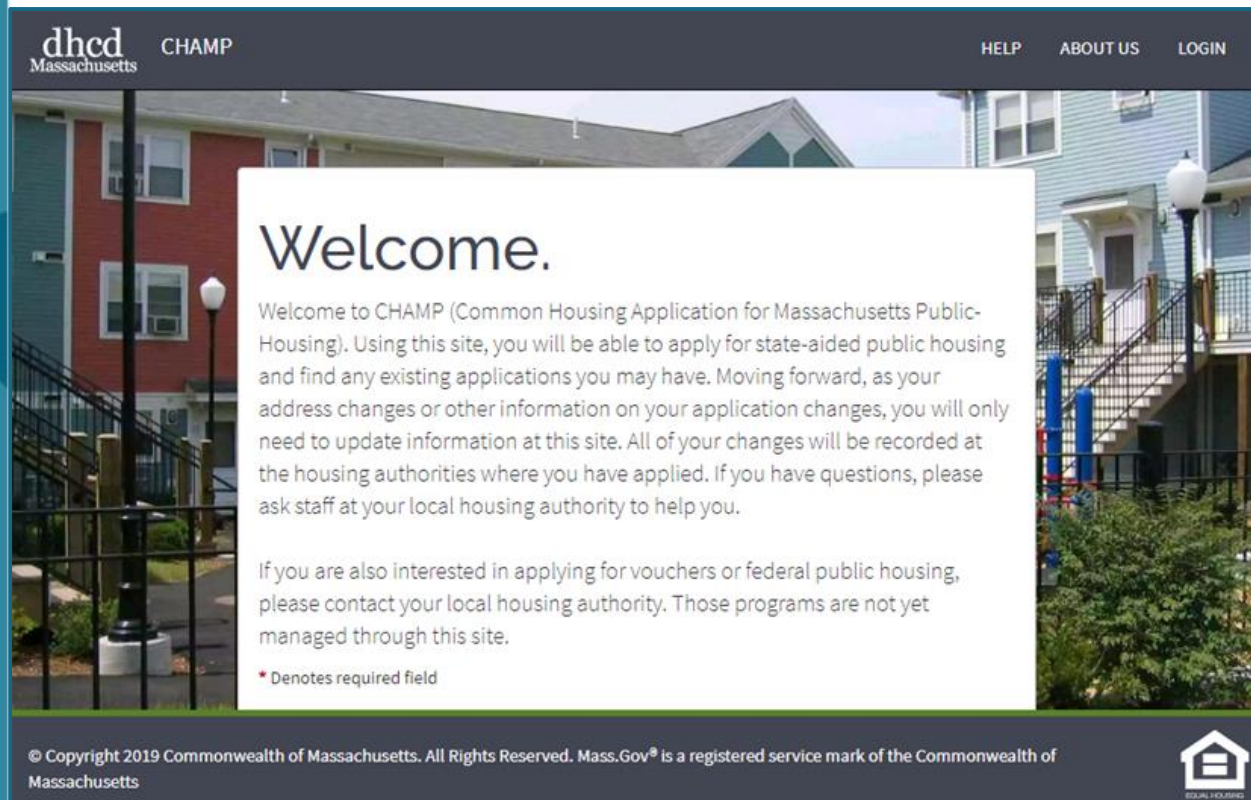
- CHAMP
- Contacting Individual Housing Projects for Federal Housing



[CLICK HERE](#)
[Link to CHAMP](#)

Common Housing Application for Massachusetts Public-Housing

- **CHAMP** is the website where you can apply for state-aided public housing.
- Over 220+ options for housing for adults with disabilities



The screenshot shows the CHAMP website interface. At the top, there is a dark header with the 'dhcd Massachusetts' logo on the left, 'CHAMP' in the center, and 'HELP', 'ABOUT US', and 'LOGIN' links on the right. Below the header is a large banner image of a multi-story public housing building. Overlaid on the banner is a white box containing the following text:

Welcome.

Welcome to CHAMP (Common Housing Application for Massachusetts Public-Housing). Using this site, you will be able to apply for state-aided public housing and find any existing applications you may have. Moving forward, as your address changes or other information on your application changes, you will only need to update information at this site. All of your changes will be recorded at the housing authorities where you have applied. If you have questions, please ask staff at your local housing authority to help you.

