



community development partnership

RENTAL RESOURCES

There are many types of assistance available for households renting or looking to rent on the Lower Cape, including:

- Affordable Rental Properties
- Market-rate Rental Properties
- Section 8 Rental Vouchers

Many different types of organizations provide rental assistance or manage rental units. In order to receive assistance, you will have to qualify based on a particular project or program's criteria. Many affordable rental units and assistance programs have a long waitlist of interested applicants; finding a rental opportunity may require you to stay on a waitlist for months or years. Some projects pick qualified households through a lottery system. Due to the high demand for affordable rental housing, it is important that interested households be prepared to apply for all available opportunities that meet their needs, and to be patient and diligent in their search. In recognition of the limited affordable rental opportunities available, temporary assistance may be available to households in an emergency situation. Assistance of all kinds is available to households at a range of income levels.

Due to the many resources available, all with their own schedules and requirements, the process of seeking assistance can be confusing. We have tried to provide you with a comprehensive overview of the resources that are currently available on Cape Cod. However, you will need to contact each organization individually to determine the current opportunities or programs available in their service area.

AFFORDABLE RENTAL PROPERTIES

Affordable rental properties are properties whose rents are restricted to remain below a certain level, and which are only made available to households at low or moderate income levels. Affordable rental properties are available on an irregular basis, when existing units are vacated or new units are developed.

The search for an affordable unit appropriate for your household may be difficult, and will most likely take a significant amount of time and energy. Therefore, it is best to contact as many local organizations as you can, to put your name on their waitlist, if available, or to follow up with regular calls, and to be prepared to apply for a unit when one becomes available. Applications will require that you provide documentation of your income, employment, savings, credit and debts, and rental history, among other information.

The following organizations manage affordable rental properties on the Lower Cape and in the Mid-Cape area:

Community Development Partnership
Main Street Mercantile
3 Main Street #7
Eastham, MA 02642
www.capecdp.org
508-240-7873

**Harwich Ecumenical Council
for the Homeless (HECH)**
P.O. Box 324
West Harwich, MA 02671
info@hech.org
www.capecodconnection.com/hech/

Community Housing Resource Inc.
P.O. Box 1015
Provincetown, MA 02657
www.chrgroup.net
508-487-2426

Housing Assistance Corporation
460 West Main Street
Hyannis, MA 02601
www.haconcapecod.org
508-771-5400

Local Housing Authorities
(see list below)

Check this website for current affordable housing lotteries throughout the state, including Cape Cod. Both rental and homeownership opportunities are listed:

http://www.chapa.org/housing_lotteries.htm

MARKET-RATE RENTAL PROPERTIES

Market-rate rental properties are, by nature, usually more expensive than affordable rental properties, because they do not receive subsidies to lower the rent. However, households must often turn to market-rate rentals when no affordable rentals are available in their area. With persistence, households can sometimes find year-round rental properties rented at reasonable rates. Some resources for market-rate rental properties include:

Local Newspapers

Craigslist
<http://www.haconcapecod.org/Listings.asp>
(local housing ads on the internet)
capecod.craigslist.org/hhh/

Cape Community Real Estate (CCRE)
(Housing Assistance Corporation)

SECTION 8 RENTAL VOUCHERS

The Section 8 Housing Choice Voucher program (HCVP) is the federal government's major program for assisting very low income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the housing assistance is provided on behalf of the family or individual, participants are able to find and rent privately owned housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

If a household applies for and is awarded a Section 8 Rental Voucher, the household will pay only 30% of their adjusted monthly income towards rent and utilities, even if the rent for the unit increases in the future. When they move out of the unit, they can transfer the rental assistance to another unit of their choice.

There is a limited availability of Rental Vouchers; depending on the location, you may have to wait several years for a vacancy to occur.

General information on Section 8 Rental Vouchers can be found here:

Massachusetts Department of Housing and Community Development (DHCD)
<http://www.mass.gov/dhcd/phra/fra/defaults8.htm>

Cape Cod residents can find application and eligibility information through:

Housing Assistance Corporation (HAC)
<http://www.haconcapecod.org/>
460 W. Main St.,
Hyannis, MA 02601
508-771-5400

LOWER CAPE HOUSING AUTHORITIES

Call your local Housing Authority, or the Housing Authority in the town/s in which you might like to live, to ask about new housing developments, local programs and resources for homeownership, waiting or contact lists for future projects, and other current housing information for that town:

Harwich Housing Authority
508-430-2390

Eastham Housing Authority
508-240-5900 (Town Hall)

Brewster Housing Authority
508-896-9800

Wellfleet Housing Authority
508-349-0300 (Town Hall)

Chatham Housing Authority
508-945-0478
<http://www.chathamha.org/>

Truro Housing Authority
508-349-7004 (Town Hall)

Orleans Housing Authority
508-255-0064

Provincetown Housing Authority
508-487-0434
pha@capecod.net

Best of luck with your search

*Brewster * Chatham * Eastham * Harwich * Orleans * Provincetown * Truro * Wellfleet*
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