


Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

**M E M O R A N D U M**

TO: All Local Housing Agencies Administering the Alternative Housing Voucher Program (AHVP)

From: Ann Cwartkowski, Housing Management Specialist 

Subject: Regulatory Change Affecting AHVP Participants

Date: October 31, 2003

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As you should be aware, a recent amendment to 760 CMR 6.00 – Occupancy Standards and Tenant Participation for State Aided Housing – eliminated the \$400 annual income deduction for households in which the tenant is an elderly person of low income or a handicapped person of low income (except those living in state-aided *family* housing), effective October 1, 2003. As a consequence, LHA rent shares on behalf of AHVP Participants should have decreased by \$8 per month for households paying 25% of income for rent, and \$10 for those paying 30% of income for rent.

In order to assist DHCD in analyzing current AHVP costs/savings we are asking you to complete the attached table and forward a completed copy to my attention:

Via mail: 1 Congress Street, Boston, MA 02114;  
Via fax: (617)-727-7891; or  
Via e-mail attachment: [Ann.Cwartkowski@state.ma.us](mailto:Ann.Cwartkowski@state.ma.us)

on or before **Friday, November 28, 2003**.

If you have not yet implemented this regulatory change you **MUST** do so immediately using the enclosed cover letter, Notice of New Tenant Rent Share form (two (2) pages), and an AHVP Annual and Interim Lease Amendment.

Thank you for your anticipated attention to this matter.

If you have any questions, please feel free to contact me at (617)-727-7130, extension 634.

Attachment/Enclosures  
ahvp/rent reg chg follow-up memo



## LHA LETTERHEAD

Date

Tenant  
Address  
Address

RE: Regulatory Change Affecting Alternative Housing Voucher Program (AHVP)  
Participants

Dear Tenant:

I am writing to inform you of a recent amendment to one of the regulations for state-aided public housing which also applies to the AHVP. The Massachusetts Department of Housing and Community Development (DHCD) has amended its regulation governing rent calculations for all public housing tenants. This new regulation was effective August 29, 2003. It requires a change in your rent due on (Date - insert the first of the *second* month following the date of this letter).

This letter will explain the change and how it will affect you. Should you wish to review the change, a complete copy of the new regulation is posted in the Housing Authority Office.

The new regulation eliminated the current \$400 annual income deduction for a household in which the tenant is an elderly person of low income or a handicapped person of low income unless living in state-aided *family* housing. As a consequence your tenant rent share will increase by \$10 per month. *(Note to LHA: amount should be \$8 per month if the household pays 25% of income for rent.)*

In compliance with the applicable provision of your AHVP Lease and the DHCD regulation, as amended, enclosed are a Notice of New Tenant Rent Share (showing your new rent share and how it was determined) and an AHVP Annual and Interim Lease Amendment. A copy of the Amendment is also being sent to your landlord.

If you have any questions or concerns regarding the new regulation as it affects you, please call the Housing Authority Office.

Sincerely,