

Other Rights You Have as a Tenant of LIHTC Housing

Right to Fair & Equal Treatment. Your landlord cannot discriminate against you because of your race, color, religion, national origin, sex, disability, or familial status (such as being pregnant or having children under the age of 18).

- **Section 8.** A landlord cannot evict you, refuse to renew your lease or reject your application because you receive Section 8 assistance.

Right to Clean, Safe Living. Your landlord MUST...

- Do whatever they can to make sure your home is livable.
- Make all necessary repairs. This includes making sure your plumbing, electricity, ventilation, heaters, appliances, elevators and air-conditioner are all in working order.
- Make sure that you have running water at all times.
- Make sure your home has heating from October 1st to May 1st.

Right to Privacy. Your landlord can only enter your apartment if there's an emergency OR they've given you two days' notice in advance AND the landlord comes in at a reasonable hour.



Appalachian Research and
Defense Fund of Kentucky, Inc.

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**What the Low-
Income
Housing Tax
Credit Program
(LIHTC) Means
for You**



Explaining the LIHTC Program



The Low-Income Housing Tax Credit (LIHTC) program was created by Congress to increase the availability of housing

for low-income families. The Internal Revenue Service (IRS) gives tax credits (which work a lot like tax breaks) to the states. The states are then responsible for handing out those tax credits to landlords who have agreed to set aside a certain amount of their rental properties for low-income tenants. In Kentucky, the agency that deals with the LIHTC program is the Kentucky Housing Corporation (KHC).

How Can You Find Out Which Properties Receive Tax Credits? The KHC keeps records of all the properties in Kentucky that receive tax credits. You can ask the KHC for a list of these properties either through their website (link: https://wapps.kyhousing.org/KHC_Webforms/Contact-Us.aspx) or by calling their number at 502-564-7630.

Important Fact: The Uniform Landlord Tenant Act applies to all rental properties that accept tax credits!

Evictions, Lease Renewal and Good Cause

In most areas of Kentucky, landlords can evict tenants for almost any reason. However, landlords who receive tax credits can NOT evict you NOR refuse to renew your lease UNLESS they have good cause.

What is Good Cause? Good cause exists when you seriously and/or repeatedly violate your legal responsibilities as a tenant of LIHTC housing. These violations include...

- Not paying your rent on time.
- Not disposing of your waste in a safe and responsible manner. This includes getting rid of your ash and garbage.
- Damaging the rental property. Neither you nor your guests may damage, remove or destroy any part of the rental property either negligently or on purpose.
- Not keeping the rental property clean and safe.
- Failing to respect the right of neighboring tenants to enjoy reasonable peace and quiet.

Right to Notice Before Eviction. Your landlord MUST give you advance, written notice of eviction before you can be evicted. The written notice must also explain why you are being evicted. The amount of advance notice you are entitled to depends on WHY you are being evicted.

- In most cases, if your landlord decides to evict you, they MUST give you a written notice of eviction at least fourteen (14) days in advance.
- If you are being evicted for failure to pay rent, you are entitled to seven (7) days' advance notice. If you pay your rent before the seven (7) days are up, your landlord may NOT evict you.

