

Metropolitan Boston Housing Partnership

**125 Lincoln Street, 5th Floor
Boston, MA 02111
617-859-0400**

www.mbhp.org

Serving the Greater Boston area.

Addressing the Health and Safety of Compulsive Hoarders

Section 8 Code Enforcement and Compulsive
Hoarding Among MBHP Program
Participants

Our mission

- To ensure that the region's low- and moderate-income individuals and families have **choice and mobility** in finding and retaining **decent affordable housing**;
- All of our programs and initiatives are designed to encourage **housing stability, increased economic self-sufficiency, and the enhanced quality of the lives** of those we serve.
- To achieve our mission and to promote efficient service delivery, we **work collaboratively** with a broad array of service providers and neighborhood-based organizations.

Metro Boston Region

- MBHP serves Boston and 29 surrounding communities
- One of nine regional non-profit housing agencies, serving communities across the state

MBHP Program Areas

- ❑ Rental Assistance
- ❑ Housing Supports
- ❑ Family Shelter
- ❑ Real Estate Services

Metropolitan Boston Housing Partnership's Model for Addressing Hoarding Issues

Our Goals:

1. To provide tenants with the support needed to maintain healthy, safe, and sanitary housing
2. To prevent loss of rental assistance subsidy
3. Eviction Prevention
4. Education of Staff and Partner Agencies

Section 8 Tools for Addressing Hoarding

- ❑ Annual inspections of the unit
- ❑ Statement of family obligations
- ❑ Reasonable accommodation process
- ❑ Termination from Section 8 program for non-compliance

DHCD/HUD Regulations

There are 2 types of codes enforced by Section 8 providers:

1. Department of Housing and Urban Development (HUD) Housing Quality Standards (HQS)
2. MA Department of Housing and Community Development (DHCD) Standards

Section 8 Statement of Family Obligations

A statement of family obligations is signed each year by all Section 8 participants. This statement includes:

“Keep the unit in a safe and sanitary condition”

In accordance with the guidelines of DHCD tenant caused violation include “malicious damage, poor housekeeping, poor upkeep of pets or other conditions that endangers the building or occupants

HUD Housing Quality Standards (HQS)

from (Housing Inspection Manual: Section 8 Housing Program)

- ❑ Tenants must keep the unit safe and sanitary
- ❑ Kitchen and bathroom appliances and fixtures must be kept in proper working condition
- ❑ Combustible materials around the furnace is a fire hazard and require the item to fail
- ❑ Exits and other means of egress must be kept free of debris, trash and other obstructions
- ❑ Units must be kept free from accumulations of garbage and debris (cannot be more than a tenant could pick up within 1-2 hours)
- ❑ The unit interior must be free of any hazards not otherwise specified in the HQS code
- ❑ “Other potentially hazardous features”

DHCD Codes

- Item 8.2 – Exits
 - To ensure that the occupants have an acceptable means of egress that is not blocked in case of fire. Blocked means that the exit is not readily useable due to conditions such as debris, storage, air conditioner in the window, door nailed shut, door swelled shut or a broken lock

DHCD Codes

- Item 8.4 – Garbage and Debris
 - The unit must be free of heavy accumulation of garbage and debris both inside and out. “Heavy accumulation” means large piles of trash, garbage, discarded furniture and other debris. This is a level of accumulation that cannot be picked up by an individual in 1-2 hours

DHCD Codes

- Item 16.8.3 – Garbage and Debris
 - The occupant is responsible to maintain the unit free of garbage, debris, filth or cause of sickness. If the occupant fails to do so, the inspection fails as tenant cause

