



Good Cause for Nonpayment | Subsidized Applicants Guide

Metro Housing Boston | Updated for FY26

Applicants in Section 8, MRVP, public housing, or other subsidized units must provide third-party proof of good cause for each month rent was not paid. This may also apply to LIHTC/tax credit units when the household's rent is reduced based on income. In those cases, the unit may be treated as subsidized and proof of good cause may be required.

Use the examples below as a guide. Metro may request additional documentation depending on the case.

Financial Hardship	What does that look like?	Documents needed for proof
Unexpected recent medical expenses	You unexpectedly had to pay for medical bills or a procedure for yourself or someone in your care.	Medical bills with proof of payment
Unexpected recent car repairs (not monthly payments)	You unexpectedly had to pay for your car or means of transportation used for work or daily life to be fixed.	Invoice or repair bill from mechanic with proof of payment
Unexpected job loss or loss of income	You lost your job or another source of income, such as child support.	Unemployment letter, employment termination letter, or pay statements showing lower income. Please note: you must report the income loss to the housing authority or subsidy provider. You must also provide proof of their decision about your rent share before RAFT can be approved. Not all income reductions result in a rent share reduction.
Lower income than normal	You are still employed, but you are getting fewer hours than you normally do.	Pay statements showing lower income. Please note: you must report the income loss to the housing authority or subsidy provider. You must also provide proof of their decision about your rent share before RAFT can be approved. Not all income reductions result in a rent share reduction.
Recent child care expenses	You had recent child care expenses that began or were higher than normal.	Child care invoice with proof of payment



Financial Hardship	What does that look like?	Documents needed for proof
Unexpected funeral expenses	You unexpectedly had to pay funeral expenses for a loved one.	Invoice from funeral home with proof of payment
Death in family causing loss of income or work	You had to take time off work after a loss in the family, but your job does not have bereavement time available, or your time off was unpaid.	Pay statement showing less hours than normal or a letter from employer stating you have no bereavement time available.
School tuition payments	You had to pay for school tuition or required vocational training costs out of pocket.	Tuition bill with proof of payment
High utility payments to prevent shut-off	You had to pay a large amount toward your overdue utility bill to prevent shut off.	Proof of payment or last utility bill showing payment history
Domestic violence related	You have experienced domestic violence. Possible scenarios may include needing to pay rent while also paying for a temporary stay at a hotel, a lock change at your current unit, damage to the unit, legal help, or similar safety-related costs.	Self-statement, police report, advocate or witness statement, or proof of payment for any of the following: temporary hotel stay, lock change at current unit, damages to unit, lawyer, etc.
Disability-related hardship	Applicant experienced a disability-related hardship which directly affected their ability to pay rent	Verification letter from a medical professional stating that the applicant has a disability and explaining how a disability-related hardship directly affected their ability to pay rent, or Good Cause letter from a Tenancy Preservation Program (TPP) provider agency if the applicant is a TPP client at the time of application. Disclosure of the disability is not required in the supporting document.

Important reminders: Self-statements alone may not be enough in every case. Doctor or advocate letters may help, but supporting financial proof may still be required. Tax-credit units may require additional review to determine whether subsidy and good-cause rules apply.