



FOR IMMEDIATE RELEASE

RCAP Solutions Participates in Nationwide HUD Foreclosure Survey

Gardner & Worcester, MA - RCAP Solutions with offices in Gardner and Worcester was asked by HUD (Housing & Urban Development) and local Massachusetts state agency DHCD (Department of Housing & Community Development) to conduct a survey on the effects the Foreclosure Crisis is having on Section 8 Housing Choice Voucher Tenants in Massachusetts reporting back to them for findings on a state and national level.

The numbers and feedback are staggering. The survey showed over 45 (and growing) Section 8 tenants in RCAP Solutions service area of central Massachusetts being affected by the foreclosure crisis. Over 38 of those tenants have had to relocate. The feedback on how these tenants are being dealt with is even more staggering. Foreclosing entities are trying to force tenants out by using many tactics. Bribery "cash for keys" the offer to pay a tenant cash to turn over the keys often is not enough to cover moving costs.

Scare tactics such as threatening tenants with eviction if they do not vacate the unit. Tenants being told by the foreclosing entity they have to move or they will be evicted and if evicted "They will lose there Section 8 Voucher" as well as, , "If you don't move we will shut off your utilities" along with daily questions of "When are you moving?"

One story shared by a survey participant outlined the horrific tactics described above. A tenant within the first year of a lease and contract came home to locks being changed in the building by a representative of the foreclosing entity. She was told she needed to leave and was asked for proof that she lived at the location. The tenant did not receive any notification regarding the foreclosure in writing. The representative came on a regular basis and threatened her. The foreclosing entity then shut the water off in other units and threatened that if she did not move they would shut her water off as well. The tenant had to obtain a restraining order against the mortgage company and was awarded one by local law enforcement. The tenant did find another unit and relocated but not without undergoing great stress.

RCAP Solutions offers services through their HCEC (Housing Consumer Education Center) to work with tenants living in buildings that have been foreclosed on. The mission of the HCEC is to provide information that helps consumers make informed decisions about their housing situation. HCEC staff members provide expertise in housing searches, emergency housing assistance, advocacy, counseling, education and guide them to legal aid to learn about their legal rights and other area recourses to assist them with getting through this crisis with as little stress as possible.

Completed survey results from HUD and DHCD will be forthcoming.

For more information on Housing Foreclosure Assistance, please visit our website: www.rcapsolutions.org or contact the HCEC Department at: 978.630.6770

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