

# FALL RIVER HOUSING NAVIGATION

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# WELCOME HOME

Dear Fall River Residents,

As we navigate an ever-changing world, we often need services to help us along the way. In today's world we increasingly struggle with housing and knowing what to do, whom to call, or where to go. This booklet should help you navigate housing and use the resources that are readily available to you in the City of Fall River.

Remember, this is your city, and these are your resources to take advantage of. I think it is safe to say every agency and partner mentioned in this booklet wants the best for our community, so please make use of it and ask for help when needed.

Sincerely,

Handwritten signature of Carol Ficola in blue ink.



# DIRECTORY OF LOCAL OFFICIALS

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## **Fall River Mayor's Office**

**01** 1 Government Center, Fall River MA 02722  
508-324-2600

## **Fall River Police Department**

**02** 1 Government Center, Fall River MA 02722  
508-676-8511 (Non Emergency)

## **Fall River Fire Department**

**03** 1 Government Center, Fall River MA 02722  
508-324-2743 (Non Emergency)

## **State Representative Carole Fiola**

**04** carole.fiola@mahouse.gov  
774-322-1313

## **State Representative Steve Ouellette**

**05** steve.ouellette@mahouse.gov  
(617) 722-2800

## **State Representative Alan Silvia**

**06** alan.silvia@mahouse.gov  
774-526-1122

## **State Senator Michael Rodrigues**

**07** michael.rodrigues@masenate.gov  
508-646-0650



# AGENCY LISTING

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## **Fall River Housing Authority**

85 Morgan Street Fall River MA 02722

(508) 675-3500

## **Citizens for Citizens**

264 Griffin Street Fall River MA 02724

(508) 675-3500



## **Family Service Association**

45 Rock Street Fall River MA 02723

(508) 567-1735



**South Coast Counties Legal Services**

22 Bedford Street Fall River MA 02723

(508) 676-6265 and (800) 244-9023

**Catholic Social Services**

1600 Bay Street Fall River MA 02721

(508) 997-7337



**SSTAR**

386 Stanley Street Fall River MA 02720

(508) 672-6340

**Neighbor Works Housing Solutions**

139 South Main Street Fall River MA 02721

(781) 422-4200



**Community Development Agency**

1 Government Center Fall River MA 02722

(508) 679-0131



### **SouthCoast Fair Housing**

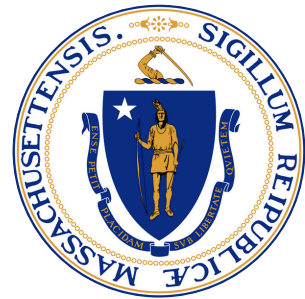
257 Union Street New Bedford MA 02740

(774) 473-9994

### **Southeast Housing Court**

289 Rock St # 212 Fall River MA 02720

508) 677-1505



### **Shelter Assistance**

(508) 674-2788 (Individuals) **First Step Inn**

(508) 646-6200 (Families) **Transitional Assistance Office**

**To apply for emergency shelter, please call** the Department of  
Housing and Community Development **at**

**(866) 584-0653**

**Speak with a homeless coordinator** to complete an intake  
assessment or emergency assistance application over the phone



# PUBLIC HOUSING

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Fall River Housing Authority is the place to go for various types of housing, but most importantly, **it is the place to go for both state and federally-funded public housing.** By accessing the FRHA website you can apply for a Section 8 Housing Choice voucher and check on your public housing applications. The website is not only useful for those who are looking to access housing but is also a great resource for landlords who are looking to gain valuable information on renting to tenants with Section 8.

**<https://fallriverha.org>**

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## **01 Section 8 Housing Choice Voucher**

Section 8 is a program that subsidizes the rent of low-income families, elderly, and disabled individuals and allows them to find their own housing, including single-family homes, townhouses, and apartments. Under the Section 8 Housing Choice Program, a tenant may select a unit that rents for the amount determined to be comparable to other unassisted units in the area which would result in the family paying no more than 40% of its adjusted monthly income towards rent and utilities.

## **02 Family Self-Sufficiency Program**

The Family Self-Sufficiency Program (FSS) is a HUD Program that works with individuals and their families on the Section 8 Program or those residents living in Federal Public Housing Units. The FSS Program is designed to assist participants in developing strategies to increase their financial stability and move forward on a path toward economic stability.

# PUBLIC HOUSING

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## **O1 Federally-Funded Public Housing**

