

MINIMUM RENT & ZERO INCOME

Overview:

In accordance with PHN 2017-22 Norton Housing Authority has developed a policy to assist residents in understanding the revised minimum rent regulations. The regulations in place require a minimum rent for all public housing units. This policy will clarify Norton Housing Authorities interpretation for the residents of this community.

Zero Income Statement:

A resident must provide documentation to verify that their current income source has stopped or has been temporarily suspended. Documentation from their income source, such as an employer, public agency, social security or other source of income, must be provided, clearly indicating that employment or monthly payments have ended, including the date benefits have ended and if income or work will resume.

Once sufficient documentation verifying the income stoppage has been provided, the resident will be required to complete a zero-income statement, each month, confirming that the income source has not resumed. A monthly zero-income statement is the responsibility of the resident each month during which no income is earned or collected. The Zero-income form is attached to this notice. Additional forms are available in the office or on our website.

Minimum Rent:

Each resident household declaring zero-income shall pay a minimum monthly rent of \$5.00 per household. NHA shall grant an exemption from payment of the minimum monthly rent to any resident unable to pay such amount because of severe financial hardship. An exemption shall not apply to hardships of a temporary nature lasting 90 days or less, provided however that no tenant may be evicted in any 90-day period. Exemptions shall be deemed appropriate as a result of situations in which:

1. Resident is awaiting eligibility determination for an application for any federal, state or local assistance program;
2. Resident would be evicted as a result of the imposition of the minimum rent requirements; and
3. Residents loss of income is the result of involuntary loss of employment, death of a household member, or another severe financial hardship as determined by NHA.

After any 90-day period where an exemption shall not be granted, if Tenant thereafter demonstrates that a financial hardship is of a long-term nature, the NHA shall retroactively exempt a Tenant from the minimum rent requirements for such 90-day period. If any retroactive exemption shall not apply Tenant shall make payment of minimum rent within 15 days of the end of the 90-day period. Late fees shall not apply to minimum rent charged by NHA while Tenant is seeking an exemption.

This policy was approved by the Board of Commissioners for the Norton Housing Authority on November 21, 2017.

Board of Commissioner

Norton Housing Authority

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