



# **NAMI Convention**

## **Overview of Subsidized Housing**

### **October 23, 2020**

Presented by:  
Adrienne Cassidy



## 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.

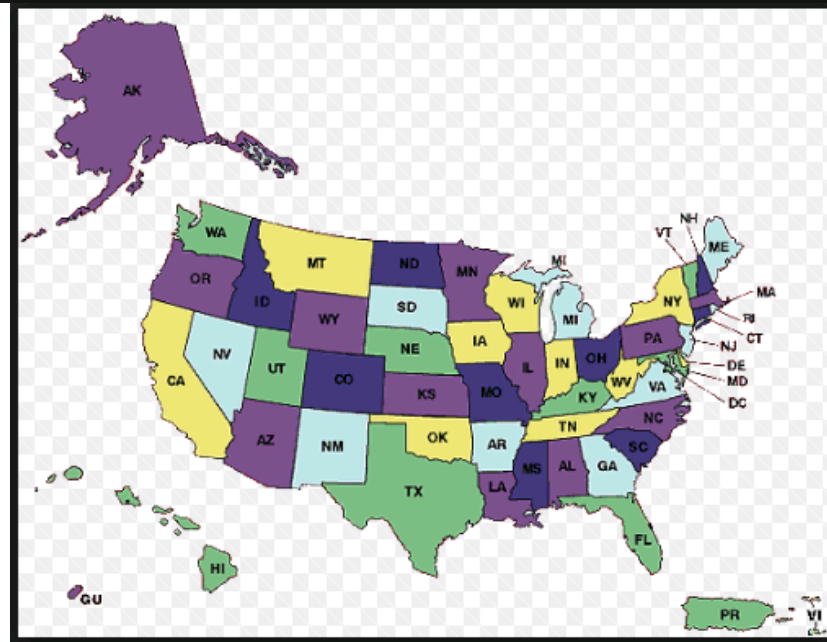
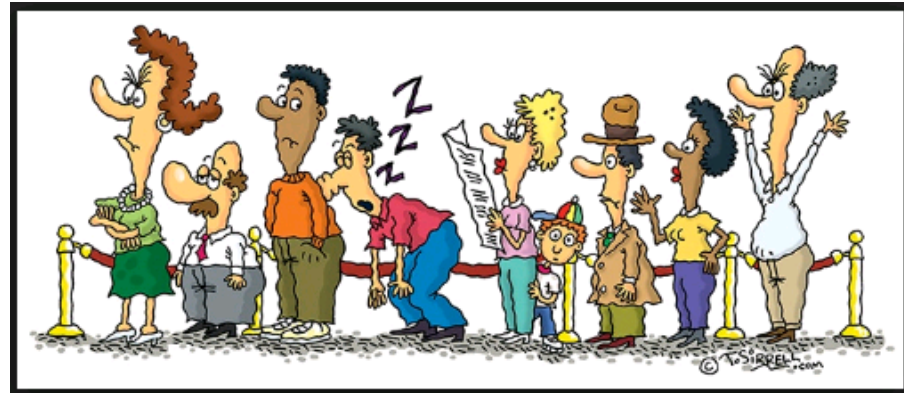
Applying for independent housing starts **TODAY!**

