


Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

**MEMORANDUM**

TO: All Local Housing Agencies Administering the Alternative Housing Voucher Program (AHVP)

FROM: Carole E. Collins,  Director, Bureau of Housing Management

SUBJECT: More FY 06 AHVP Changes

DATE: February 1, 2006

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As you are aware, the FY06 AHVP budget appropriation provided for changes in the program as follows:

- a ten percent (10%) increase in the applicable Ceiling Rents; and
- an increase in the total number of AHVP Vouchers available throughout the Commonwealth; and
- a 60-day follow-up on new Voucher holders who have failed to locate a suitable unit.

These changes became effective November 1, 2005. Since that time DHCD has monitored the cost and impact of the program changes on the line-item appropriation and has determined that additional program changes are warranted.

**Increase in the Applicable Ceiling Rents**

Effective February 1, 2006 the Ceiling Rent limits for the AHVP will be increased again, up to DHCD's current Section 8 Housing Choice Voucher Program (HCVP) Applicable Payment Standard (APS). This rent limit increase will assist program participants in renting a new unit or maintaining their current unit for an amount that is more in line with the current market. Enclosed is a new Schedule of Ceiling Rents, to be implemented as follows:

- The schedule is effective February 1, 2006 and is for new lease-ups, including existing Participants relocating from one unit to another. The Contract Rent must be determined to be reasonable by the LHA.
- If your LHA has Participants who have received prior DHCD approval to exceed an old (effective June 1, 2002 or effective November 1, 2005) applicable Ceiling Rent, you must recalculate the tenant and LHA shares using the new February 1, 2006 Ceiling Rents, and send the appropriate parties a completed Model Tenant Letter (enclosed) notifying them of the new February 1, 2006 rent share apportionments. If the new applicable Ceiling Rent **exceeds** the DHCD Approved Contract Rent, use the standard (non-waiver) AHVP VOUCHER AMOUNT WORKSHEET to

complete the Model Tenant Letter. If the new Ceiling Rent does **NOT** exceed the DHCD Approved Contract Rent, use the AHVP VOUCHER AMOUNT WORKSHEET for **DHCD Approved Waiver Requests**; a copy of this worksheet is enclosed.

- Where the existing Contract Rent is less than the new February 1, 2006 Ceiling Rent, the LHA can, at recertification, approve warranted rent increases up to the new applicable Ceiling Rent. The owner's request for a rent increase must be in writing and must be determined to be reasonable by the LHA.

#### **Shift in the Statewide Allocation of AHVP Vouchers**

Earlier in FY 06 LHAs were asked to complete an AHVP Update Form to assist DHCD in determining each LHA's level of interest in program participation. Based on those results, DHCD had a combined total of approximately 150 old and new Vouchers to allocate to LHAs. A listing of these new allocations accompanied my November 1, 2005 memo entitled, "FY 2006 AHVP Changes". A copy of that listing is enclosed.

Unfortunately, since that time, slightly more than 10% of the reallocated Vouchers have been issued. While the reasons for this slow issuance rate may vary from LHA to LHA, DHCD must make every effort to see that as many Vouchers as possible are used as quickly as possible. Therefore, the Department is asking LHAs to complete the enclosed Voucher Issuance Form indicating the number of additional Vouchers your LHA wants/needs and can commit to issuing by March 31, 2006. Depending upon the response we receive, DHCD plans to make up to 100 additional new Vouchers available to interested LHAs. The completed Voucher Issuance Form should be forwarded to the attention of Ann Cwartkowski at fax phone number (617)-573-1340 on or before Friday, February 10, 2006. New Vouchers will be awarded, and LHAs notified, the following week.

If you have any questions, please contact Ann Cwartkowski at (617)-573-1222.

Encls.

ahvp\Feb 2006 rent and alloc chgs

**Alternative Housing Voucher Program (AHVP)**  
**Voucher Issuance Form**

LHA Name: \_\_\_\_\_

1. Current AHVP Allocation: \_\_\_\_\_
  
2. Current number of Vouchers leased: \_\_\_\_\_
  
3. Number of Vouchers issued since May 1, 2005: \_\_\_\_\_  
(includes number issued since November 1, 2005 - #3 below)
  
4. Number of Vouchers issued since November 1, 2005: \_\_\_\_\_
  
5. Number of Vouchers leased since May 1, 2005: \_\_\_\_\_
  
6. Number of Additional Vouchers Wanted/Needed: \_\_\_\_\_
  
7. **Number of Vouchers LHA can  
commit to issuing by March 31, 2005:** \_\_\_\_\_

Please return your completed form to Ann Cwartkowski at fax phone number (617)-573-1340 on or before Friday, February 10, 2006.

