

What if it doesn't fit in my limits?

Unfortunately, this is very common in today's tight rental market. Rents are high and availability is low. The limits are based on your income and set by HUD regulation. The Housing Authority does not have the ability to make exceptions or change this rule. Here are a few pointers to help in your search:

- **You cannot pay the difference.** Paying more than what the HAP contract stipulates is a direct violation of the rules by both you and the landlord.
- **Ask the landlord to lower the rent.** This may sound scary, but it is a common scenario that many landlords are familiar with. This is particularly effective if you are already living in the unit and have proven yourself to be a good renter. *It never hurts to ask.*
- **The landlord may decide to raise the rent back up after lowering it for you.** Oftentimes, a landlord will agree to lower the rent temporarily, but raise it back up at a later date. The limit you are given now only applies when you first move into a unit. After that, the limit is no longer a consideration.
- **If the landlord decides to raise the rent,** they have to follow Oregon landlord tenant laws that are continually changing. Currently, they are prohibited from raising the rent during the first year of a month to month tenancy. However, if you sign a fixed-term lease for less than one year, the landlord can raise the rent with a 90 days' notice effective any time after the end of the term. Some landlords are opting to sign 6 or even 3 month leases. The Housing Authority will accept any lease term as long as it is more than 30 days.
- **When the landlord raises the rent,** it is likely your portion will take the increase. The assistance payment is generally maxed out when you select a unit that fits just within your limits. For example, if the landlord raises the rent \$30, your portion will likely get increased by \$30. Keep this in mind when asking the landlord to lower the rent as you want to ensure you can still afford the rent after the increase. We advise against large decreases that will result in large increases.
- **If you are unable to locate a unit before your voucher expires** you will need to re-apply for the waiting list. Vouchers are currently issued for 120 days. Contact your case manager, in writing before your voucher expires, to see if extensions are available. We may also approve additional extensions due to a documented serious illness or hospitalization or a reasonable accommodation to accommodate a person(s) with a disability.
- **Any person with a disability** who needs an accommodation with respect to this notice should inform the Housing Authority.