## 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

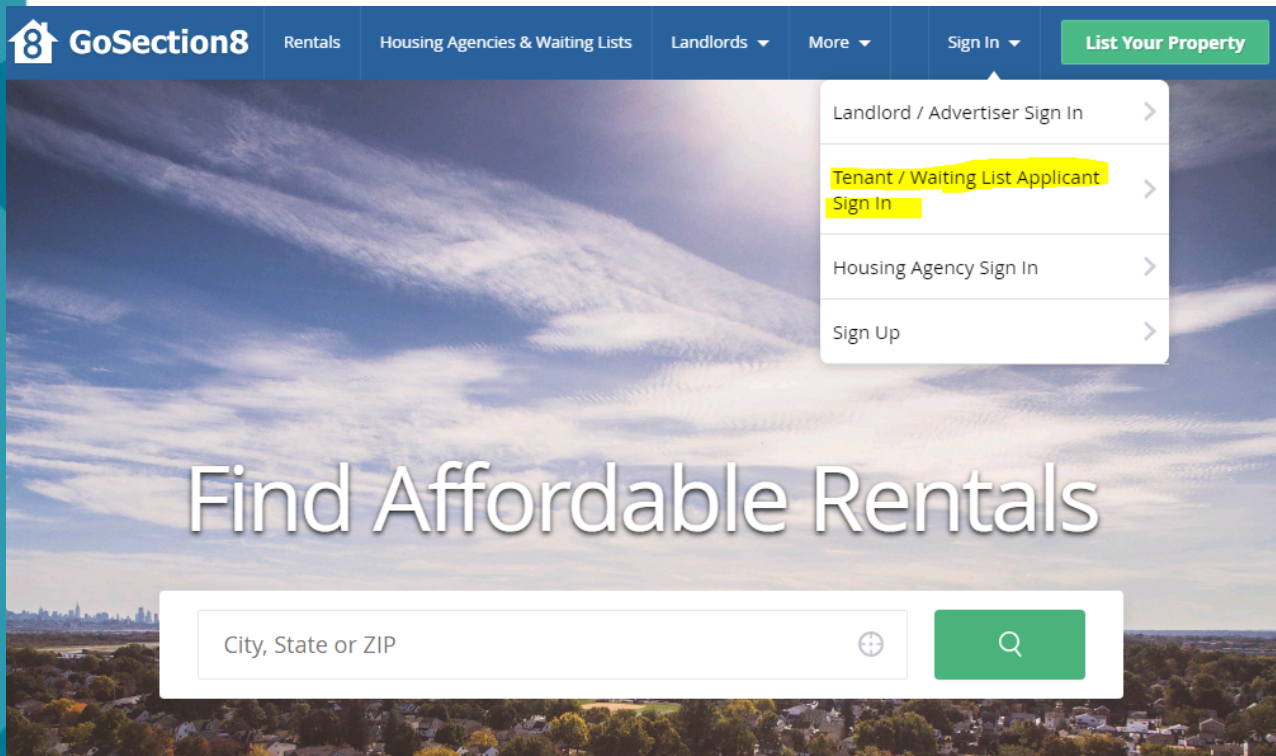
The current CWL online database access will be **shut-down this evening, Friday, June 28, 2019**. Access to the current system will resume next week. Please do not make any changes in the old CWL system after today as they will not update in the new GoSection8 system. Access will remain for PHAs for 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](http://Gosection8.com)



The screenshot shows the GoSection8 website homepage. The header is dark blue with the GoSection8 logo and navigation links: Rentals, Housing Agencies & Waiting Lists, Landlords, More, Sign In, and a green button for List Your Property. A dropdown menu is open under Sign In, showing options: Landlord / Advertiser Sign In, Tenant / Waiting List Applicant Sign In (highlighted in yellow), Housing Agency Sign In, and Sign Up. The main content area has a background image of a city skyline and the text "Find Affordable Rentals". Below this is a search bar with the placeholder text "City, State or ZIP" and a green search button.

