



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

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

AHVP Program Notice 2021-1

To: AHVP Administering Agencies (AAs)
From: Cecilia Woodworth, Assistant Director of State Programs
Subject: **Revised AHVP FY21 Ceiling Rents**
Date: January 21, 2021
cc: Brendan Goodwin, Director, Division of Rental Assistance
Tara O'Neill-Rosales, Deputy Director, Division of Rental Assistance
Stephanie Kan, AHVP & DMHRSP Coordinator

We are happy to announce **revised AHVP FY21 ceiling rents effective for new lease ups on February 15, 2021 and for existing leases on April 1, 2021**. The revised FY21 ceiling rents are attached and will also be posted on the AHVP webpage at <https://www.mass.gov/service-details/alternative-housing-voucher-program-ahvp>.

- **For new lease ups (including relocations and transfers), the revised FY21 ceiling rents are effective for any new leases beginning on or after 2/15/2021.**
- **For rent increases, the revised FY21 ceiling rents are effective for any rent increase beginning on or after 4/1/2021.** If the revised FY21 ceiling rent is lower than the requested rent increase, the approved rent increase cannot exceed the revised FY21 ceiling rent (and rent reasonableness, etc.; waivers may be requested as necessary), but the current contract rent does not need to be lowered.
- **For existing units with no status change (relocation, rent increase, etc.) and where the revised FY21 ceiling rent is lower than the current contract rent, the participant will be held harmless.** For these particular units, the revised FY21 ceiling rents do not need to be applied until there is a rent increase or similar change to the existing unit.
- **For all other situations, the revised FY21 ceiling rent is applied at the next recertification or interim reexamination that is effective on or after 4/1/2021.**
- For waivers and reasonable accommodations, the procedures remain the same and may still be requested as necessary. Revised waivers for most existing overages are not necessary. However, a new or revised waiver must be requested in the rare case that the revised FY21 ceiling rent now creates a new overage where none previously existed or where a lesser overage previously existed.

Please contact Stephanie Kan, AHVP & DMHRSP Coordinator, at Stephanie.Kan@mass.gov or 617-573-1222 with any questions or concerns.