



Project-Based Voucher Tenant Rights



Q What is a Project-Based Voucher (PBV)?

Project-Based Vouchers (PBVs) are part of a Housing Choice Voucher (HCV) program run by public housing agencies (PHAs) across the country. With a PBV, the PHA makes payments to assist families who rent in specific housing developments or housing units. PBVs are different from the more common tenant-based voucher (TBV) because the PBV Housing Assistance Payments (HAP) contract is attached to a specific unit. A TBV is issued directly to the family and is therefore portable.

Q Under the PBV program, how is my monthly rent determined?

The PHA calculates the amount of your tenant rent. The PBV landlord is prohibited from charging you additional amounts, including charging you or your family members extra amounts for items customarily included in the rent of unsubsidized tenants in the same property. Assisted living facilities are excepted, and additional charges may apply depending on supports and services provided.

The PBV landlord can charge for security deposits, but not at a rate higher than private market practice or than the amounts charged by the landlord to residents paying full-market rate in the same property. You also may be responsible for paying utilities as described in your lease.

Q What if my unit is damaged or needs repairs?

Notify your landlord and PHA as soon as possible if your unit is damaged or needs repairs. The landlord must cover repairs including damage caused by regular wear and tear. The PHA will help enforce this landlord responsibility. You may be charged for repairs or damage caused by your household or household guests.

Q Do I lose my housing if the PHA removes a unit from the HAP contract?

If the PHA removes a unit from the HAP contract, the PHA must provide a TBV. In certain circumstances, the housing continues to be rental housing, you may choose to remain in the project with a TBV following HAP contract termination. If you do remain, the PHA must follow HUD requirements to allow you to stay long term. If the PHA offers you alternative housing and you accept the alternative housing instead of a TBV, the PHA is not required to provide a TBV.

Q What are reasons that my lease might terminate?

A lease can be terminated for several reasons:

- The landlord terminates the lease for good cause. Typically, that means a tenant has repeatedly or seriously violated the lease.
- You terminate the lease.
- You and the landlord agree to terminate the lease.
- The PHA removes the HAP contract for the unit.
- The PHA terminates your assistance.

Q Can the Landlord terminate my lease to renovate or improve my unit?

It depends. If the PHA determines the work can be done without violating HUD requirements and you and your landlord are in agreement about how the work will be done, the landlord must renovate or improve your unit without terminating your lease or requiring you to vacate the unit. If the work cannot be completed without you vacating the unit, the landlord may be required to temporarily relocate you to a location and in a manner mutually agreeable to you and the landlord. However, if neither of these are possible, the landlord can terminate your lease. The PHA can help you get other housing and move back when the work is completed.

Q If I follow my lease for a year, can I continue my lease or move with continued tenant-based rental assistance?

The initial lease term for a PBV unit must be at least one year. The lease automatically renews after the first year. Renewal terms will be specific to each lease. Be sure you read and understand your lease.

At any time after one year of PBV assistance, you may request to move with continued tenant-based rental assistance and end the lease for the PBV unit.

Important: Prior to providing written notice to terminate the lease, you must contact the PHA to request a voucher or comparable tenant-based rental assistance if you wish to move with continued assistance. If a voucher or other comparable tenant-based rental assistance is not available, the PHA must give you priority to receive the next available opportunity for continued tenant-based rental assistance.

There is an exclusion to the policy on written notice for persons covered under the [Violence Against Women Act \(VAWA\)](#).

Q Do I have additional tenant rights if my unit was converted to PBV under HUD's Rental Assistance Demonstration (RAD) program?

Yes, you do. You can learn more about your rights from the [RAD Resident Rights brochure](#) and [RAD PBV program resources and tools](#).



For more PBV resources, visit www.hud.gov/hcu/tenants.



Contact your local [PHA](#) for more information.

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