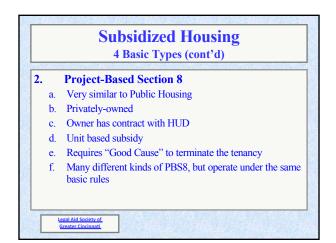
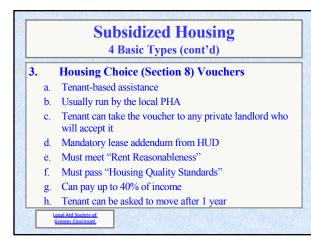




# Subsidized Housing <u>4 Basic Types</u> **1. Public Housing** a. Owned by a public housing authority b. PHA's receive funding from HUD to provide and maintain housing c. Unit based subsidy d. Requires "Good Cause" to terminate the tenancy





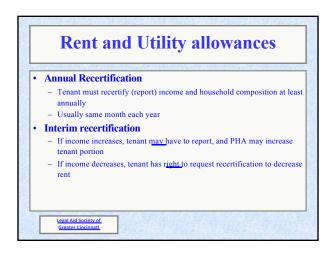
### Subsidized Housing 4 Basic Types (cont'd)

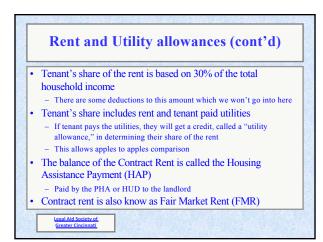
#### 4. Everything else

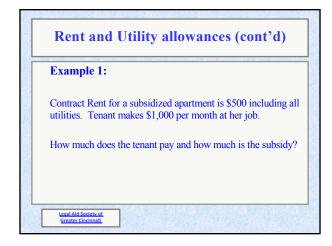
Legal Aid Society of Greater Cincinnati

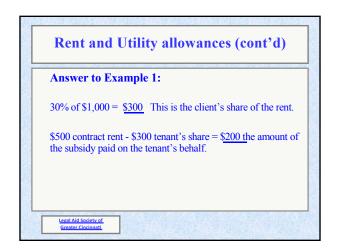
- a. Rural Development (RD)
- b. Low Income Housing Tax Credits (LIHTC)
- c. Homeless prevention programs / Continuum of Care
- d. State programs for people with physical and mental health disabilities

Some of these programs have income based rents, but others may just have set below market rents









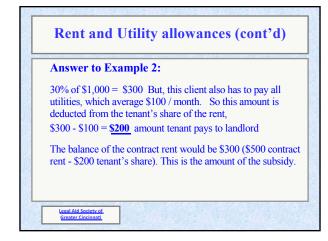
### Rent and Utility allowances (cont'd)

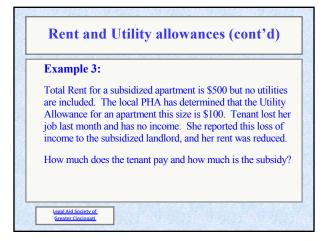
### Example 2:

Legal Aid Society of Greater Cincinnati

Total Rent for subsidized apartment is \$500 but no utilities are included. The local PHA has determined that the Utility Allowance for an apartment this size is \$100. Tenant makes \$1,000 per month at job.

How much does the tenant pay and how much is the subsidy?





# Rent and Utility allowances (cont'd)

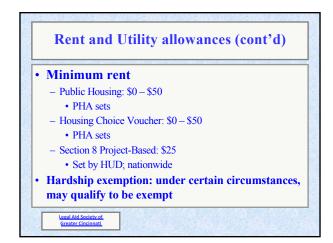
### Answer to Example 3:

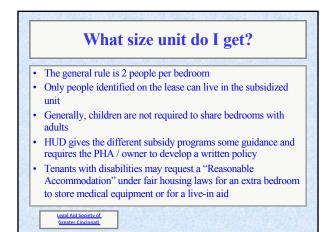
30% of 0 = 0

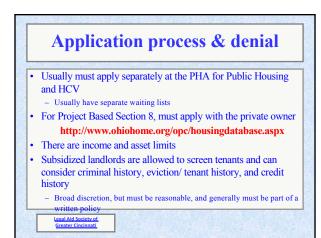
But, this client also has to pay all utilities, which average 100 / month. So this amount is deducted from the tenant's share of the rent, 0 - 100 = -100?

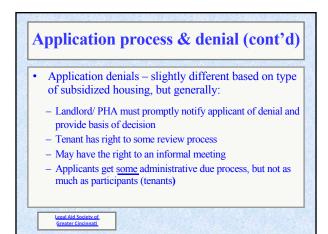
In this instance, the tenant would receive a  $100\ check each month to help pay the utilities$ 

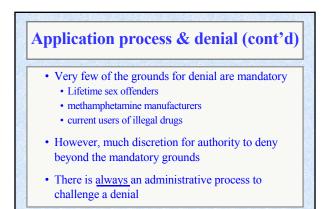
The balance of the contract rent would be \$500 (\$500 contract rent - \$0 tenant's share). This is the amount of the subsidy.

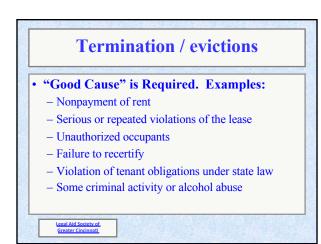


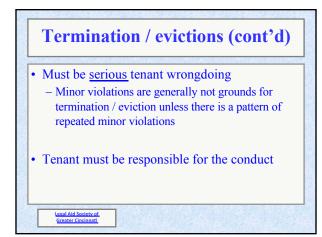


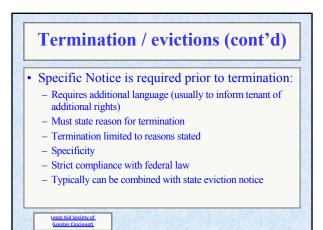












# **Termination / evictions (cont'd)**

#### • Public Housing

- Multi-step administrative due process "Grievance process"
- Informal "hearing" usually with site manager
- Formal hearing independent Hearing Officer
- Opportunity to examine PHA records
- Written decision based only on the facts presented at the hearing
- Purpose is to resolve termination disputes without litigation
- If tenant loses, Landlord must still go to court to evict under Ohio law, so another chance to defend

Legal Aid Society of Greater Cincinnati

# **Termination / evictions (cont'd)**

#### • Project Based Section 8:

- Much less process than with Public Housing
- Tenant may request a meeting with landlord to discuss termination
- Usually, Landlord must meet with tenant if so requested
- Purpose is to resolve termination disputes without litigation
- If tenant loses, Landlord must still go to court to evict under Ohio law, so another chance to defend

