



WHAT ARE MY RIGHTS AS A SUBSIDIZED HOUSING TENANT during Michigan's COVID-19 crisis?

The federal CARES Act provides important **NEW** protections to many tenants in Michigan, including tenants with federally-subsidized housing. These protections include tenants who:

- Have "Section 8" vouchers
- Live in Low-Income Housing Tax Credit (LIHTC) properties
- Live in HUD-subsidized public housing or other HUD-subsidized housing

If the amount of rent you pay each month is based on your income, you are most likely covered by the CARES Act's protections.

**Until July 25, 2020,
landlords may not:**



Charge you late fees



Send you a notice to vacate for not paying your rent



File an eviction case against you based on nonpayment of rent

You still owe your landlord any rent that becomes due during this period. After July 25, your landlord can seek to evict you for nonpayment of rent by giving you 30 days' notice before filing an eviction case against you in court.

In most subsidized housing programs, your landlord or voucher administrator must reduce your rent if your income goes down or you no longer have any income.

**If there has been a
change to your income:**



Report the change IN WRITING to your landlord or voucher administrator RIGHT AWAY



Keep a copy of what you send them (take a picture with your phone!)

Your landlord or voucher administrator **SHOULD NOT** include any stimulus payment you receive from the federal government in your income for the purposes of calculating your rent.



Legal Services of South Central Michigan provides free legal services to low-income individuals, families and seniors. Please call your nearest office if you are in need of legal help, or visit MichiganLegalHelp.org to find resources near you.

Ypsilanti: 734-665-6181 Battle Creek: 269-965-3951

Jackson: 517-787-6111 Lansing: 888-783-8190 Monroe: 734-241-8310