

8. RIGHT TO FORM TENANT ORGANIZATIONS.

A PHA can NOT prevent you from forming organizations with your fellow tenants. On the contrary, PHAs are REQUIRED to obtain input from tenant organizations...

- When drafting their Annual Plan (this document contains all the PHA's policies).
- When drafting their Five-Year Plan (a document that explains the PHA's long-term objectives).



9. RIGHT TO APPEAL. You can use the PHA's grievance procedure to challenge PHA decisions that violate your lease and/or rights.

- PHAs MUST provide you with a written explanation of their grievance procedure.
- PHAs must give you the opportunity to challenge an eviction BEFORE you are evicted.
- In some parts of Kentucky, you can not use the PHA's grievance procedure to challenge an eviction if you are being evicted for criminal activity. However, you must be given the opportunity to challenge the eviction in court.



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**YOUR
RIGHTS AS A
TENANT OF
PUBLIC
HOUSING**



PUBLIC HOUSING AUTHORITIES CAN'T JUST DO WHATEVER THEY WANT!



Here are just a few of the rights you have as a tenant of public housing:

1. RIGHT TO EQUAL AND FAIR TREATMENT.

Public Housing Authorities (PHAs) can NOT discriminate against you because of your race, color, religion, gender, disability, family status (such as being pregnant or having children under 18), national origin, ethnicity, language or age (unless a housing program is just for the elderly).

2. RIGHT TO HAVE GUESTS.

PHAs can NOT stop you from having short-term or overnight guests. Nor can PHAs require that your guests be registered or approved in advance.

3. RIGHTS AS A VICTIM OF DOMESTIC VIOLENCE.

You can NOT be evicted because you were a victim of domestic violence or because of a domestic violence incident.

4. RIGHT TO SAFE, CLEAN AND DECENT LIVING.

- Your maintenance requests must be answered in a timely manner, and any repairs that are done must be high quality.
- PHA staff can't enter your apartment unless they give you reasonable notice or there is an emergency.
- Generally, a PHA can NOT assign your household to an apartment unit that is too small. (A unit is too small if there are more than two people per bedroom).



5. RIGHT TO HAVE PETS. You have a right to own common, household pets that are not dangerous to the health and safety of others. Any rules a PHA has about pet ownership **MUST** be reasonable. (For example, a PHA can limit how many pets you own or ban certain animals that are considered dangerous).

6. RIGHT TO LIVE WITHOUT FEAR OF LOSING YOUR HOME.

You can **ONLY** be evicted for good cause, such as:

- Serious and/or repeated violations of the lease agreement (such as failing to pay rent);
- Engaging in drug-related criminal activity;
- Lying about your income, criminal record or other important facts in order to get public housing.

7. RIGHT TO NOTICE BEFORE EVICTION.

PHAs must give you advance, written notice of eviction before you can be evicted. The written notice must explain why you are being evicted. The amount of advance notice you are entitled to depends on **WHY** you are being evicted.

- You are entitled to 30-days notice in most cases.
- If you are being evicted for the non-payment of rent, you are only entitled to 14-days notice.
- If you are being evicted because a member of your household is threatening the health and safety of others, engaging in violent/drug-related crime or was convicted of a felony, you are only entitled to a "reasonable" notice.