Housing Training
The presentation will begin shortly
Housing Training
Overview of Subsidized Housing

Presented by:
Adrianne Cassidy, Advocates
&
Jill Gichuhi, NAMI
- Upon entry to the meeting your microphone and video output have been 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.

GoSection8.com

Find Affordable Rentals
Applying for Section 8 Online Cont.

Personal Information
- First Name: Adrienne
- Last Name: Cassidy
- Email Address: looking4ahome2010@gmail.com
- Phone Number: 508 808 3111

Additional Information
- Voucher Status: I Have a Voucher
- Move Date: As Soon As Possible
- Do you have pets?: Yes
- Accessibility Needs: Yes

Email and SMS Preferences
- I would like landlords to contact me with move-in specials & lease incentives.
- I would like to receive New Rental Alerts via email.

By clicking "Sign Up", you agree to our Terms of Use.

Sign Up

Already have an account? Sign In Here
Applying for Section 8 Online Cont.

GoSection8

Housing Agencies & Waiting Lists

Framingham, MA

Massachusetts Section 8 Centralized Waiting List
101 participating housing agencies
Waiting List Open Online Application

Framingham Housing Authority
Housing Agency Jurisdiction: Serving parts of Middlesex County
Waiting List Open Online Application

SMOC
Housing Agency Jurisdiction: Serving parts of Norfolk

Get Waiting List Alerts

Apply Now

Get more info

Find Affordable

City, State or ZIP

www.Advocates.org
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.

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

XXX

XXXX

I'm not a robot

Get Started

Skip
Section 8 Application

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

TO DO:
1. Centralized Waiting
2. RAA
3. CHAMP
Public Housing/Project Based

- CHAMP
- Contacting Individual Housing Projects for Federal Housing

Woohooo! It only took 2-5 years and now I have subsidized housing!
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

CLICK HERE
Link to CHAMP
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

Click Here for MRVP Application
Click Here for AHVP Application
## Tracking Applications

<table>
<thead>
<tr>
<th>Name of Person Supported</th>
<th>Current Housing Situation</th>
<th>Name of Property/ Housing Entity</th>
<th>Phone/contact info for property</th>
<th>Mailing Address for each Property</th>
<th>Date Application Mailed</th>
<th>Date confirmed that application was accepted</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Your Name Here</td>
<td>DMH Housing (contract $)</td>
<td>Centralized Section &amp; Waiting LI</td>
<td>(817) 552-6501</td>
<td>82 Lincoln St, #101, Newton H</td>
<td>9/10/16</td>
<td>9/10/16</td>
<td>hand-delivered</td>
</tr>
<tr>
<td>Your Name Here</td>
<td>GLE</td>
<td>Boston Housing Authority</td>
<td>617-398-3400</td>
<td>66 Chauncy St Boston 02111</td>
<td>9/12/2018</td>
<td>9/12/18</td>
<td>Hand delivered</td>
</tr>
<tr>
<td>Your Name Here</td>
<td>GLE</td>
<td>Metro Boston Housing</td>
<td>(817) 859-0400</td>
<td>1411 Tremont St, Boston</td>
<td>9/12/16</td>
<td>9/12/16</td>
<td>hand-delivered</td>
</tr>
<tr>
<td>Your Name Here</td>
<td>GLE</td>
<td>SMOC</td>
<td>(608) 872-4863</td>
<td>7 Bishop St, Framingham</td>
<td>6/10/18</td>
<td></td>
<td>incorrect application</td>
</tr>
<tr>
<td>Your Name Here</td>
<td>GLE</td>
<td>Metro Boston Housing</td>
<td>(617) 859-0400</td>
<td>1411 Tremont St, Boston</td>
<td>9/10/18</td>
<td></td>
<td>incomplete application</td>
</tr>
</tbody>
</table>

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### Keep A Record of the Places You’ve Applied for Housing

1. You can print this out, and fill it 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 (day date) - can you confirm I made it onto your waitlist?”

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Phone</th>
<th>Mailing Address for each Property</th>
<th>Waitlist Name</th>
<th>Date Application Mailed</th>
<th>Did you make it onto the list?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ex: Oak Haven Apts</td>
<td>781-123-1234</td>
<td>ATTN: Prop Manager Oak Haven Apts 11 Smith St Boston, MA 02115</td>
<td>Chapter 200 2BR Wheelchair list</td>
<td>5/4/2011</td>
<td>X YES □ NO</td>
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<tr>
<td>1.</td>
<td></td>
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<td>2.</td>
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<td>3.</td>
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<td>4.</td>
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<tr>
<td>5.</td>
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</tr>
</tbody>
</table>
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](http://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](http://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](http://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**
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.
Reporting Discrimination

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

- Race
- Color
- Religious creed
- National origin
- Ancestry
- Sex
- Marital status
- Veteran status
- Age
- Handicapped/disability
- Gender Identity
- Sexual orientation
- Children
- Public assistance
- Children/Lead Paint
- Section 8 voucher holder
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/](https://www.bostonfairhousing.org/)

**Community Legal Aid**
Worcester county
[https://communitylegal.org/projects/worcester-fair-housing-project/](https://communitylegal.org/projects/worcester-fair-housing-project/)

**Mass Fair Housing**
Berkshire, Franklin, Hampden, and Hampshire counties
[https://www.massfairhousing.org/](https://www.massfairhousing.org/)

Find legal help to file a complaint:
[https://www.masslegalservices.org/findlegalaid](https://www.masslegalservices.org/findlegalaid)
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?

Kayleigh
Age