

## Things to Know!

Here are some other important facts you should know about the Section 8 Voucher Program...

**You Have a Right to Safe, Clean Living.** Your landlord MUST...

- Make sure all the equipment and appliances that came with your apartment are in working order;
- Respond to your requests for repairs reasonably quickly;
- Keep all the apartment complexes' common areas clean and safe;
- Keep all the outdoor lighting working; and
- Set up a system for collecting and throwing away garbage.

**You Can Move.** If you decide to move your family may be able to keep your voucher. However, here are some things you should keep in mind...

- You can only move if your lease term has ended, your landlord has agreed to end your lease term early, or you have to move because of domestic violence/dating violence/stalking or health reasons.
- You must give your PHA notice of your intent to move.
- You will need your PHA's approval before you can move to another town or county.
- Whatever new rental property you decide to move to MUST be approved by your PHA.



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# Section 8 Vouchers - Rights and Responsibilities



## Explaining Section 8 Vouchers



Section 8 Vouchers are a form of government housing assistance. You can ONLY get a voucher if you rent from a private landlord.

**How Do Section 8 Vouchers Work?** Vouchers pay for a portion of your rent. If you get a voucher, you will only have to pay 30% of your income on rent each month.

**How Do You Get a Section 8 Voucher?** The only way you can get a voucher is by applying for one at your local Public Housing Authority (PHA). You will receive a voucher IF your application is accepted. However, if the PHA has already given out all its vouchers, you will have to wait until one becomes available.

**Why Might You Be Denied a Voucher?** There are several reasons why your application might be denied, such as your household income being too high or because of your criminal record. If you believe your application was wrongly denied, you may appeal the PHA's decision by requesting an informal review.

### How Do You Use Your Section 8 Voucher?

You must find a private landlord who is willing to accept the voucher as a method of payment. Your PHA must also determine that the landlord and rental property meet certain standards.

## Eviction, Voucher Termination and Good Cause

**You Can Only Be Evicted for Good Cause During Your First Lease Term.** If you use a Section 8 Voucher to help pay your rent, your landlord can only evict you during the first lease term if he or she has good cause. Good cause exists if a member of your household...

- Seriously and/or repeatedly violates the terms and conditions of the lease;
- Fails to pay rent;
- Commits a violent crime against another person or property; or
- Continues to disturb your neighbors and/or damages the rental property.

**The "One Year" Rule.** If you have been living at an apartment for over a year, your landlord may refuse to renew your lease for almost any reason. Good cause is not needed.

**Landlords Must Give You Notice Before You Are Evicted.** If your landlord decides to evict you he or she MUST give you a written notice of eviction at least 30 days in advance.



**Losing Your Voucher.** You WILL lose your voucher if...

- Your household is evicted for violating your lease;
- Any adult (age 18 or older) member of your household refuses to sign the consent forms that give the PHA permission to get information about your household's income level from employers and the federal government;
- A member of your household is convicted of making methamphetamine on the premises of government-assisted housing; or
- Your household income has risen to the point where you are no longer eligible for a Section 8 Voucher.

You MAY lose your voucher if...

- A member of your household commits a crime that threatens the health, safety or peaceful enjoyment of neighboring tenants.
- You fail to give the PHA personal information about your household that the Section 8 Voucher program requires be handed over (such as changes in household size and social security numbers); or
- A member of your household owes rent or some other debt to a PHA.

**Notice and Right to Appeal.** Before a PHA can take your voucher away it MUST give you written notice of the termination and provide you the opportunity to challenge its decision at an informal hearing.