## 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

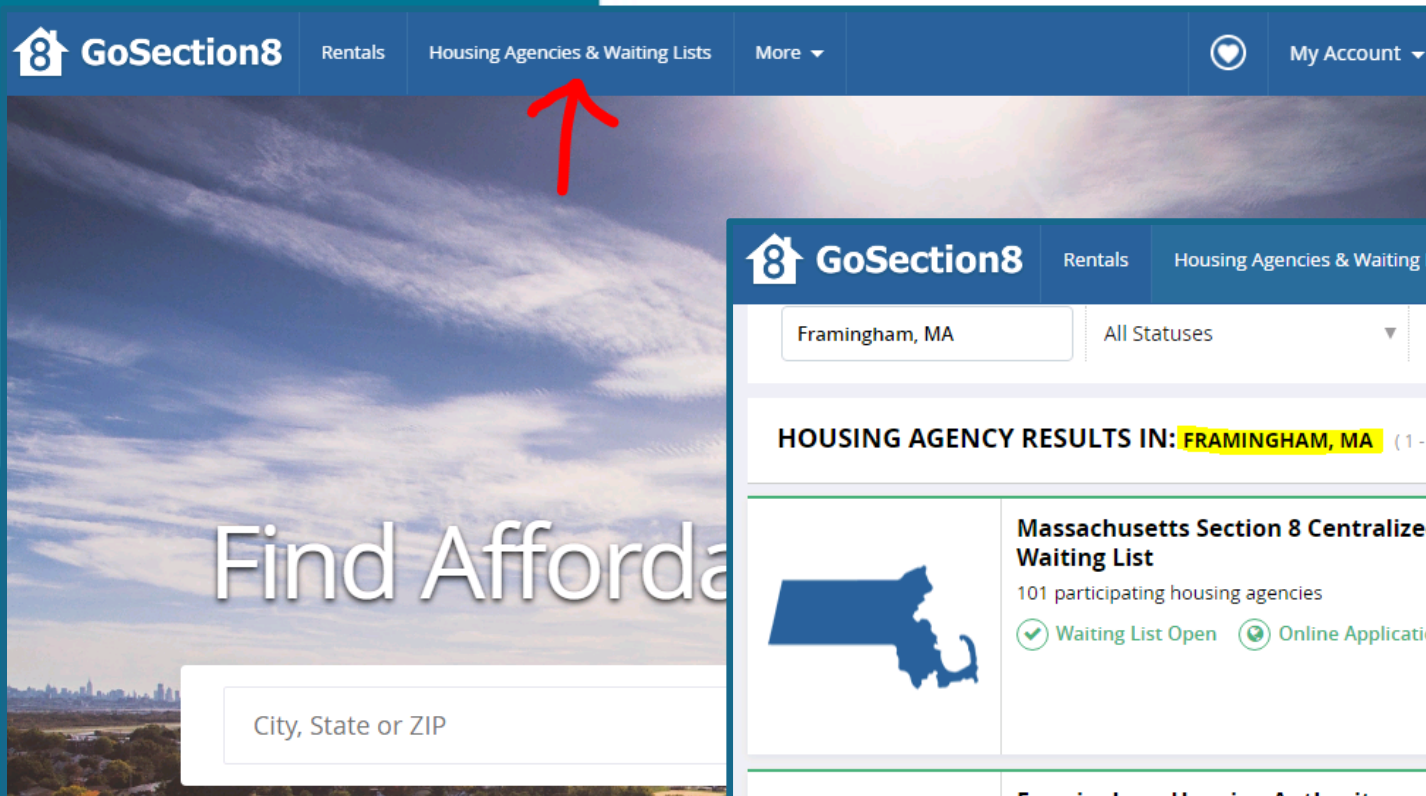
☐ I am the head of the household

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

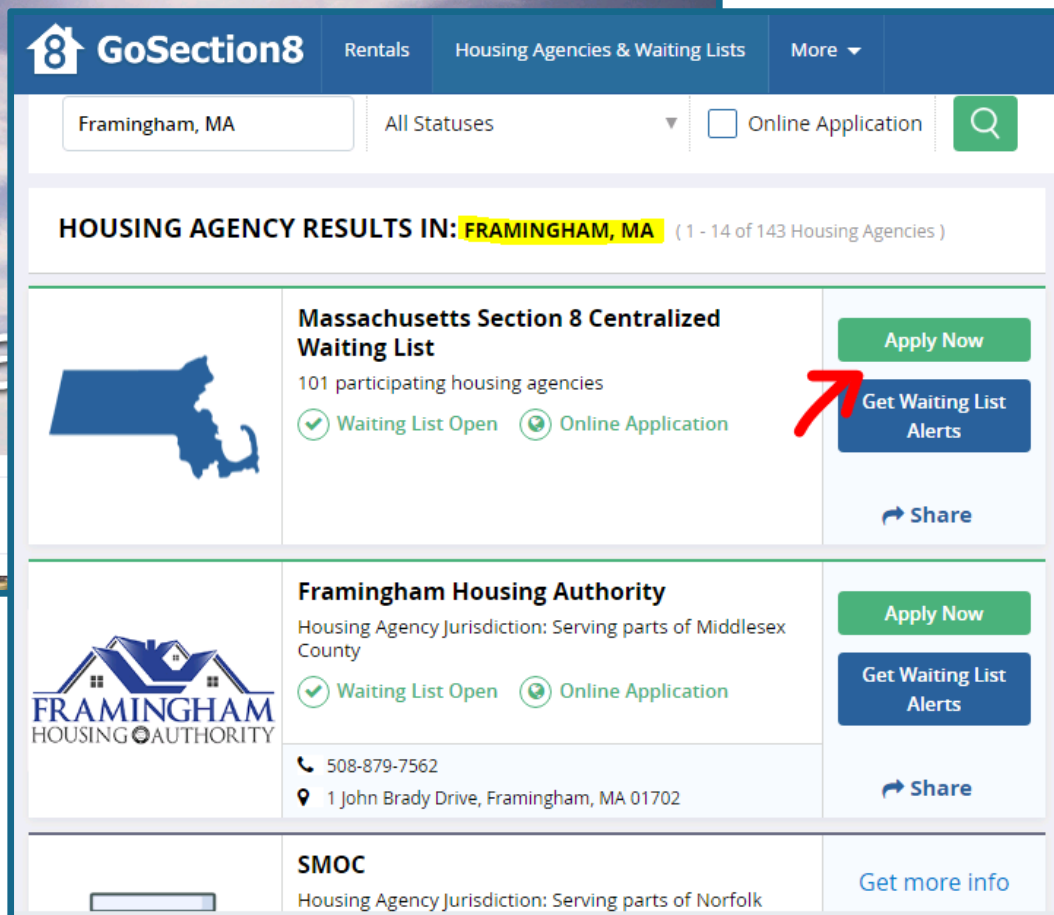
Get Started Now






## Applying for Section 8 Online Cont.



The image shows the GoSection8 homepage. The navigation bar includes 'GoSection8', 'Rentals', 'Housing Agencies & Waiting Lists', 'More', and 'My Account'. A red arrow points to the 'Housing Agencies & Waiting Lists' menu item. The main content area features a large background image of a city skyline and the text 'Find Affordable Housing'. Below this is a search bar labeled 'City, State or ZIP'.




The image shows the GoSection8 search results for Framingham, MA. The search bar at the top includes 'Framingham, MA', 'All Statuses', and 'Online Application'. The results are titled 'HOUSING AGENCY RESULTS IN: FRAMINGHAM, MA (1 - 14 of 143 Housing Agencies)'. The results are displayed in a table with three rows:

Agency Logo	Agency Name	Details	Actions
	<b>Massachusetts Section 8 Centralized Waiting List</b>	101 participating housing agencies Waiting List Open Online Application	Apply Now Get Waiting List Alerts Share
	<b>Framingham Housing Authority</b>	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
	<b>SMOC</b>	Housing Agency Jurisdiction: Serving parts of Norfolk	Get more info

A red arrow points to the 'Get Waiting List Alerts' button for the Massachusetts Section 8 Centralized Waiting List.

# Applying for Section 8 Online Cont.

 **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](#)
[Sign Up](#)

[Find Application](#)
[Apply Now](#)

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](#)

## 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

Cassidy

Social Security Number

...

