

I Got a Job. Can I Get a Rent Freeze?

What type of housing do you live in?

Unsure → Ask your housing manager or check your lease.

Federal public housing

Yes → Did your household's income increase because you or a member of your household got a job?

No → The rent freeze does not apply to you.

Yes → Do **ANY** of the following conditions apply to you or the other working household member?

- ☐ Before you got your job, you were unemployed for at least one year, or
- ☐ You earned less than \$3375 over the 12 months prior to getting your job, or
- ☐ You received welfare benefits or participated in a Welfare-to-Work program within six months before getting your job, or
- ☐ You got your job while you were in a job training or self-sufficiency program.

You only have to be in ONE of these categories to get the rent freeze.

No → The rent freeze does not apply to you.

You are eligible for a rent freeze.

For the first 12 months after you start working, all income related to your job cannot be counted towards your rent. In other words, your rent should stay the same.

In the second 12 months, only half of your total work earnings count towards rent. For example, if you earned \$1000 each month, the housing authority could only count \$500 per month in the rent calculation.

Use the attached letter to write to your housing administrator for the "*self-sufficiency incentive*." If your request is refused, you can file a grievance.

Privately operated subsidized housing

Yes → Do you live in an apartment funded by the Housing Opportunity for People with AIDS (HOPWA) program, the Supportive Housing Program, or the HOME Investment Partnerships program?

No → The rent freeze does not apply to you.

Unsure → Ask your housing manager.

Section 8 Housing Choice Voucher or housing funded by the Housing Opportunity for People with AIDS (HOPWA) program, the Supportive Housing Program, or the HOME Investment Partnerships program

Yes → Do you, or does any working person in your household, have a disability?

No → The rent freeze does not apply to you.

Yes → Do **ANY** of the following conditions apply to you or the other working household member who has a disability?

- ☐ Before you got your job, you were unemployed for at least one year, or
- ☐ You earned less than \$3375 over the 12 months prior to getting your job, or
- ☐ You received welfare benefits or participated in a Welfare-to-Work program within six months before getting your job, or
- ☐ You got your job while you were in a job training or self-sufficiency program.

You only have to be in ONE of these categories to get the rent freeze.

No → The rent freeze does not apply to you.

You are eligible for a rent freeze.

For 12 months, all income related to your job cannot be counted towards your rent. In other words, your rent should stay the same.

Use the attached letter to write to your housing authority for the "*earned income exclusion*." You can only get this exclusion once. If your request is refused, you can file a grievance.

Unsure → Do any of the following conditions apply?

- ☐ You currently get SSI or SSDI disability benefits, or you are eligible for SSI or SSDI but do not currently get cash benefits because you are working, or
- ☐ You receive services from the Department of Mental Health, the Department of Mental Retardation, the Massachusetts Rehabilitation Commission, the Massachusetts Commission for the Blind, or the Massachusetts Commission for the Deaf and Hard of Hearing, or
- ☐ You have a physical, mental, developmental, or emotional impairment—other than drug or alcohol dependence—that is expected to last a long time and limits major life activities such as caring for oneself, performing physical tasks, learning, or working.

You are considered a "person with a disability" if ANY of the above conditions apply.

State Public Housing, Massachusetts Rental Voucher Program (MRVP), or Alternative Housing Voucher Program (AHVP)

Yes → Have you begun a job since you became a state public housing, MRVP (Massachusetts Rental Voucher Program), or AHVP (Alternative Housing Voucher Program) tenant?

No → The rent freeze does not apply to you.

Yes → Did you receive cash benefits (TAFDC, EAEDC, SSI, or SSDI) for 12 months in a row before you started working?

No → The rent freeze does not apply to you.

Yes → Did your benefits decrease as a result of your income from work?

No → The rent freeze does not apply to you.

Private, market rate

Yes → The rent freeze does not apply to you.