**ALTERNATIVE HOUSING VOUCHER PROGRAM (AHVP) CEILING RENTS  
(EFFECTIVE February 1, 2006)**

TOWN	SRO	0 BDR	1 BDR	TOWN	SRO	0 BDR	1 BDR
Abington	632	842	876	Carver	877	1,169	1,240
Acton	877	1,169	1,240	Charlemont	389	518	605
Acushnet	424	565	723	Charlton	459	612	704
Adams	348	464	542	Chatham	510	680	797
Agawam	436	581	691	Chelmsford	554	738	908
Alford	368	491	551	Chelsea	877	1,169	1,240
Amesbury	877	1,169	1,240	Cheshire	348	464	542
Amherst	436	581	691	Chester	397	529	629
Andover	508	677	862	Chesterfield	397	529	629
Arlington	877	1,169	1,240	Chicopee	397	529	629
Ashburnham	422	563	646	Chilmark	612	816	1,036
Ashby	877	1,169	1,240	Clarksburg	368	491	551
Ashfield	389	518	605	Clinton	459	612	704
Ashland	877	1,169	1,240	Cohasset	877	1,169	1,240
Athol	300	400	549	Colrain	389	518	605
Attleboro	568	757	827	Concord	877	1,169	1,240
Auburn	459	612	704	Conway	389	518	605
Avon	695	926	963	Cummington	397	529	629
Ayer	877	1,169	1,240	Dalton	348	464	542
Barnstable	510	680	797	Danvers	877	1,169	1,240
Barre	459	612	704	Dartmouth	424	565	723
Becket	368	491	551	Dedham	877	1,169	1,240
Bedford	877	1,169	1,240	Deerfield	389	518	605
Belchertown	397	529	629	Dennis	510	680	797
Bellingham	877	1,169	1,240	Dighton	531	708	893
Belmont	877	1,169	1,240	Douglas	459	612	704
Berkley	531	708	893	Dover	877	1,169	1,240
Berlin	543	724	809	Dracut	554	738	908
Bernardston	389	518	605	Dudley	459	612	704
Beverly	877	1,169	1,240	Dunstable	554	738	908
Billerica	554	738	908	Duxbury	877	1,169	1,240
Blackstone	543	724	809	East Bridgewater	632	842	876
Blandford	397	529	629	East Brookfield	459	612	704
Bolton	543	724	809	East Longmeadow	397	529	629
Boston	877	1,169	1,240	Eastham	510	680	797
Bourne	510	680	797	Easthampton	397	529	629
Boxborough	877	1,169	1,240	Easton	625	833	1,103
Boxford	508	677	862	Edgartown	612	816	1,036
Boylston	459	612	704	Egremont	368	491	551
Braintree	877	1,169	1,240	Erving	389	518	605
Brewster	510	680	797	Essex	877	1,169	1,240
Bridgewater	632	842	876	Everett	877	1,169	1,240
Brimfield	397	529	629	Fairhaven	424	565	723
Brockton	632	842	876	Fall River	568	757	827
Brookfield	459	612	704	Falmouth	510	680	797
Brookline	877	1,169	1,240	Fitchburg	422	563	646
Buckland	389	518	605	Florida	368	491	551
Burlington	877	1,169	1,240	Foxborough	877	1,169	1,240
Cambridge	877	1,169	1,240	Framingham	877	1,169	1,240
Canton	877	1,169	1,240	Franklin	877	1,169	1,240
Carlisle	877	1,169	1,240	Freetown	424	565	723

