

Transcript: Public Housing Minimum Rent Resident Focus Presentation

Slide 1: (Title Slide) Introduction

Hello and Welcome. This is a brief informational video for public housing resident families.

During this video, we will discuss the Minimum Rent and the related hardship exemption policy. The goal of this training is for residents to understand:

- What Minimum Rent is, and;
- When families might be eligible for the Minimum Rent hardship exemption

Slide 2: What is the Minimum Rent

First, what is Minimum Rent? Minimum Rent is the lowest rent amount the PHA will charge a family.

Minimum Rent is triggered if a family's income-based rent falls at or below the Minimum Rent set by the PHA.

Here is an example. A PHA sets its Minimum Rent at \$25. For one resident family who is paying rent that is calculated based on their income, their rent amount calculates to \$20. For this family, the Minimum Rent would be triggered, and the family would pay \$25.

Slide 3: How much is the Minimum Rent

The Minimum Rent is established by the PHA.

The Minimum Rent is documented in the PHA's written policy document which is known as the Admissions and Continued Occupancy Policy, or ACOP.

A PHA may establish a Minimum Rent at any amount from \$0 to \$50 per month

Slide 4: What is the Minimum Rent Hardship Exemption

The Minimum Rent Hardship Exemption is a requirement established by HUD regulations and applied through PHA policy.

The hardship exemption gives relief to families from paying the Minimum Rent because of a qualifying financial hardship.

The exemption is requested by the household currently paying the Minimum Rent and experiencing a qualifying financial hardship. Minimum rent also applies in the case of the household having zero income.

Slide 5: What are the Qualifying Financial Hardships

Qualifying financial hardships are determined by HUD regulations and PHA policy.

Qualifying financial hardships include these situations:

- When the family has lost eligibility for or is awaiting an eligibility determination for a government assistance program;
- When the family would be evicted because it is unable to pay the Minimum Rent;
- When the income of the family has decreased because of changed circumstances including loss of employment;
- When a death has occurred in the family; and
- Other circumstances determined by the PHA or HUD

Slide 6: What are the Qualifying Financial Hardships

The PHA must define other circumstances that qualify as financial hardships for the Minimum Rent hardship exemption and document these circumstances in the PHA's ACOP.

Slide 7: How to Request a Hardship Exemption

If you are currently paying the Minimum Rent and experiencing a qualifying financial hardship, contact your property manager or leasing office to request the hardship exemption.

Requests for the hardship exemption do not need to be completed in writing.

While the PHA is making a determination and if the qualifying financial hardship is determined to be long term, the Minimum Rent will be suspended. A family cannot be evicted for non-payment of rent while they are awaiting a determination for the hardship exemption or during the qualifying financial hardship period.

Slide 8: Grievance Procedures

If the PHA denies a resident the Minimum Rent hardship exemption, the resident is entitled to request a hearing under the PHA's a grievance procedure.

The resident may request the hearing in accordance with the procedures documented by the PHA in the ACOP. Prior to the hearing, the PHA must provide copies of all materials that will be used during the hearing.

Slide 9: Thank you

Thank you for watching this informational video. If you have questions, please contact your PHA management or leasing office.