

INFORMATION FOR WORKING FAMILIES LIVING IN PUBLIC AND SUBSIDIZED HOUSING IN MASSACHUSETTS

FEDERAL PUBLIC HOUSING

If you live in **Federal** Public Housing, after **October 1, 1999**, you got a job, and:

- You were previously unemployed for one or more years; or
- You earned less than \$3,375 in the previous 12 months; or
- Your income increased during a self-sufficiency or job training program; or
- You received welfare benefits or participated in a Welfare-to-Work program within six months prior to getting your job; *then....*

for 12 months, any increase in income due to employment can't be counted towards your rent. For months 13-24 after you get your job, 50% of the income increase can't be counted towards rent. This applies to any household member. Ask your housing authority for the "Self-Sufficiency Incentive" at 24 C.F.R. § 960.255.

In addition, if between 1994 and 1999, you attended a government-funded job training program and began working, then you could qualify for a different kind of rent freeze called the "18 Month Earned Income Disregard," found in HUD PIH Notice 98-2.

SECTION 8 AND OTHER SUBSIDIZED HOUSING

If you got a job after **April 20, 2001**, you are **disabled**, and you have a Section 8 Voucher or live in an apartment funded through HUD's HOME Investment Partnerships, HOPWA, or Supportive Housing Programs, and:

- You were previously unemployed for one or more years; or
- You earned less than \$3,375 in the previous 12 months; or
- Your income increased during a self-sufficiency or job training program; or
- You received welfare benefits or participated in a Welfare-to-Work program within six months prior to getting your job; *then....*

for 12 months any increase in income due to employment can't be counted towards your rent. For months 13-24 after you get your job, 50% of the income increase can't be counted towards rent. This applies to any disabled household member. Ask for the "Self-Sufficiency Incentive" at 24 C.F.R. § 5.617.

STATE PUBLIC HOUSING and MRVP

If you live in **State** Public Housing or have an **MRVP voucher** and:

- You received some public assistance (TAFDC, EAEDC, SSI, SSDI) for 12 consecutive months; and
- You got a job in the thirteenth month earning more than welfare paid; *then...*

your housing authority should exclude your increased earnings from your rent for one year, freezing your rent to where it was when you were on public assistance. This applies to any household member. Ask your housing authority to give you the 12 month "welfare to work" rent exclusion under 760 C.M.R. § 6.05(3)(i).

If you qualify and don't get your rent freeze, ask for a grievance hearing and contact your local legal services office for advice.