**ALTERNATIVE HOUSING VOUCHER PROGRAM (AHVP) CEILING RENTS  
(EFFECTIVE February 1, 2006)**

TOWN	SRO	0 BDR	1 BDR	TOWN	SRO	0 BDR	1 BDR
Gardner	422	563	646	Leominster	422	563	646
Gay Head	612	816	1,036	Leverett	389	518	605
Georgetown	508	677	862	Lexington	877	1,169	1,240
Gill	389	518	605	Leyden	389	518	605
Gloucester	877	1,169	1,240	Lincoln	877	1,169	1,240
Goshen	397	529	629	Littleton	877	1,169	1,240
Gosnold	612	816	1,036	Longmeadow	397	529	629
Grafton	459	612	704	Lowell	554	738	908
Granby	397	529	629	Ludlow	397	529	629
Granville	397	529	629	Lunenburg	422	563	646
Great Barrington	368	491	551	Lynn	877	1,169	1,240
Greenfield	389	518	605	Lynnfield	877	1,169	1,240
Groton	554	738	908	Malden	877	1,169	1,240
Groveland	508	677	862	Manchester	877	1,169	1,240
Hadley	436	581	691	Mansfield	531	708	893
Halifax	632	842	876	Marblehead	877	1,169	1,240
Hamilton	877	1,169	1,240	Marion	632	842	876
Hampden	397	529	629	Marlborough	877	1,169	1,240
Hancock	368	491	551	Marshfield	877	1,169	1,240
Hanover	877	1,169	1,240	Mashpee	510	680	797
Hanson	632	842	876	Mattapoissett	632	842	876
Hardwick	300	400	549	Maynard	877	1,169	1,240
Harvard	543	724	809	Medfield	877	1,169	1,240
Harwich	510	680	797	Medford	877	1,169	1,240
Hatfield	397	529	629	Medway	877	1,169	1,240
Haverhill	508	677	862	Melrose	877	1,169	1,240
Hawley	389	518	605	Mendon	543	724	809
Heath	389	518	605	Merrimac	508	677	862
Hingham	877	1,169	1,240	Methuen	508	677	862
Hinsdale	348	464	542	Middleborough	632	842	876
Holbrook	877	1,169	1,240	Middlefield	397	529	629
Holden	459	612	704	Middleton	877	1,169	1,240
Holland	397	529	629	Milford	597	796	889
Holliston	877	1,169	1,240	Millbury	459	612	704
Holyoke	397	529	629	Millis	877	1,169	1,240
Hopedale	543	724	809	Millville	543	724	809
Hopkinton	877	1,169	1,240	Milton	877	1,169	1,240
Hubbardston	300	400	549	Monroe	389	518	605
Hudson	877	1,169	1,240	Monson	397	529	629
Hull	877	1,169	1,240	Montague	389	518	605
Huntington	397	529	629	Monterey	368	491	551
Ipswich	877	1,169	1,240	Montgomery	397	529	629
Kingston	877	1,169	1,240	Mount Washington	368	491	551
Lakeville	632	842	876	Nahant	877	1,169	1,240
Lancaster	543	724	809	Nantucket	715	953	1,320
Lanesborough	348	464	542	Natick	877	1,169	1,240
Lawrence	508	677	862	Needham	877	1,169	1,240
Lee	348	464	542	New Ashford	368	491	551
Leicester	459	612	704	New Bedford	424	565	723
Lenox	348	464	542	New Braintree	300	400	549

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(EFFECTIVE February 1, 2006)**