If you are also interested in applying for vouchers or federal public housing, please contact your local housing authority. Those programs are not yet managed through this site.

* Denotes required field

At the bottom of the page, there is a dark footer with the copyright notice: '© Copyright 2019 Commonwealth of Massachusetts. All Rights Reserved. Mass.Gov® is a registered service mark of the Commonwealth of Massachusetts.' On the far right of the footer is a small logo for 'EQUAL HOUSING' featuring a house icon.

[Click Here for MRVP Application](#)

[Click Here for AHVP Application](#)

Mass Rental Voucher Program/Alternative Housing Voucher Program

MRVP

- Chapter 707 Program
- Tenant & Project based vouchers
- Tenant pays 35%-40%
- 2,100 Mobile and 3,000 Project Based
- Eligibility is based on income that does not exceed 80% of Area Median

AHVP

- Established in 1995
- ~500 mobile vouchers
- Applicants can apply by directly contacting any of the 24 issuing administering agencies that have received an allocation of AHVP vouchers

Tracking Applications

File Alerts & Actions Forms

Grid View

Filter

Arial

10

B

I

U

<



Keep A Record of the Places You've Applied for Housing

1. You can print this out, and fill in by hand, or you can type your answers in the gray boxes
2. Call each property *two months* after sending an application: "I applied around (say date) - can you confirm I made it onto your waitlist?"

Name of Property	Phone	Mailing Address for each Property	Waitlist Name	Date Application Mailed	Did you make it onto the list?
Ex: Oak Haven Apts	781-123-1234	ATTN: Prop Manager Oak Haven Apts 11 Smith St Boston, MA 02115	Chapter 200 2BR Wheelchair list	5/4/2011	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1.					<input type="checkbox"/> YES <input type="checkbox"/> NO
2.					<input type="checkbox"/> YES <input type="checkbox"/> NO
3.					<input type="checkbox"/> YES <input type="checkbox"/> NO
4.					<input type="checkbox"/> YES <input type="checkbox"/> NO
5.					<input type="checkbox"/> YES <input type="checkbox"/> NO

Documents Needed to Apply for Housing

- Birth certificate (issued by the city/town with seal)
- Social Security card
- Photo identification
- Verification of Income type and amount
- Housing history for the last 3-5 years
- Certification of disability or homelessness
- Out of pocket medical expenses



Additional Resources for Public Housing

Mass Access Housing Registry- [Click Here](#) for link

- Section 8/subsidized housing
- Not kept up to date



PublicHousing.Com- [Click Here](#) for link

- Website provides lists of subsidized properties by town
- Most will have a waitlist



Masshousing.com- [Click Here](#) for link

- Website provides lists of subsidized properties by town
- Most will have a waitlist



Hud.gov- [Click Here](#) for link



Where You Can Get Help

Your local Independent Living Center (ILC)...

ILCs can tell people about housing options, show them how to search for housing, help them fill out applications, and help them ask for housing accommodations.

Find your local ILC: www.masilc.org/findacenter

The local Housing Consumer Education Center...

HCECs provide housing search assistance, budget counseling, utility assistance, information about housing rights, and help accessing rental assistance programs.

Find your local HCEC: www.masshousinginfo.org

Your local Community Action Program (CAP)...

Many CAPs offer help with a housing search to people who live in the communities they serve.

Find your local CAP: www.masscap.org/agencies.html

Other Sources Help

Have support from the Department of Mental Health (DMH)? Ask to meet with the housing specialist on your ACCS or PACT team.

Involved with a Community Support Program (CSP)? Ask your CSP worker for help with your housing search.

Member of a Clubhouse or Recovery Learning Community? Ask there for help with finding housing.

Your therapist, case/care manager, long term supports coordinator, or similar support person may be able to help. This person may not know much about where to look for housing or how to apply, but may be able to help you fill out applications or ask for housing accommodations.

Jill's Housing Search Tips

Finding housing can be hard work and take time. Be persistent, but patient - with the system and yourself!

Start by making a list of your housing needs. These guides can help you think about your needs (click on the name to open):

[A Place of My Own](#)

[Housing Search Guide for People with Disabilities](#)

Learn more about what's out there. Independent Living Centers and Housing Consumer Education Centers are great places to learn more about housing options and opportunities.

