

# Metro Housing Boston Rental Assistance Voucher Programs

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# Voucher Overview

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## HCVP (Section 8)

- The Housing Choice Voucher Program, commonly known as Section 8, is the federal government's major program for assisting very low-income families, elders, and people with disabilities to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments.
- Participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Rental units must meet minimum standards of health and safety, as determined by public housing agencies (PHAs). Under a contract with the Massachusetts Department of Housing and Community Development, Metro Housing|Boston is the largest regional provider of Housing Choice Vouchers in the state.
- With a Section 8 voucher, individuals and families with low incomes can rent their next home. The tenant pays 30 percent of his or her income toward rent and utilities; the Section 8 voucher covers the rest of the housing costs. The subsidy is paid directly to the landlord.

## HCVP (Section 8)

- **Mobile** voucher – **federal** subsidy is attached to tenant
- *Allowed to move anywhere within Massachusetts and the United States*
- Must locate new unit
- *120% Payment Standards*
- *Higher utility allowances*
- Tenant rent share is approximately 30% of income
- *Very low-income limits (annual income does not exceed 50% AMI)*
- Criminal record check
- *At least one household member must be a citizen or eligible immigration status*
- *Prorated assistance if any household member is not a citizen or ineligible immigration status*
- *Inspection by Housing Authority required; unit must meet HUD's Housing Quality Standards (HQS)*
- If denied for immigration status or income, household **automatically** be added to the MRVP list for eligibility

# Voucher Overview

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## MRVP

- Similar to Section 8, The Massachusetts Rental Voucher Program (MRVP) provides a permanent improvement in the lives of low-income families and individuals by offering both tenant- and project-based rental subsidies.
- The tenant-based voucher, which is known as Mobile, is assigned to the Participant and is valid for any housing unit that meets the standards of the state sanitary code.
- One difference is that you can use Section 8 throughout the United States. MRVP can only be used within Massachusetts
- Another difference is that Section 8 verifies immigration status. At least one household member must have an acceptable immigration status to be eligible. MRVP does not verify immigration status.

## MRVP

- **Mobile** voucher – **state** subsidy is attached to tenant
- *Allowed to move anywhere within Massachusetts – not outside of Massachusetts*
- **Must** locate new unit
- *110% Payment Standards*
- Tenant rent share is approximately 30% of income
- *Low-income limits (annual income does not exceed 80% AMI)*
- **Criminal** record check
- *No verification of immigration status*
- *Inspection required – owner must contact and pay local Board of Health; unit must meet state sanitary code*

