

FALL RIVER HOUSING NAVIGATION





WELCOME

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,

A handwritten signature in blue ink that reads "Carol Ficola". The signature is written in a cursive, flowing style. The first name "Carol" is written in a larger, more prominent script, and the last name "Ficola" follows in a similar but slightly smaller script. The ink is a vibrant blue color.



DIRECTORY OF LOCAL OFFICIALS

- O1** **Fall River Mayor's Office**
1 Government Center, Fall River, MA, 02722
(508) 324-2600
- O2** **Fall River Police Department**
1 Government Center, Fall River, MA, 02722
(508) 676-8511 **(Non Emergency)**
- O3** **Fall River Fire Department**
1 Government Center, Fall River, MA, 02722
(508) 324-2743 **(Non Emergency)**
- O4** **State Representative Carole Fiola**
carole.fiola@mahouse.gov
(774) 322-1313
- O5** **State Representative Steve Ouellette**
steve.ouellette@mahouse.gov
(617) 722-2800
- O6** **State Representative Alan Silvia**
alan.silvia@mahouse.gov
(774) 526-1122
- O7** **State Senator Michael Rodrigues**
michael.rodrigues@masenate.gov
(508) 646-0650



AGENCY LISTING



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) 679-0041 or (508) 675-2157



Family Service Association

45 Rock Street, Fall River, MA, 02723

(508) 567-1735



South Coastal Counties Legal Services

22 Bedford Street, Fall River, MA, 02723

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

Catholic Charities

1600 Bay Street, Fall River, MA, 02721

(508) 674-4681 or (774) 520-2555



Steppingstone Inc.

111 Durfee Street, Fall River, MA, 02720

(508) 674-2788

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, Fall River, MA, 02720

(508) 677-1505



Shelter Assistance

508-679-8001 (Individuals) **First Step Inn**

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

**To apply for emergency shelter, please call the
Executive Office of Housing and Livable Communities at**

(866) 584-0653

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

You can also apply online:

<https://www.mass.gov/how-to/review-eligibility-apply-for-emergency-assistance-ea-family-shelter>



PUBLIC HOUSING

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>

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

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

Online Applications ONLY

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

WEBSITE

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

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

Lafayette Place

ADDRESS

22 Lafayette Drive
Fall River, MA 02723

PHONE NUMBER

(508) 678-7537

St. Matthews

ADDRESS

221 Wellington Street
Fall River, MA 02720

WEBSITE

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

PHONE NUMBER

(508) 679-8353

Ship's Watch

Online Applications ONLY

ADDRESS

4001 N Main Street
Fall River, MA 02720

WEBSITE

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

PHONE NUMBER

508-392-5448

Tecumseh Mill

ADDRESS

164 Hartwell Street
Fall River, MA 02721

PHONE NUMBER

(508) 676-3600

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

Family Service Association

45 Rock Street, Fall River, MA, 02723

(508) 567-1735



Are you an adult with a disability?

Southeast Center for Independent Living, Inc. assists with housing applications!



Southeast Center for Independent Living, Inc.

66 Troy Street, Fall River, MA, 02720

(508) 679-9210



FIRST TIME HOME BUYERS

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?

\$70 per couple or \$50 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 Charities** at **508-997-7337** and ask when the next class is.

Be sure to call ahead to reserve your spot!



Catholic Charities of the Diocese of Fall River
fr-reception@cssdioc.org
508-997-7337

HOME PROGRAM

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

Adjusted Income Limits 2026

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450
Very Low	39,250	44,850	50,450	56,050	60,550	65,050	69,550	74,000
Other Low	47,100	53,820	60,540	67,260	72,660	78,060	83,460	88,800
Low	62,800	71,800	80,750	89,700	96,900	104,100	111,250	118,450

Rent Limits 2026

Household Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Low HOME Rent	\$1,001	\$1,072	\$1,286	\$1,486	\$1,657	\$1,829	\$2,000
High HOME Rent	\$1,281	\$1,374	\$1,651	\$1,898	\$2,098	\$2,296	\$2,495
Fair Mrkt Rent	\$1,318	\$1,402	\$1,729	\$2,087	\$2,480	\$2,852	\$3,224

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



EVICTIION FACT SHEET

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

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**

EVICTIION FACT SHEET

02

Looking for free legal advice?

- 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
-



SouthCoast Fair Housing

257 Union Street, New Bedford, MA, 02740

(774) 473-9994

Southeast Housing Court

289 Rock St, Fall River, MA, 02720

(508) 677-1505



South Coastal Counties Legal Services

22 Bedford Street, Fall River, MA, 02723

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



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.



Citizens for Citizens

264 Griffin Street, Fall River, MA, 02724

(508) 679-0041 or (508) 675-2157

Assistance with:

- Rent payments
- Mortgage payments
- Fuel Assistance

Catholic Charities

1600 Bay Street, Fall River, MA, 02721

(508) 674-4681 or (774) 520-2555

Assistance with:

- Late rent payments
- Rent and utility backpay



RENTAL ASSISTANCE

Neighbor Works Housing Solutions

139 South Main Street, Fall River, MA, 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

Assistance with:

- Public and Federal Housing applications
- Section 8 housing voucher

Steppingstone Inc.

111 Durfee Street, Fall River, MA, 02720

(508) 674-2788

Assistance with:

- Subsidized rental assistance
- Home search





ADDITIONAL HOUSING RESOURCES

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

781-422-4200



HOMELESSNESS

**To apply for emergency shelter, please call the
Executive Office of Housing and Livable Communities at**

(866) 584-0653

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

You can also apply online:

<https://www.mass.gov/how-to/review-eligibility-apply-for-emergency-assistance-ea-family-shelter>

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

First Step Inn

(Singles Only)

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 Halfway House)

111 Durfee Street, Fall River, MA, 02720

(508) 674-2788



Fall River Family Center

(Families Only)

257 Cherry Street, Fall River, MA, 02720

(508) 679-2109

or through the Transitional Assistance Office (508) 646-6200

Timao Center – Overflow Shelter

Winter Only

371 Bay St, Fall River, MA, 02724

Anyone seeking shelter access must first contact the “First Step Inn” and first be screened through their intake process.

