

Changes in Your Income?

Tenants in public housing must report changes in their income! Usually, a tenant will report their income to the housing manager once a year and the manager will change the rent as needed. But, if the source of your income changes (you lose your job, you start getting child support, etc.), you must report the change at once so your rent can be adjusted. These changes must be reported within 10 days.

If your income goes up and your rent does not, you may be asked to pay a large amount of back rent all at one time. So, if you think your rent has not been adjusted correctly, talk to your manager.

Changes in Your Family?

Reporting changes in your household size is just like reporting changes in your income. Read your lease to find out what the requirements are.

If someone leaves the household and your rent is based on part of their income, you should report that right away so your rent can be decreased.

You must obtain approval before the addition of any person to the household.

**TO APPLY FOR
LEGAL HELP:**

**1-800-326-9177
or
apply.midpenn.org**

**For more information
about MidPenn Legal
Services go to:**

www.midpenn.org



This pamphlet contains general legal information and not specific legal advice. Although the information is believed to accurate at the time of preparation, individual situations may require individual analysis, such that it may be advisable to consult with a lawyer. June 2010

**Pennsylvania
LegalAid** Network, Inc.

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LEGAL SERVICES CORPORATION



MidPenn
LEGAL SERVICES

**Public &
Subsidized
Rental Housing**



ABOUT US

MidPenn Legal Services is a non-profit, public interest law firm that provides high quality free civil legal services to low-income residents and survivors of domestic violence and sexual assault in 18 counties in Central Pennsylvania: Adams, Bedford, Berks, Blair, Centre, Clearfield, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Perry, Mifflin, Schuylkill & York counties.

What is Public Housing?

Public housing is housing owned and run by the government through a local housing authority. To live in public housing you must meet certain eligibility requirements.

In public housing your rent and utilities are generally less than in private housing. Rent in public housing usually is no more than 30 percent of your income. However, effective October 1, 1999, tenants can choose to pay a flat rate.



What is Subsidized Rental Housing?

Subsidized housing is when the government, through the Housing and Urban Development Section 8 program and other agencies, such as Rural Development, pays part of your rent. Subsidized housing can include projects and complexes where the rent is subsidized, as well as Housing Choice vouchers (section 8) for privately owned rental units.

To qualify for these programs you must have a low or moderate income. Tenants usually pay no more than 30 percent of their income.

How do I Apply?

To apply for public or subsidized housing contact your local housing authority or the Department of Housing and Urban Development. To apply for privately owned subsidized housing, contact the project directly.

There are usually waiting lists to get into the public and subsidized housing programs. If you are denied admission, you have a right to get a written notice that explains why. You also can ask for a meeting.

Can I be Evicted?

You can be evicted from public and subsidized housing for:

- Not paying your rent;
- Violations of the lease
- any criminal acts that threaten the health and safety of the other tenants or disturbs the peace, including drug-related activity.

Otherwise, the landlord must have good cause to evict from public and subsidized housing, except that tenants with Section 8 vouchers can be evicted at the end of the lease term if the landlord chooses.

To evict you the landlord or housing authority must give you a written notice. If you are being evicted for not paying your rent, you should receive a 10 day notice. If the eviction is because of a threat to health or safety a "reasonable" notice is required. Pennsylvania law requires a 15 day notice for evictions for reasons other than nonpayment of rent.

Victims of domestic violence may have extra protection against eviction.

If you have a complaint or disagreement with the housing authority, you have the right to request a grievance hearing.