TOWN	SRO	0 BDR	1 BDR	TOWN	SRO	0 BDR	1 BDR
New Marlborough	368	491	551	Rowley	877	1,169	1,240
New Salem	389	518	605	Royalston	300	400	549
Newbury	877	1,169	1,240	Russell	397	529	629
Newburyport	877	1,169	1,240	Rutland	459	612	704
Newton	877	1,169	1,240	Salem	877	1,169	1,240
Norfolk	877	1,169	1,240	Salisbury	877	1,169	1,240
North Adams	368	491	551	Sandisfield	368	491	551
North Andover	508	677	862	Sandwich	510	680	797
North Attleborough	568	757	827	Saugus	877	1,169	1,240
North Brookfield	459	612	704	Savoy	368	491	551
North Reading	877	1,169	1,240	Scituate	877	1,169	1,240
Northampton	436	581	691	Seekonk	568	757	827
Northborough	459	612	704	Sharon	877	1,169	1,240
Northbridge	459	612	704	Sheffield	368	491	551
Northfield	389	518	605	Shelburne	389	518	605
Norton	531	708	893	Sherborn	877	1,169	1,240
Norwell	877	1,169	1,240	Shirley	877	1,169	1,240
Norwood	877	1,169	1,240	Shrewsbury	459	612	704
Oak Bluffs	612	816	1,036	Shutesbury	389	518	605
Oakham	459	612	704	Somerset	568	757	827
Orange	389	518	605	Somerville	877	1,169	1,240
Orleans	510	680	797	South Hadley	397	529	629
Otis	368	491	551	Southampton	397	529	629
Oxford	459	612	704	Southborough	543	724	809
Palmer	397	529	629	Southbridge	459	612	704
Paxton	459	612	704	Southwick	397	529	629
Peabody	877	1,169	1,240	Spencer	459	612	704
Pelham	397	529	629	Springfield	397	529	629
Pembroke	877	1,169	1,240	Sterling	459	612	704
Pepperell	554	738	908	Stockbridge	348	464	542
Peru	368	491	551	Stoneham	877	1,169	1,240
Petersham	300	400	549	Stoughton	877	1,169	1,240
Phillipston	300	400	549	Stow	877	1,169	1,240
Pittsfield	348	464	542	Sturbridge	459	612	704
Plainfield	397	529	629	Sudbury	877	1,169	1,240
Plainville	877	1,169	1,240	Sunderland	436	581	691
Plymouth	877	1,169	1,240	Sutton	459	612	704
Plympton	632	842	876	Swampscott	877	1,169	1,240
Princeton	459	612	704	Swansea	568	757	827
Provincetown	510	680	797	Taunton	531	708	893
Quincy	877	1,169	1,240	Templeton	422	563	646
Randolph	877	1,169	1,240	Tewksbury	554	738	908
Raynham	424	565	723	Tisbury	612	816	1,036
Reading	877	1,169	1,240	Tolland	397	529	629
Rehoboth	568	757	827	Topsfield	877	1,169	1,240
Revere	877	1,169	1,240	Townsend	877	1,169	1,240
Richmond	348	464	542	Truro	510	680	797
Rochester	632	842	876	Tyngsborough	554	738	908
Rockland	877	1,169	1,240	Tyringham	368	491	551
Rockport	877	1,169	1,240	Upton	543	724	809
Rowe	389	518	605	Uxbridge	459	612	704

**ALTERNATIVE HOUSING VOUCHER PROGRAM (AHVP) CEILING RENTS  
(EFFECTIVE February 1, 2006)**

TOWN	SRO	0 BDR	1 BDR	TOWN	SRO	0 BDR	1 BDR
Wakefield	877	1,169	1,240	Westfield	397	529	691
Wales	397	529	629	Westford	554	738	908
Walpole	877	1,169	1,240	Westhampton	397	529	629
Waltham	877	1,169	1,240	Westminster	422	563	646
Ware	397	529	629	Weston	877	1,169	1,240
Wareham	877	1,169	1,240	Westport	568	757	827
Warren	300	400	549	Westwood	877	1,169	1,240
Warwick	389	518	605	Weymouth	877	1,169	1,240
Washington	368	491	551	Whately	389	518	605
Watertown	877	1,169	1,240	Whitman	632	842	876
Wayland	877	1,169	1,240	Wilbraham	397	529	629
Webster	459	612	704	Williamsburg	397	529	629
Wellesley	877	1,169	1,240	Williamstown	368	491	551
Wellfleet	510	680	797	Wilmington	877	1,169	1,240
Wendell	389	518	605	Winchendon	422	563	646
Wenham	877	1,169	1,240	Winchester	877	1,169	1,240
West Boylston	459	612	704	Windsor	368	491	551
West Bridgewater	632	842	876	Winthrop	877	1,169	1,240
West Brookfield	459	612	704	Woburn	877	1,169	1,240
West Newbury	508	677	862	Worcester	459	612	704
West Springfield	397	529	629	Worthington	397	529	629
West Stockbridge	368	491	551	Wrentham	877	1,169	1,240
West Tisbury	612	816	1,036	Yarmouth	510	680	797
Westborough	459	612	704				

ALTERNATIVE HOUSING VOUCHER PROGRAM

MODEL TENANT LETTER FOR DHCD APPROVED  
CEILING RENT WAIVER REQUESTS ONLY

Dear \_\_\_\_\_

The \_\_\_\_\_ has been notified by the Department of  
LHA Name  
Housing and Community Development (DHCD) that applicable Ceiling Rent levels for  
Alternative Housing Voucher Program (AHVP) increased effective February 1, 2006.  
**However, please note that the Contract Rent will remain the same.**

Therefore, effective February 1, 2006 **your share of the rent will decrease**. This change  
will be in addition to any adjustment to your rent share as a result of the regular income  
recertification process. You do not need to provide anything to our office for this February  
1, 2006 change to go into effect. We are notifying your landlord of your **decreased** rent  
share by forwarding him/her a copy of this letter.

