What is Project-Based Section 8?

Project-Based Section 8 refers to subsidized housing where the subsidy stays with the unit and not the tenant. When the tenant moves out, they lose the subsidy. These apartments are owned by churches, charities, businesses, or other groups. You apply directly to the apartment complex, and they cannot charge you fees to apply or check your credit.

Waiting Lists

If you qualify, you might be put on a waiting list because there are not enough apartments for everyone. Landlords have rules about who gets on the list and how they pick people. These rules must be fair and cannot discriminate based on race, gender, disability, or other factors. Waiting lists are usually shared online or at the landlord's office.

Denial of Admission

Landlords can set rules about who they rent to, based on things like credit history, past evictions, or criminal history. These rules must be fair and written down. If you are denied, the landlord must tell you why in writing. If you think it was unfair, you can ask for a meeting to talk about it, but there are no strict rules for this meeting.

Rent

The lowest rent is $25. Your rent is based on your income and will be **30% of your adjusted monthly income** or **10% of your monthly income** (after utility help), whichever is higher.

Adjusted Income

Adjusted monthly income is your Gross Annual Income minus allowable deductions, divided by 12. Your income includes wages, tips, Social Security, unemployment, and more. Deductions include amounts for dependents, elderly or disabled family members, childcare, and certain medical costs.

Utility Allowances

Each year, HUD sets an amount to help pay for utilities not included in your rent.

Recertification

Each year, your landlord will check if you still qualify for the program. You must share proof of your income. If your income changes during the year, tell your landlord, as it may change your rent or unit size.

Termination

Landlords must have good cause to terminate your lease. Common examples of “**good cause**” include nonpayment of rent or serious or repeated violations of the lease. Depending on the violation, you will get **7 to 30 days** to correct the problem. However, state or federal law may not allow any opportunity to correct it at all.
The landlord must provide a written notice which:

- specifically describe the alleged violation, and
- is delivered to you by first class mail and hand-delivery or posting.

Grievance Procedure

You do not have the right to a formal hearing if you are denied or your lease is ended. But you can ask for a meeting with the landlord by sending a written request before the deadline. Bring any proof (documents, emails, witnesses) to support your case.

Eviction

If you do not leave after getting a termination notice, the Housing Authority can take you to court. To learn more about the eviction process, go to What is an Eviction?

Additional Resources

- HUD’s Public Housing Fact Sheet
- Find your local Public Housing Agency
- HUD’s Florida Homepage