..

XXXX



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

XXX

XX

XXXX



I'm not a robot



Get Started

[Skip](#)



- Two ways to apply for a Federal Section 8 Voucher:
- 1) Centralized Waiting List
  - 2) Regional Adminstrating Agency (RAA):  
[masshousinginfo.org/](http://masshousinginfo.org/)

TO DO:

- 1 Centralized Waiting List
- 2 RAA
- 3 CHAMP

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

For Agency 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):

<input type="checkbox"/> White	<input type="checkbox"/> Black/African American
<input type="checkbox"/> American Indian/Alaska Native	<input type="checkbox"/> Native Hawaiian/Other Pacific Islander
<input type="checkbox"/> Asian	

## 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 Condemnation	<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 homelessness)
<input type="checkbox"/> 6. Displaced by Public Action	<input type="checkbox"/> 17. Claim 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. Veterans
<input type="checkbox"/> 9. 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 contract.

Signature of Head of Household \_\_\_\_\_

Complete ALL

of this form. In

<h2 style="margin: 0;">Section 8 Housing Choice Voucher Program</h2> <p style="margin: 10px 0;">Pre-Application for housing assistance</p> <p style="font-size: small; margin: 10px 0;">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 receipt of mailed applications. We cannot be responsible for material that is illegible or missing due to a result of transmitting by fax or e-mail or lost/delayed through the mail.</p>	<div style="text-align: center;">  </div> <p style="margin: 10px 0;"><b>Complete and return to one of the regional agencies listed on the reverse of this form</b></p> <p style="font-size: x-small; margin: 0;">For agency use only: Date/Time Stamp Control Number</p>
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### 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.

<b>Head of Household Information</b>	
Social Security Number	Phone (include area code)
First Name	Middle Name
Last Name	
Address	City/Town
State	Zip code
Shelter Name	Shelter 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 ages 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 live in substandard housing  
☐ I have been involuntarily displaced  
☐ I pay more than 50% of my monthly income for rent and utilities  
☐ I live in a shelter

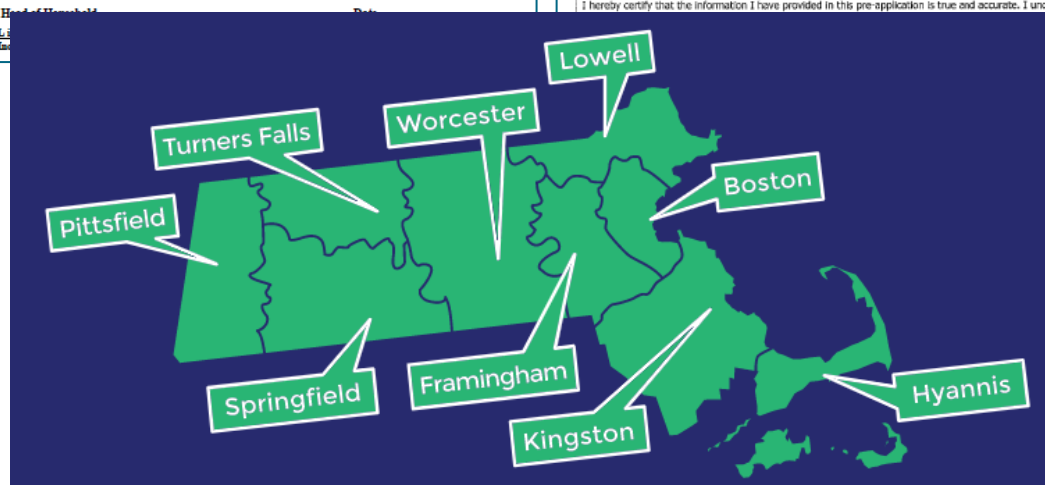
☐ I am doubled up with friends or relatives  
☐ I live in public housing  
☐ I live in a transitional housing program  
☐ I live in subsidized housing  
☐ Other (describe)