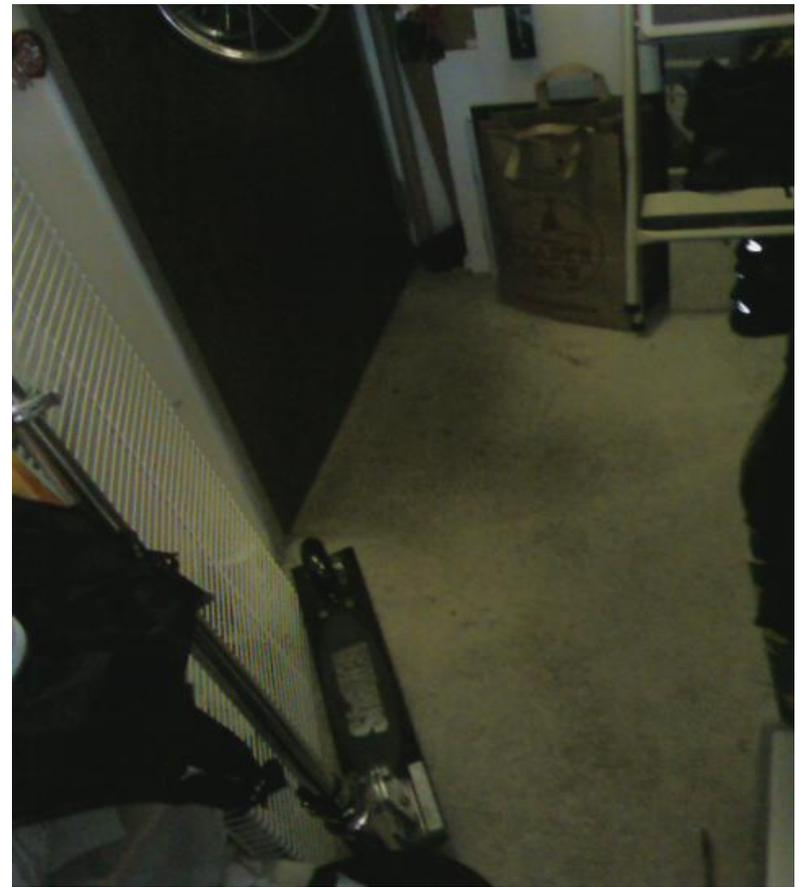
DHCD Codes

- Item 8.7 Other Interior Hazards
 - The unit is required to be free of any other hazards not specifically identified previously

Additional Requirements

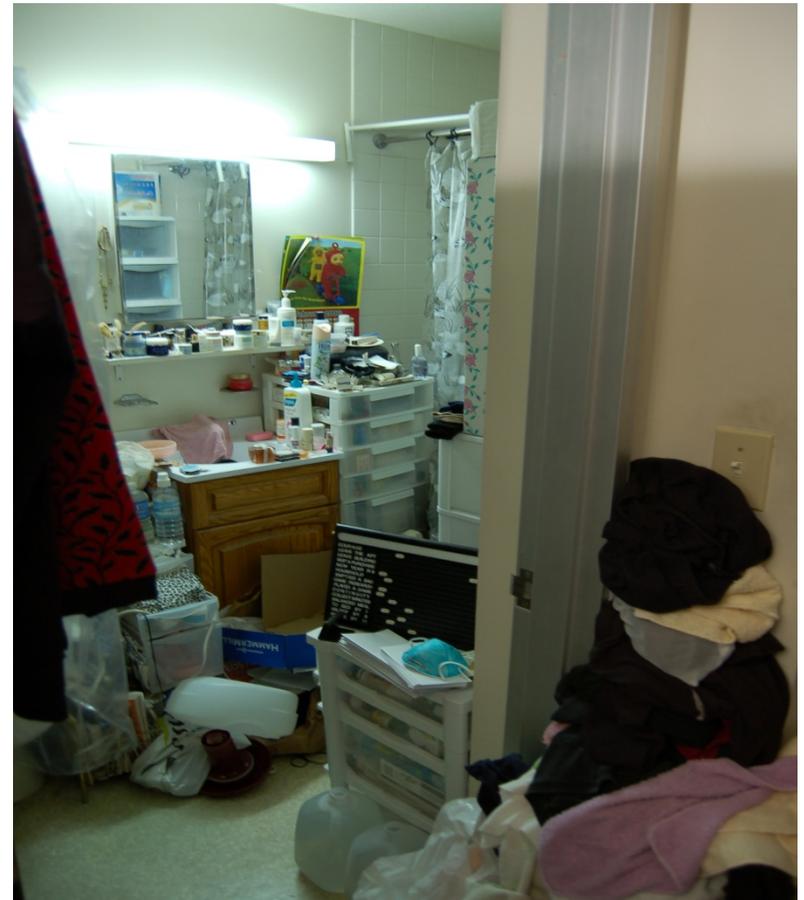
- In order for a unit to remain on the Section 8 program, it must be inspected at least once a year. The unit must be kept in a condition that allows a full inspection to take place. If the unit is not kept in a manner that allows a full inspection to be completed, MBHP requires that the unit must fail as tenant caused.

Code Violations Before and After



everyone deserves a place to call home

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MBHP Hoarding Team Contacts

Jesse Edsell-Vetter

Stabilization Case Manager

617-425-6658

Jesse.vetter@mbhp.org

Sylvia Revay

Case Management Specialist

617-425-6764

Sylvia.revay@mbhp.org