




Even if you owe rent or break your lease, your landlord **CAN'T**:

-  Change the locks to make you leave
-  Shut off your utilities (lights, water, gas)
-  Set your things on the street before the sheriff comes

If this happens to you, call **Eviction Right to Counsel**.

## What is LIHTC housing?



The **Low Income Housing Tax Credit (LIHTC)** Program is a national affordable housing program run by the **IRS**.

Rents in LIHTC housing are **not** based on tenants' income. Instead, they are based on **average incomes** in the area, and properties have **income limits** for potential tenants.

- Many LIHTC developments also have **other** affordable housing programs for certain apartments, so a LIHTC apartment **could still be income-based in certain situations**.

LIHTC landlords **cannot** refuse to rent to you because you have a **Section 8 voucher**.

## When can my rent change in LIHTC housing?

Most LIHTC leases have “**escalation**” clauses that allow the rent to be **increased** when the area income changes. Many renters in LIHTC housing deal with rent increases **twice** a year.

Because LIHTC rent isn't based on income, **your rent probably won't be lowered** if you lose your job or benefits.

- You should **still** give proof of your income change to your building manager. Your lease may require it, and there might be a subsidy or program they can offer.

## When can I be evicted from LIHTC housing?

LIHTC tenants can only be evicted for “**good cause**.”

This usually includes things like not paying rent, serious violations of your lease, or breaking the law. Your landlord should **renew your lease** every year unless they have good cause not to.

The Eviction Right to Counsel program prioritizes fighting evictions for tenants in **all** types of affordable housing, **including LIHTC**.  
**If you're being evicted from LIHTC housing, call Eviction Right to Counsel.**