**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:



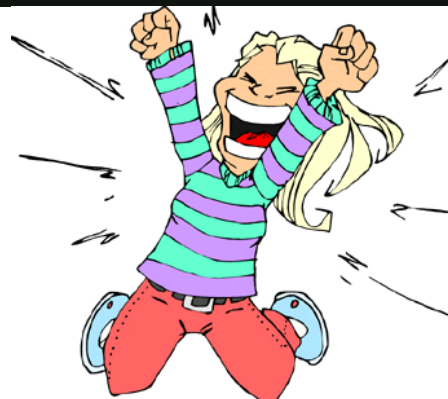
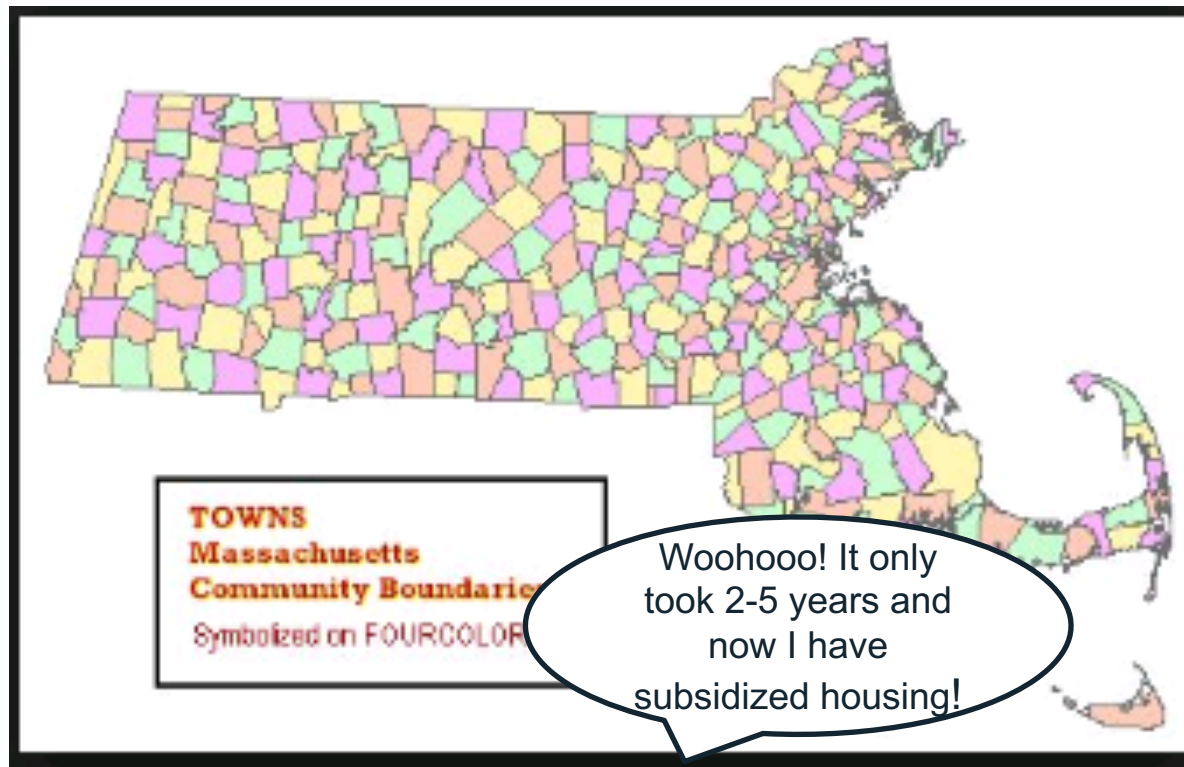
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...this form or