**To apply online please visit**

<https://www.pha-web.com/portals/onlineApplication/1772>

**To check your application status please visit**

<https://www.pha-web.com/portals/waitingListStatus/1772>

## **O2 State-Funded Public Housing**

**To apply online please visit**

<https://publichousingapplication.ocd.state.ma.us/>

**To check your application status please visit**

<https://publichousingapplication.ocd.state.ma.us/login/>

## **O3 Section 8 Housing Voucher**

**Please apply in person at:**

1197 Robeson Street, Level C

Fall River, MA 02720



**Fall River Housing Authority**

85 Morgan Street Fall River MA 02722

(508) 675-3500

<https://fallriverha.org/>





# PRIVATE SUBSIDIZED HOUSING

01

## Academy Building

**ADDRESS**

102 South Main Street,  
Fall River, MA 02721

**WEBSITE**

<https://www.theacademyapts.com/>

**PHONE NUMBER**

(508) 674-1111

02

## Borden Place

**ADDRESS**

111 Borden Street,  
Fall River, MA 02721

**PHONE NUMBER**

(508) 673-8410

03

## Bay View

**ADDRESS**

4300 North Main Street,  
Fall River, MA 02720

**PHONE NUMBER**

(508) 674-0694

04

## Curtain Lofts

**ADDRESS**

420 Quequechan Street,  
Fall River, MA 02723

**PHONE NUMBER**

(508) 675-4819

05

## Hudner Building

**ADDRESS**

145 Old Second Street,  
Fall River, MA 02721

**PHONE NUMBER**

(508) 679-8353

06

## Knitting Mills

**ADDRESS**

69 Alden Street,  
Fall River, MA 02723

**PHONE NUMBER**

(508) 567-1120

07

## Lafayette Place

**ADDRESS**

22 Lafayette Drive,  
Fall River, MA 02723

**PHONE NUMBER**

(508) 678-7537

08

## St. Matthews

**ADDRESS**

221 Wellington Street,  
Fall River, MA 02720

**PHONE NUMBER**

(508) 679-8353

09

## Ship's Watch

**ADDRESS**

4001 N Main Street,  
Fall River, MA 02720

**WEBSITE**

<https://www.shipswatchapartmentsbc.com/>

**PHONE NUMBER**

(508) 676-3600

07

## Tecumseh Mill

**ADDRESS**

164 Hartwell Street,  
Fall River, MA 02721

**PHONE NUMBER**

(508) 676-3600

**Please note: Academy Building and Ship's Watch accept applications online ONLY.**

Looking for some assistance with applying for subsidized housing?  
Call **Family Service Association** and **SSTAR** to receive assistance  
with the application process!



### Family Service Association

45 Rock Street Fall River MA 02723

(508) 567-1735

### SSTAR

386 Stanley Street Fall River MA 02720

(508) 672-6340





# FIRST TIME HOME BUYERS

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## **What is it?**

A 3-day workshop on Zoom or a 2-night in-person class

Held every other month alternating between Zoom and in-person

## **Who is it for?**

- Anyone looking for education on buying a house for the first time
- Someone who is going to get a loan for a first-time home
- Anyone applying for first-time housing grants

## **How much does it cost?**

\$50 per couple \$40 per/person

## **What do you get from the workshops?**

2-3 Educational classes and receive a certificate upon completion that will be good for 2 years and good for all of Massachusetts and allow you to apply for housing grant opportunities

## **Looking for more information?**

Call **Catholic Social Services** at **508-997-7337** and ask when the next class is and whether it is being hosted via Zoom or in person

**Be sure to call ahead to reserve your spot!**



**Catholic Social Services**  
fr-reception@cssdioc.org

508-997-7337

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# HOME PROGRAM

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## Community Development Agency has a First Time Homebuyer HOME Program

### What is it?

Financial assistance for a downpayment or closing costs for a first-time home with a 1% interest rate for all HOME program loans.

### Who is it for?

A first-time home buyer who is:

- Income eligible (**please see next page**)
- Creditworthy
- Does not owe outstanding property taxes
- Must have completed first-time homebuyers course
- Will be occupying the property for at least 5 years
- Property must be a 1-4 family property

### Looking for more information?

Call **Community Development Agency** at 508-679-0131 for more information and to learn about income limits



**Community Development Agency**

1 Government Center Fall River MA 02722

(508) 679-0131

# HOME PROGRAM

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## Adjusted Income Limits 2022

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	20,300	23,200	26,100	29,000	31,350	33,650	36,000	38,300
Very Low	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850
Other Low	40,620	46,440	52,260	58,020	62,700	67,320	72,000	76,620
Low	54,150	61,900	69,650	77,350	83,550	89,750	95,950	102,150

## Rent Limits 2022

Household Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Low HOME Rent	\$846 (\$713)	\$906 (\$734)	\$1,088 (\$858)	\$1,257 (\$972)	\$1,402 (\$1,052)	\$1,548 (\$1,161)	\$1,692 (\$1,246)
High HOME Rent	\$913 (\$780)	\$1,026 (\$854)	\$1,234 (\$1,004)	\$1,525 (\$1,240)	\$1,766 (\$1,416)	\$1,930 (\$1,543)	\$2,094 (\$1,648)
Fair Mrkt Rent	\$913 (\$780)	\$1,026 (\$854)	\$1,234 (\$1,004)	\$1,525 (\$1,240)	\$1,868 (\$1,518)	\$2,148 (\$1,761)	\$2,428 (\$1,982)

## Looking for more information?

Call **Community Development Agency** at 508-679-0131 for more information about the **HOME Program**, and to receive the packet of information with more specifics

# EVICTION NOTICE

## EVICTION FACT SHEET

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If you receive a Notice to Quit it does **NOT** mean you need to immediately leave your unit. What you should **DO** is:

- Begin looking for new housing **Do NOT wait until you are served a summons!**
- Decide if you want to proceed with legal action to defend yourself in the eviction and file your **Written Response or Answer Sheet**
- Reach out to the Housing Court Housing Specialist Department to learn about mediation for eviction once you receive a summons

**\*Seniors are protected by a Massachusetts statute that can give them more time before they must leave their unit\***

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### Interested in defending your case?

