

**Massachusetts Families Organizing for Change  
February 27, 2013**

**Housing Choice Voucher Program  
Available through Local Housing Authorities**

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**Section 8 Housing Choice Vouchers**

This program offers the most flexible type of subsidy available. As a cash based subsidy, it allows the recipient to find housing in the private market and bring that subsidy to any unit.

The Section 8 Housing Choice Voucher (HCV) program is a federally funded, subsidized rent program that allows recipients of vouchers to rent safe and sanitary housing in the private sector. The voucher holder pays their rent portion directly to the landlord. The voucher holder's rent portion is determined by the household's monthly adjusted gross income, the rent payment standard for the area, and the apartment's rent. The voucher holder is not allowed to pay more than 40% of the household's adjusted gross income towards the rent and utilities, but must pay at least 30% of the household's adjusted gross income toward these expenses. With funds received from the Department of Housing and Urban Development (HUD), the Authority pays the remaining portion of the rent directly to the landlord. The HCV recipient may use the voucher to find a unit in any part of the United States and Puerto Rico.

In Massachusetts, over 80 local housing authorities participate in the Mass. NAHRO Centralized Wait List for their Housing Choice Vouchers. This eliminates the need for applicants to apply at each of these individual LHAs. There are LHAs that do not participate, so if an applicant wants to be on those wait lists, they must apply at those non participating LHAs. (Boston and Cambridge are among those few that do not utilize the Centralized Wait List).

Additionally the Commonwealth of Massachusetts Department of Housing and Community Development, (DHCD), administers Housing Choice Vouchers through eight regional non-profit private agencies. They maintain a single wait list for those vouchers as well. Applicants may contact any one of DHCD's eight regional administering agencies to request an application or, a hard copy of the DHCD application can be downloaded from DHCD's homepage at [www.mass.gov/dhcd](http://www.mass.gov/dhcd) and then submitted to any of the regional agencies. Please be advised that because the demand for housing assistance often exceeds the limited available resources, long waiting lists exist.

**Section 8 Project Based Vouchers**

This part of the program allows for the assignment of subsidy through a Section 8 Voucher to a particular unit of housing. By doing so, this program can encourage developers to create or convert housing to group homes or community homes, (ie. Separate units but common facility).

Interested persons should check with their local housing authority or providers of services for disabled individuals to learn of opportunities such as this.