## Public Housing/Project Based

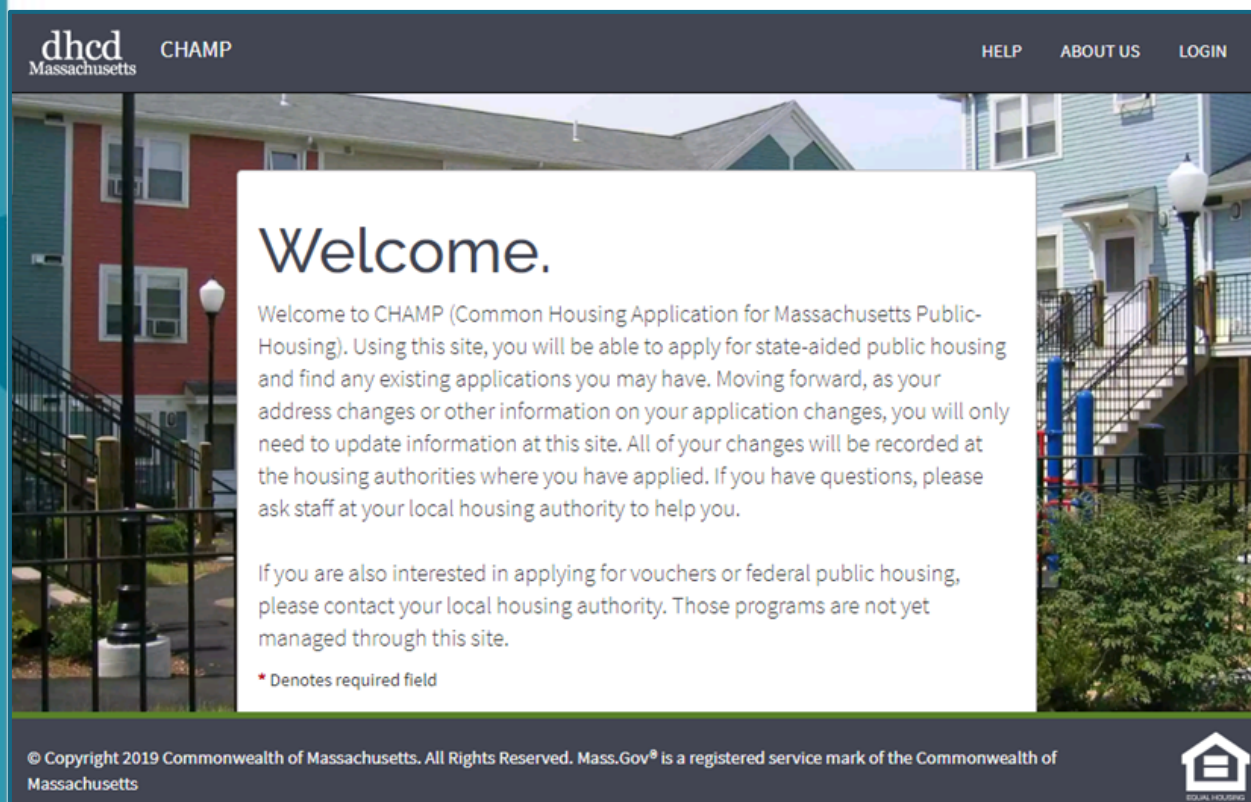
- CHAMP
- Contacting Individual Housing Projects for Federal Housing



[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



## 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



[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



## Poll & Questions?



**CALL 211  
for more  
info!**


## Eviction Help

<https://www.mass.gov/covid-19-getting-help-with-housing-costs>

### **What eviction protections are provided under the CDC moratorium?**

When the state moratorium expired on October 17, a federal moratorium established by the Centers for Disease Control and Prevention (CDC) became effective in Massachusetts. Through December, the CDC moratorium will prevent evictions for non-payment for qualified tenants who submit a written declaration to their landlord. Courts will accept eviction filings and process cases, and may enter judgments, but will not issue an order of execution (the court order that allows a landlord to evict a tenant) until after the expiration of the CDC order. Protection is limited to households who meet certain income and vulnerability criteria. **Declaration may be found here**, and in a number of **additional languages**.

