

There are over 40 different types of Subsidized, Affordable, and Special Needs Housing

Only HousingWorks helps you search through ALL of them in one sweep!

This is a free resource for applicants who do not have a Housing Advocate. But if you do have an advocate, we have a comprehensive search that lets you generate pre-filled applications right from the website!

Try it: <https://www.housingworks.net/search/housing>

1. Public Housing, federally-funded - usually Housing Authorities
2. Public Housing, state-funded - Chapter 667 housing
3. Public Housing, state-funded - Chapter 200 housing
4. Public Housing, state-funded - Chapter 705 housing
5. Public Housing, state-funded - Chapter 689 housing (special needs)
6. Public Housing, Congregate housing systems – various populations
7. Public Housing, state-funded - MRVP project-based vouchers
8. Public Housing, state-funded - AHVP project-based vouchers
9. Private Housing - MRVP project-based vouchers
10. Private Housing Congregate housing systems – various populations
11. Homeownership options with a voucher
12. Non-Profit Subsidized and Affordable Assisted Living Facilities
13. Privately managed Subsidized and Affordable Assisted Living Facilities
14. Non-Profit Subsidized Non-Profit Nursing Home Elderly / Nursing Home Non-Elderly
15. Cooperatives - affordable home ownership and rental
16. Deaf or Blind Modified apartment units (across Public and Privately managed housing)
17. Environmental Sensitivities ESU (across Public and Privately managed housing)
18. "Disabled/Handicapped" Housing: "wheelchair only" or "units for person with any disability"
19. Domestic Violence Transitional Housing and Safe Houses
20. Privately managed Subsidized Elderly - a minimum age of 55, 60, or 62!
21. Ex-Offender Housing options - "Halfway Houses" or private landlords who work with *Corrections*
22. Federal subsidized Private Managed Developments (1300+)
23. State Subsidized - Private Managed 1300+ Developments
24. State For-Profit affordable housing (generally private landlords)
25. HIV specific housing – can be transitional or permanent
26. Homeownership options for First-Time or Local Residents
27. Private Housing, federally-funded non-profits
28. Private Housing, state-funded non-profits - (some overlap with Federally funded)
29. Inventory in bordering states
30. Mobile Home Parks (an affordable option)
31. Non-Profit Housing, MRVP mobile vouchers
32. Non-Profit Housing, AHVP mobile vouchers
33. Non-Profit subsidized housing programs
34. Permanent sober housing (Oxford House and other models)
35. Rural Housing - USDA funds many subsidized apartments in 'rural' areas.
36. Private small landlords with less than market rate units
37. Section 8 *Designated* Housing Programs (individual with disability, under 62)
38. Section 8 *Mainstream* Housing Programs (family with disability)
39. Section 8 mobile voucher
40. Temporary Assistance Programs - "HomeBase, RAFT" etc.
41. VASH vouchers (Veterans and families of veterans)
42. Federal and State Funded Privately Managed Veterans Housing
43. Federal and State Funded Non-Profit Managed Veterans Housing
44. Shelters and Transitional Programs State/Federal, City, Non-Profit)

What's Out There

How do you locate all these types of housing?

It used to be, you had to look through all these books to locate all your options in a single county or zip code. (But you'd still be missing on options, because many types of housing are not listed in any printed format.) Having multiple inventory listing services is an inefficient process. It is also discriminatory because it prevents equal access to housing. And it also prevents real-time data that can tell the public 1. how much housing there is and 2. is it meeting the needs of applicants.



What's Out There

Why is there no 'universal' or 'standard' application?


There is no standard/universal application *and there never will be, because:

1. Too many landlords operate across state lines, so don't have to follow one state's wishes.
2. Too many government agencies, including Dept. of Agriculture and Dept. of Public Health operate housing and do not have same data collection needs.
3. It is illegal and / or too costly for different government agencies to share client data.
4. You cannot require all the housing providers to use the same wait-list software.

Planning and Prevention

How does the government figure out (in 'real time') where there is unmet need? [It can't.](#)

There are many kinds of "Low Income Housing" – if you learn these nine words, you'll be on your way to becoming an expert.

