

Dear Resident,

You are receiving this letter because you are signing a lease for a rental unit that is covered under the Low-Income Housing Tax Credit (LIHTC) Program. LIHTC helps create more affordable housing by letting landlords get money back on their taxes for providing affordable rent restricted housing to lower income families.

The lease has complicated legal language and this letter is to help you understand your rights and understand what you are signing.

Please hold on to your lease and all related paperwork. If you ever have an issue with your landlord or need to appear in court, it is important to be able to show that you live in LIHTC housing. That will help to protect your rights.

Your rights under LIHTC housing include the following:

1. **Your landlord cannot end your lease unless they have “good cause,” meaning they need to show that you have broken the rules or agreements in the lease you are signing.** “Good cause” only applies to serious and repeated violations of the rules.
2. You have legal rights and protections under the Violence Against Women Act (VAWA). Under VAWA, **you cannot be rejected for a rental unit, denied assistance, or evicted if the only reason is that you have experienced domestic violence, dating violence, sexual assault or stalking.**
You should also get the following forms from your landlord:
 - **HUD Form 5380** Notice of Occupancy Rights under VAWA
 - **HUD Form 5382** Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation
 - **HUD Form 5383** Emergency Transfer Request Form
 - **Emergency Transfer Plan administered by your landlord on behalf of PHFA**
3. You have protections under the Fair Housing Act. This means **your landlord cannot discriminate against you because of your race, color, religion, sex, handicap (disability), national origin or familial status, including your marital status or whether or not you have children living with you.** If you or someone living with you has a disability, you may be able to get accommodations for rules, policies, or services that impact your ability to live in your unit.
4. You cannot be discriminated against or denied housing for having a Section 8 voucher or certificate.
5. **The LIHTC program has a limit on the amount of rent your landlord can charge you. Your landlord cannot raise your rent above the limit of what they are allowed to charge.**

If you receive an eviction notice or are told your lease isn't being renewed, you have the right to go in front of a judge and explain why you disagree.

You might be able to get a free or low-cost lawyer to help you, through the Pennsylvania Legal Aid Network at <http://bit.ly/PLAN-LIHTC-Help>.

Received by: _____

Date: _____

All adult HH members must sign/date.