<https://www.mass.gov/covid-19-getting-help-with-housing-costs>



### **Resources for Renters, Homeowners, and Landlords**

The Commonwealth of Massachusetts has resources available for individuals and families struggling to make rent or mortgage payments due to COVID-19.

Click below or call 2-1-1 from any phone.

**FIND EMERGENCY HOUSING ASSISTANCE**



**Emergency Rental and  
Mortgage Assistance  
Program (ERMA)**  
~\$4000 per household

**Residential Assistance for  
Families in Transition (RAFT)**  
~\$10,000 per household

## RAFT & ERMA

Declaration Form:

**HALT IN EVICTIONS TO PREVENT FURTHER SPREAD OF  
COVID-19**

- Time is of the essence – there is funding available NOW and the earlier households apply for aid, the quicker they will receive it.

### Program Income Eligibility Limits

Metropolitan Area: Boston-Cambridge-Quincy, MA-NH HMFA

#### Household Size

Program	% of AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
RAFT	50%	\$44,800	\$51,200	\$57,600	\$63,950	\$69,100	\$74,200	\$79,300	\$84,450
ERMA	80%	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650	\$119,350	\$127,050





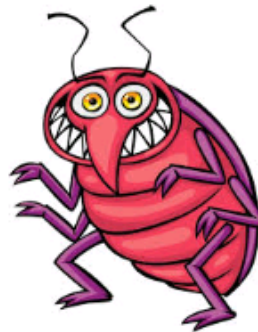
### Average Rent By City 2019

1. San Francisco, CA: \$3,500
2. New York, NY: \$2,750
3. San Jose, CA: \$2,490
4. **Boston, MA: \$2,450**
5. Los Angeles, CA: \$2,420
6. Oakland, CA: \$2,350
7. Washington, DC: \$2,100
8. San Diego, CA: \$1,950
9. Seattle, WA: \$1,900

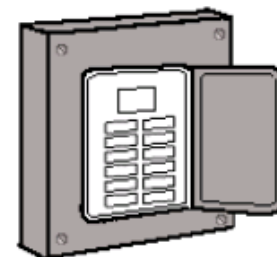


**FortuneBuilders**

## Housing Preservation



## Housing Preservation



## Landlord Questions



### Tenant:

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.

Hello, We're

**AWESOME**

How can we help you?

- 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

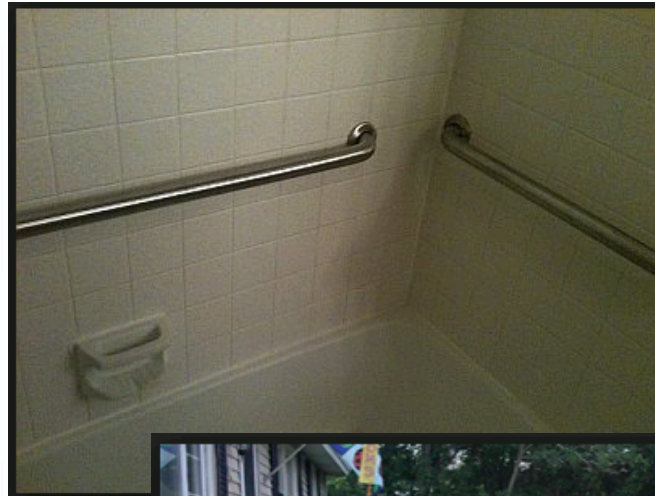
- The Fair Housing Act
- Massachusetts Commission Against Discrimination
  - ❖ (617) 994-6000
- Civil Rights Division
  - ❖ (617) 727-2200





## Reasonable Accommodation

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





## Questions?