Don't rely on one option. Waitlists move at different rates and for different reasons. Get on as many different waitlists as possible.

Do a little each day. The housing "system" is complex. Fill out a few applications or make a few calls each day, to make progress without getting overwhelmed.

Find housing that works for now. You can continue to look for other options, even after you find housing.

Get support with your search! See the previous slides for ideas.

Questions?



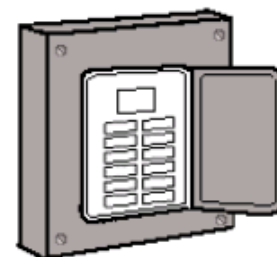
AFFORDABLE HOUSING



Housing Preservation



Housing Preservation



Preparing for Showings

Landlords May Ask:

- What do you do for work?
- What type of disability?
- What is your rental history?
- Do you smoke?
- Do you have money for first, last, & Security?
- I don't work with vouchers, sorry.



Other Tips:

- Dress to impress
- Show up on time
- If you smoke, wait until after showing
- Be friendly and polite
- Come prepared to complete a rental application
- Bring a checkbook or money order
- Ask questions about lease terms
- May be helpful to role play with friends/family/staff

Reasonable Accommodation

- What is reasonable accommodation?
- Financial or Administrative Burden
- 10+ units



Reasonable Accommodation Resources

Keep Your Housing Handbook

<http://mhlac.org/wp-content/uploads/2018/10/housing.pdf>

This handbook has information about your right to ask for accommodations in housing, and some sample letters for making the request. It also has some helpful information about how to be a good tenant and neighbor.

Consumer's Guide to Fair Housing

https://www.hud.gov/sites/documents/DOC_7452.PDF

This guide has easy-to-understand information about your rights under the Fair Housing Act.

Massachusetts Office on Disability

1-800-322-2020

<https://www.mass.gov/mod>

The Massachusetts Office on Disability can help you with writing a letter to request accommodations, and with understanding what your rights are.

- Race
- Color
- Religious creed
- National origin
- Ancestry
- Sex
- Marital status
- Veteran status
- Age
- Handicap/disability
- Gender Identity
- Sexual orientation
- Children
- Public assistance
- Children/Lead Paint
- Section 8 voucher holder

Reporting Discrimination

- The Fair Housing Act
- Massachusetts Commission Against Discrimination
 - ❖ (617) 994-6000
- Civil Rights Division
 - ❖ (617) 727-2200



Find legal help to file a complaint:

<https://www.masslegalservices.org/findlegalaid>

Reporting Discrimination

In most cases fair housing laws protect you if a landlord or a real estate broker discriminates against you because of your disability, race, color, national origin or ancestry, gender, sexual orientation, gender identity, religion, or age (if you are 18 or over).

Fair housing laws also protect you if you get benefits like SSI, SSDI, or EAEDC, have a housing subsidy like Section 8 or MRVP.

You can contact a fair housing testing agency if you think you may have been discriminated against:

Fair Housing Center of Greater Boston

Essex, Middlesex, Norfolk, Plymouth, and Suffolk counties

<https://www.bostonfairhousing.org/>

Community Legal Aid

Worcester county

<https://communitylegal.org/projects/worcester-fair-housing-project/>

Mass Fair Housing

Berkshire, Franklin, Hampden, and Hampshire counties

<https://www.massfairhousing.org/>

Evictions

Sometimes evictions happen - even when you've been a good tenant.

Things to keep in mind if you think your landlord wants to evict you (or they give you notice)

1. your landlord can only make you move if they evict you
2. your landlord must get permission from a court to evict you
3. you can fight the eviction or ask the court for more time to move out

Learn more about your rights and responsibilities when facing possible eviction:

Facing an Eviction

<https://www.masslegalhelp.org/housing/lt1-pullout-12-evictions>

Eviction Information for Tenants

<https://www.mass.gov/eviction-for-tenants>

Massachusetts Defense For Eviction (MADE): Self-Guided Eviction Help

<https://www.gbls.org/MADE>

Find legal help for an eviction:

<https://www.masslegalservices.org/findlegalaid>

Questions?

