



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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

PHN 2020-31

To: All Local Housing Authority (LHA) Executive Directors
From: Ben Stone, Associate Director, Division of Public Housing
Date: September 17, 2020
Subject: Treatment of Unemployment Insurance Benefit Income for Rent Determination

DHCD has determined that **all unemployment insurance benefits** earned after the date of this notice should be included in income for the purpose of rent determination in state-aided public housing under [760 CMR 6.05 \(2\)\(e\)](#). This includes any enhanced benefits authorized by the Federal Government in addition to those that a tenant is entitled to through the state unemployment system.

DHCD reminds LHAs that they must continue to follow [760 CMR 6.04\(5\)\(a\)](#) regarding Interim Redetermination of rent when applying this guidance to future enhanced unemployment benefits. This regulation requires LHAs to give a tenant written notice at least 14 days in advance of the effective date of a rent increase, and that the rent change must be made effective on the first day of the month. If unemployment insurance and enhanced benefit represents a decrease to income, the rent change may be made effective on the first day of the month following reported income change without the notice period.

LHAs should continue to disregard any temporary enhanced benefits when calculating income for the purposes of eligibility for public housing as governed by [760 CMR 5.06](#).

While this notice allows LHAs to prepare systems and policies in advance of future enhanced unemployment insurance benefits potentially authorized by the Federal Government, DHCD reserves the right to issue additional guidance on this topic.

Please contact your Housing Management Specialist with any questions.