# 01

- **You have the right to raise defenses to the eviction such as:**
  - Landlord did not fix the known conditions of the property
  - Eviction is retaliation for lawful activities
  - Discrimination
  - Landlord did not properly serve summons
  - Complaint doesn't state the reason for the eviction
- **File the form** that came with your Notice to Quit **called the Answer Sheet** within the proper timeframe given to you
- **Gather all of the information and evidence you might need for your case**
  - pictures of the apartment, any messages exchanged with the landlord regarding any issues that led to eviction, paperwork (ie lease, proof of rent payment, etc)
- **File your information through the Court's E-Filing website:**
  - <http://www.Efilema.com>
- **Contact Housing Court for information on Mediation**

# EVICTION FACT SHEET

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## Looking for free legal advice?

# 02

- Contact South Coast Counties Legal Services
    - PHONE NUMBER → (508) 676-6265 and (800)244-9023.
    - ADDRESS → 22 Bedford Street, Fall River, MA 02723
    - Provides free legal services to low-income and older residents of Southeastern Massachusetts for:
    - Housing, immigration, family law, public benefits, education, senior law, consumer debt, employment, and civil aid for victims of crime
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### South Coast Counties Legal Services

22 Bedford Street Fall River MA 02723

(508) 676-6265 and (800) 244-9023

### Southeast Housing Court

289 Rock St # 212 Fall River MA 02720

(508) 677-1505



### SouthCoast Fair Housing

257 Union Street New Bedford MA 02740

(774) 473-9994



# RENTAL ASSISTANCE

Rental assistance is a resource that is available to you by many agencies. Assistance can also range from covering rent to covering first, last, and security deposits, or covering furniture or moving costs. Reach out to the agencies below for more information on rental assistance they provide and see what best suits you and your needs.

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## **Citizens for Citizens**

264 Griffin Street Fall River MA 02724

(508) 675-3500

Assistance with:

- Rent payments
- Mortgage payments
- Fuel Assistance

## **Catholic Social Services**

1600 Bay Street Fall River MA 02721

(508) 997-7337

Assistance with:

- Late rent payments
- Rent and utility backpay





# RENTAL ASSISTANCE

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## **Neighbor Works Housing Solutions**

139 South Main Street Fall River 02721

(781) 422-4200



Assistance with:

- Rent payments
- Mortgage payments
- Homeowner and landlord training
- Foreclosure prevention
- Federal and State housing vouchers



## **Fall River Housing Authority**

85 Morgan Street Fall River MA 02722

(508) 675-3500

<https://fallriverha.org/>

Assistance with:

- Public and Federal Housing applications
- Section 8 housing voucher

## **SER Jobs for Progress**

164 Bedford Street Fall River 02720

(508) 676-1916



Assistance with:

- RAFT applications



# ADDITIONAL HOUSING RESOURCES

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## **Homeownership Education**

HUD and CHAPA approved 8-hour class for anyone wishing to purchase a home (condo, single-family, or multi-family) **Go online for more information**

## **Landlord Training**

Offered to a homebuyer who is purchasing a multi-family home after an NHS homebuyer class. Become prepared to become a landlord!

## **Reverse Mortgage Counseling**

Speak with a counselor trained in Home Equity Conversion Mortgage and receive counseling and information for homeowners 62 and older

## **Down Payment and Closing Cost Assistance**

Get assistance as a first-time homebuyer in a town or city covered by NHS

## **Renovation, Repair, and Rehab Loans**

This program offers rehab loans at 0%-3% interest (depending on household income) for window replacement, heating systems, and lead paint removal

## **Other programs available:**

- Veteran Services
- Foreclosure Prevention Counseling
- Housing Development
- Financial Power Program



**Neighborworks Housing Solutions**

[www.nhsmass.org](http://www.nhsmass.org)

781-422-4200

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# HOMELESSNESS

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**If you need to apply for shelter, please call** the Department of Housing and Community Development at

**(866) 584-0653**

**Speak with a homeless coordinator** to complete an intake assessment or emergency assistance application over the phone

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If you find yourself about to face homelessness, Fall River is home to multiple organizations that are able to help you and provide assistance.



## **Emergency Shelter Assistance**

(508) 674-2788 (Individuals) **First Step Inn**

(508) 646-6200 (Families) **Transitional Assistance Office**

## **Fall River Mayor's Office**

1 Government Center Fall River MA 02722

(508) 324-2600



# SHELTERS

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## **First Step Inn**

134 Durfee Street Fall River MA 02720

(508) 679-8001



## **Our Sister's Place (Domestic Violence and Children)**

Must call for address

(508) 677-0224

## **Stepping Stone: (For Individuals and a halfway house)**

111 Durfee Street Fall River MA 02720

(508) 674-2788

