

HUD TENANTS' RIGHTS DURING THE GOVERNMENT SHUTDOWN



What Happens During A Government Shutdown?

A government shutdown means that federal agencies must stop most activities until Congress passes a spending bill. While each program is different, shutdowns can delay the receipt of many government benefits. HUD will continue to pay its portion of the rent in HUD-assisted housing at least through November 2023. To learn more about your rights as a HUD tenant during a government shutdown, read below. Note that this document only addresses HUD housing, not other federal programs like SSI or Medicare. It is important to talk to someone familiar with other federal benefits if you receive them.



Find Legal Help Today

If your landlord attempts to increase your rent during the government shutdown, it is important that you contact an attorney as soon as possible. You can find free legal help through www.lsc.gov or at www.LawHelp.org. When meeting with an attorney, bring your lease (if you have it) and any previous notices from your landlord and/or management company.



Section 8 Vouchers

What's Going on Now? Housing Authorities will receive payments from HUD through November 2023. Additionally, Housing Authorities have access to reserves that they can use to continue running their public housing programs during a government shutdown. Therefore, public housing tenants should not experience any disruption during a shutdown.

Can my landlord charge more than my share of the rent during a government shutdown? Tenants should not receive a rent increase, voucher termination, or eviction notice because of the shutdown.

What should I do? **Continue paying your portion of the rent.** Immediately bring any new notices from your landlord or local Housing Authority to an attorney. Also bring your lease (if you have it) and any previous notices from your landlord and/or management company.



Public Housing

What's Going on Now? Housing Authorities will receive payments from HUD through November 2023. Additionally, Housing Authorities have access to reserves that they can use to continue running their public housing programs during a government shutdown. Therefore, public housing tenants should not experience any disruption during a shutdown.

Can my landlord charge more than my share of the rent during a government shutdown? Tenants should not receive a rent increase or eviction notice due to the shutdown.

What should I do? **Continue paying your portion of the rent.** Immediately bring any new notices from the Housing Authority to an attorney.



Project Based Section 8

What's Going on Now? Most PBS8 owners have active contracts with HUD that will not expire until the end of the year. Owners and managers of these properties will continue to receive on-time payments from HUD during a shutdown. Tenants in these properties should not experience any disruption during the shutdown. However, a significant number of PBS8 properties have contracts with HUD that will expire in the coming months. HUD expects to have staff on hand to process these contracts, but that may become more challenging if the shutdown lasts an extended period of time.

How do I find out if my property's contract is set to expire? The name and contact info for your PBCA should be on your lease. You can also look on HUD's website to find contact information for your state's PBCA: https://www.hud.gov/program_offices/housing/mfh (under "What's New!" search by state).

Can my landlord charge more than my share of the rent during a government shutdown? You are only required to pay your portion of the rent as a PBS8 tenant. Landlords may try to increase rents on tenants living in properties where the contract expired. If this happens to you, continue to pay your portion of the rent and immediately reach out to an attorney for help.

What should I do? **Continue paying your portion of the rent.** Immediately bring any new notices from your landlord and/or management company to an attorney. Also bring your lease (if you have it) and any previous notices from your landlord and/or management company.