

Section 8: Enhanced Vouchers



KNOW YOUR RIGHTS

- You have the right to remain at your property with enhanced voucher assistance
- You may stay as long as the units are used for rental housing and eligible for assistance under the Housing Choice Voucher Program
- Your lease cannot be terminated except for serious repeated lease violations or other good cause

What is Happening to my Housing?

Conversion Actions

Your building is going through a conversion. This generally occurs when one of three situations happens: a private property owner either chooses not to participate in a rental assistance program at the end of the contract term; HUD terminates the rental assistance contract; or the owner pays off certain government assisted mortgages prior to the mortgage due date. In some cases the owner must provide you notice of this one year prior to termination of the contract. The conversion action may create a situa-

tion where families living in the project could experience a rent increase. To protect you and your family from a rent increase, the law provides certain tenant protections. These protections include the potential for rent assistance with the right to remain at the property. A family determined eligible by the local Public Housing Authority (PHA) is provided the opportunity to receive rental assistance. This assistance is provided as either an Enhanced Voucher (stay) or a Housing Choice Voucher (move).

What is an Enhanced Voucher?

One of the ways that families are given the opportunity to stay at the property is with an Enhanced Voucher. The PHA administering the vouchers will determine your eligibility to receive an enhanced voucher. These voucher(s) are different than regular Section 8 housing choice vouchers in two ways:

- First, enhanced vouchers allow you the right to stay in the property after the conversion action as long as the unit continues to be used as rental housing.
- Second, the amount the PHA can pay for rent at the property may be greater than the rent the PHA would pay for a similar unit with a regular housing choice voucher.

Remember, *you can stay at the property*. You cannot be told to leave or evicted except for serious or repeated lease violations. These violations are things like not paying your rent, not maintaining the unit, and other lease violations listed in your signed lease. You still have the right to go to court for eviction proceedings. Based on HUD requirements, if you are living in a unit that the PHA determines is too large or too small for your family, you may be asked to move to a unit that more closely matches your family size.

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EXAMPLES OF SERIOUS LEASE VIOLATIONS

- Failure to pay rent
- Good cause under the voucher program
- Failure to maintain property
- Violent crime on the property
- Anything specified within the lease as a permissible reason to terminate tenancy



I Want to Find a New Place to Live

Right to Move with a Housing Choice Voucher

If you do not wish to remain at the property, you may move. You will receive a housing choice voucher to move with instead of an enhanced voucher. If you decide to get a housing choice voucher, you are required to pay up to 40% of your adjusted monthly income. The voucher allows you to live anywhere you would like to in the country as long as you meet certain criteria set by the public housing authority. You may also request a voucher to move prior to the end of any lease term.

More Information & Assistance

Contact your local Public Housing Authority representative for specific information about your home and tenant protections.

You may also contact HUD's Office of Fair Housing and Equal Opportunity at **1-800-669-9777**, if you believe you have been discriminated against.

