

## Overview of Homelessness Prevention and Affordable Housing Programs

### Compiled by Metro Housing, March 2020

	<i>EA</i>	<i>HomeBASE</i>	<i>RAFT/ERMA</i>	<i>MRVP</i>	<i>Section 8</i>	<i>Public housing</i>	<i>Hoarding &amp; SIPS</i>
Description	The Emergency Assistance (EA) shelter program helps pregnant women and families with children who are homeless. EA provides temporary emergency shelter and helps families find permanent housing.	Stabilization (staff support) for all families who have left shelter or motels for 12 months post-rental assistance. Metro Housing works with families from motels. Financial assistance also available, similar to RAFT.	Short-term homelessness prevention program. Financial assistance for families in housing crisis to be used for rent arrears, utility arrears, security deposits, mortgage arrears, etc.	Long-term, state-funded housing voucher used in privately-owned property. Can only be used in MA. There are about 10,000 across the state (split between project based and mobile); Metro Housing has 3,434 vouchers.	Long-term, federally-funded housing voucher used in privately-owned property. Can be used countrywide, mobile or project-based. There are 140,000 vouchers in Massachusetts, with 12,000 at BHA and 21,000 at DHCD. Metro Housing administers 7,003 Section 8 and other federal vouchers.	Long-term housing in public-owned property. There are 83,000 public housing units in Massachusetts (about half are state funded), including 14,000 in Boston. There are 240 housing authorities statewide.	Specialized intensive services for individuals with complex service needs, including hoarding relief, access to health resources, connections to financial and legal assistance, and day-to-day coaching.
Eligibility <i>(Incomes average \$8,000 to \$13,000 across all programs)</i>	Families currently homeless or meet criteria in "Other notes" below  115% FPL income limit. <i>Additional asset limits apply</i>	Same as EA eligibility	Families or individuals who are currently housed  RAFT: 0-50% AMI ERMA: 50-80% AMI	Individuals and families; elderly and disabled  80% AMI	Individuals and families; elderly and disabled  75% of vouchers to households under 30% AMI; remaining vouchers to under 50% AMI	Individuals and families; elderly and disabled  80% AMI	Individuals with most significant housing barriers  Typically below 30% AMI
Rent share	NA	NA	NA	35-40% of income	30-40% of income	Range 27-32%	NA
Funding source	DHCD	DHCD	DHCD	DHCD	HUD	Mix of state and federal budgets.	Mostly private. Some from DHCD.
Time limits/ Waiting list/Notes	Shelter system	Up to \$10,000 in household assistance in any 12 month period.  Administered by regionals and shelters.	Up to \$10,000 in any 12 month period.  Average payment is \$2,800.  Administered primarily by regional nonprofit organizations.	Vouchers awarded by DHCD have recently targeted homeless families and families with disabilities.  Administered by regionals and local housing authorities.	Centralized wait list: Approx. 32,000. Metro Housing: 10,200. Top of list enrolled February 2008. Housing agencies also manage separate lists.  Administered by regionals and local housing authorities.	Waitlists in cities and towns range between five and 10 years	None

**Metro Housing Boston:** [www.metrohousingboston.org](http://www.metrohousingboston.org)

**Massachusetts Dept. of Housing & Community Dev.:** [www.mass.gov/orgs/housing-and-community-development](http://www.mass.gov/orgs/housing-and-community-development)

**Office of Public Housing, HUD-Boston:** [www.hud.gov/states/massachusetts](http://www.hud.gov/states/massachusetts)