The rent shares for your unit that is located at \_\_\_\_\_

\_\_\_\_\_ will be revised as follows:

Effective February 1, 2006:

CURRENT

Contract Rent: \$ \_\_\_\_\_

LHA Share: \$ \_\_\_\_\_

Tenant Share: \$ \_\_\_\_\_

NEW

Remains At: \$ \_\_\_\_\_

Changes To: \$ \_\_\_\_\_

Changes To: \$ \_\_\_\_\_

Sincerely,



**AHVP VOUCHER AMOUNT WORKSHEET  
for DHCD Approved Waiver Requests**

Name \_\_\_\_\_ Address, Apt. No. \_\_\_\_\_ Voucher # \_\_\_\_\_

Landlord \_\_\_\_\_ Address \_\_\_\_\_

Rent Region: # \_\_\_\_\_

Ceiling Rent: \$ \_\_\_\_\_ Contract Rent: \$ \_\_\_\_\_ Term of Lease: \_\_\_\_\_

Date Processed: \_\_\_\_\_ By: \_\_\_\_\_ Effective Date: \_\_\_\_\_

Voucher Size: \_\_\_\_\_ Bedroom Size of Unit: \_\_\_\_\_

Family Composition:	No. of Males	No. of Females	*Do not double count members.
Adults	_____	_____	Full-time student definition
FTS*	_____	_____	in regulation.
Minors	_____	_____	

Welfare to Work	Employer _____	HH member _____
Income Exclusion:	Exclusion start date _____	end date _____
Eligible Ineligible/Used	start date _____	end date _____

**GROSS ANNUAL INCOME**

a. Wages/Earned Income/Self-Employed	a. _____
b. SS	b. _____
c. SSI	c. _____
d. Welfare	d. _____
e. Pension, Annuities, Retirement Inc.	e. _____
f. Support Payments, Alimony (including foster care)	f. _____
g. Unemployment	g. _____
h. Veterans benefits due to service related disability up to \$1800	h. _____
i. Veteran's benefits	i. _____
j. Interest, Dividends	j. _____
k. Inheritance	k. _____
l. Lottery Winnings	l. _____
m. Worker's Comp., Disability	m. _____
n. Other (explain)	n. _____
TOTAL	(1) _____

**DEDUCTIONS**

a. <del>\$400 elderly or handicapped head</del>	a. _____	N/A effective 10-1-03
b. \$300 per eligible member	b. _____	
c. Medical expenses in excess of 3% gross income including medical insurance costs	c. _____	
d. Work related day care costs	d. _____	
e. Support payments	e. _____	
f. Homemaking expenses for handicapped individuals	f. _____	
g. Travel expenses for handicapped individuals who cannot use public transportation	g. _____	
h. Annual Heat deduction (if applicable)	h. _____	
TOTAL	(2) _____	

(3) NET ANNUAL INCOME (Line 1 minus Line 2) (3) \_\_\_\_\_

(4) MONTHLY NET INCOME (Line 3 divided by 12) (4) \_\_\_\_\_

(5) TENANT SHARE either:  
25% of Monthly Net Income if SOME/NO utilities included  
30% of Monthly Net income if ALL utilities included (5) \_\_\_\_\_

**(OVER, please)**

**AHVP VOUCHER AMOUNT WORKSHEET (continued)**  
**for DHCD Approved Waiver Requests**

(6) <b>DHCD APPROVED CONTRACT RENT</b>	(6) _____	(6) _____
minus		<b>minus</b>
(7) <b>Applicable Ceiling Rent</b>	(7) _____	
equals		
(8) <b>Additional Tenant Rent</b>	(8) _____	
plus		
(9) <b>TENANT SHARE, line (5)</b>	(9) _____	
equals		
(10) <b>TOTAL TENANT RENT SHARE</b>	(10) _____	(10) _____
		<b>equals</b>
(11) <b>VOUCHER AMOUNT (LHA Share)</b>		(11) _____

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\_\_\_\_\_  
Checked By  
s:\wp\ahvp\waivcalc.doc

\_\_\_\_\_  
Rental Assistance Coordinator

\_\_\_\_\_  
Date