<p>"SUBSIDIZED"</p> <p>You pay 1/3 of income as rent (see below)</p>	<p>"AFFORDABLE"</p> <p>You pay <i>less than market rate</i>, but the rent could be \$900 for a 1BR in Boston – so not really "Affordable":</p> <ul style="list-style-type: none"> • Hard to fill; applicants must fit into narrow income categories, for example, >\$32,000 but < \$36,000 • You can use a voucher for these and so your 1/3 will be less than a market rate unit. 	<p>"SPECIAL NEEDS"</p> <p>Many are "subsidized" options but some are "affordable" options.</p>	<p>"MARKET"</p> <p>"Market" housing is generally beyond the reach of all your clients.</p> <ul style="list-style-type: none"> • However, some states have such low rents that moving to one of these may be a solution for a few people. Ex: parts of Texas. 	<p>"EMERGENCY SHELTER", "TRANSITIONAL HOUSING", "PERMANENT SUPPORTIVE HOUSING"</p> <p>Generally these options are either free of cost or subsidized</p> <ul style="list-style-type: none"> • Permanent doesn't always mean "Permanent" • Transitional can be 1-2 years or six months • Emergency can include shelter or hotel/motel
<p>Two kinds of SUBSIDIZED housing:</p> <p>"MOBILE OR TENANT-BASED"</p> <p>This refers to a piece of paper you get from the gov't. It allows you to live anywhere but pay 1/3 of income as rent. "Anywhere" may mean: nationally or just a region of a state.</p>	<p>"PROJECT-BASED"</p> <p>If you will agreeing to live in specific units in specific buildings, you pay 1/3 of your income as rent; however you can't move and keep the subsidy, so you have less flexibility than a mobile subsidy. But, the wait is often years shorter than for a mobile subsidy.</p>	<p>Many kinds of AFFORDABLE/SPECIAL NEEDS housing</p> <p>You will probably need a MOBILE- or TENANT-BASED subsidy to afford the rents</p> <p>Some examples:</p> <ul style="list-style-type: none"> • Mobile Home Park • /Manufactured Homes • Tax Credit • Chapter 236 (some kinds) • Homeownership via voucher • High Home • Low Home • Moderate Income Housing • Middle Income Housing <p>Some examples:</p> <ul style="list-style-type: none"> ☐ Deaf/Blind ☐ Developmental Disability ☐ Environmental Sensitivities ☐ Ex Offender ☐ HIV ☐ Mental Health ☐ Veteran ☐ Wheelchair <p>You can use HousingWorks.net to locate and apply to all these options: we will probably save you 10-40 hours a month!</p> <p>Register for a training with HousingWorks.net</p> <p>Email: support@housingworks.net</p> <p>Phone: 617 304-9961</p> <p>Fax: 617-536-8561</p> 		

Test Yourself

Any advocate who can answer all four questions is ready to help his/her clients

1. How many different types of **subsidized and affordable** housing are there in your state?
A. 0-5 B. 5-10 C. 10-15 D. 16-20 E. more than 20

2. If you could **group** all the different kinds of **non-market** housing into only **two kinds** (based on how much your client will pay in rent) what are the terms you would use?

A. Family and Elder
B. Affordable and Subsidized
C. Mobile Rental Assistance and Project Based Rental Assistance

3. If we group the many subsidized options into TWO kinds what are the correct terms?

A. Mobile (Tenant-Based) and Project Based subsidy
B. Mobile (Tenant-Based) voucher and Project based voucher

4. Why is there no "universal application" or single waitlist to apply to for all these kinds of housing? (just give one of the reasons)

5. Why is the term "Low Income" not a good phrase to use?

Answers to the test on page 4:

1. **D** is the correct answer for Massachusetts

2. **B** is the correct answer.

3. Answers **A and B** are both correct.

4. Any of these four answers is correct:

- ☐ "Too many landlords operate across state lines, so don't have to follow one state's wishes."
- ☐ "Too many government agencies, including Dept. of Agriculture and Dept. of Public Health operate housing and do not have same data collection needs."
- ☐ "It is illegal and / or too costly for different government agencies to share client data."
- ☐ "You cannot require all the housing providers to use the same waitlist software."

5. Correct answers include:

- ☐ The term: "Low Income" is too vague to be useful.
- ☐ "It means too many different things to different people".
- ☐ "It can mean an apt where you pay 1/3 of your income as rent, even if that is only \$25 a month, but it can also mean apt where you pay \$900 a month in rent".
- ☐ If you apply to "low income housing", you could end up applying to apartments that you can't afford".

How to Use HousingWorks?

Register with us, and then follow these four steps:

1. **Create or Update a client Profile (free)**
2. **Search for Housing (free)**
3. **Generate Pre-filled Housing Applications (annual fee)**
4. **Update all landlords when your client changes address, income, household size, etc.**



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