



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lieutenant Governor ♦ Jennifer D. Maddox, Undersecretary

April 30, 2020

To all Local Housing Authorities

Re: Waiver of Rent Increases in State-Aided Public Housing During the COVID-19 Pandemic

The Department of Housing & Community Development (DHCD) is hereby temporarily waiving its regulations at 760 CMR 6.04(4) (annual redetermination of rent) and 6.04(5)(a) (interim redetermination of rent) to require Local Housing Authorities (LHAs) to limit rent increases in state-aided public housing for the months of April, May, June and July, 2020.

The reason for this regulatory waiver is to ease the financial burden on both tenants temporarily receiving enhanced unemployment insurance under the federal CARES Act and those employed as essential workers whose income may have temporarily increased during the COVID-19 public health emergency. During the waiver period, rent for existing tenants will be capped at the amount charged to them on March 1, 2020 for the month of March, 2020.

This waiver shall take effect immediately and shall apply to any LHA administering state-aided public housing.

Please note that in accordance with guidance issued by the Department, LHAs must process interim rent determinations but they may not increase rents charged to any tenant above the amount charged on March 1, 2020 until after July 31, 2020 or such later date as published by the Department. For those LHAs that have conducted or will be conducting 2020 annual redeterminations, the rents charged as the result of those annual determinations may not exceed the amount charged for March, 2020 for the period of April through July.

Additionally, the Department is waiving the provisions of 760 CMR 5.06(1) regarding the income eligibility of applicants for state-aided housing in order to exclude from an applicant's income the \$600.00 the Federal Pandemic Unemployment Compensation provided under Section 2104 of the CARES Act.. This benefit also shall not be counted as income in the calculation of rent for applicants who sign a lease with an LHA between March 29, 2020 and July 31, 2020.

If you have questions, please contact Chris Devore, Assistant Director, Bureau of Housing Management, at christine.devore@Mass.Gov

Sincerely,

Jennifer D. Maddox

Jennifer D. Maddox
Undersecretary

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