

HUD TENANTS' RIGHTS DURING THE GOVERNMENT SHUTDOWN

What Happens During A Government Shutdown?

A government shutdown means that federal agencies must stop most activities until Congress passes a spending bill. Shutdowns can delay the receipt of many government benefits. HUD will continue to pay its portion of the rent in HUD-assisted housing at least through November 2025. Note that this document only addresses HUD housing benefits, not other federal programs like SSI or Medicare. It is important to talk to someone familiar with other federal benefits if you receive them.

Find Legal Help Today

If your landlord attempts to increase your rent or evict you during the government shutdown, contact an attorney as soon as possible. You can find free legal help through www.lsc.gov or at www.LawHelp.org. When meeting with an attorney, bring your lease (if you have it) and any previous notices from your landlord and/or management company.

Section 8 Vouchers

What's happening? Housing authorities will receive payments from HUD through November 2025. Additionally, housing authorities have access to reserves that they can use to continue running their voucher programs during a government shutdown. Voucher tenants should not experience any disruption because of the shutdown at this time.

Can my landlord charge more than my share of the rent during a government shutdown? Tenants should not receive a rent increase, voucher termination, or eviction notice because of the shutdown.

What should I do? **Continue paying your portion of the rent.** Immediately bring any new notices from your landlord or local Housing Authority to an attorney. Also bring your lease (if you have it) and any previous notices from your landlord and/or management company.

NOTE: This information is current as of September 30, 2025. If the government shutdown lasts past November, your rights will change! You should contact an attorney for updated information. This information is not intended to be legal advice.

HUD TENANTS' RIGHTS DURING THE GOVERNMENT SHUTDOWN

Public Housing

What's happening? Housing authorities will receive payments from HUD through November 2025. Additionally, housing authorities have access to reserves that they can use to continue running their public housing programs during a government shutdown. Public housing tenants should not experience any disruption because of the shutdown at this time.

Can my landlord charge more than my share of the rent during a government shutdown?

Tenants should not receive a rent increase or eviction notice due to the shutdown.

What should I do? **Continue paying your portion of the rent.** Immediately bring any new notices from the Housing Authority to an attorney.

Project-Based Section 8 (PBS8)

What's happening? Most PBS8 owners have active contracts with HUD that will not expire until the end of the year or later. Owners and managers of these properties should continue to receive on-time payments from HUD during a shutdown. Tenants in these properties should not experience any disruption because of the shutdown at this time. However, a very small number of PBS8 properties have contracts with HUD that will expire in the coming months. HUD expects to have staff on hand to renew and process all of these contracts.

How do I find out if my property's contract is set to expire? The name and contact info for your PBS8 Contract Administrator should be on your lease. You can also look on HUD's website to find contact information for your state's PBS8 Contract Administrator. Navigate to https://www.hud.gov/program_offices/housing/mfh/residents and scroll down to the heading that reads "Find your state's Project-Based Contract Administrator (PBCA)".

Can my landlord charge more than my share of the rent during a government shutdown?

You are only required to pay your portion of the rent as a PBS8 tenant. Landlords may try to increase rents on tenants living in properties where the contract expired. If this happens to you, continue to pay your portion of the rent and immediately reach out to an attorney for help.

What should I do? **Continue paying your portion of the rent.** Immediately bring any new notices from your landlord and/or management company to an attorney. Also bring your lease (if you have it) and any previous notices from your landlord and/or management company.

USDA TENANTS' RIGHTS DURING THE GOVERNMENT SHUTDOWN

What Happens During A Government Shutdown?

A government shutdown means that federal agencies must stop most activities until Congress passes a spending bill. Government shutdowns can delay the receipt of many government benefits. Because of the way that USDA housing programs are funded, tenants receiving Rural Development Rental Assistance and Rural Development Vouchers likely do not have to worry about their rent getting paid for the next few months. Note that this document only addresses USDA housing and rental assistance, not other federal programs like SSI or Medicare. It is also important to talk to someone familiar with other federal benefits if you receive them.

Find Legal Help Today

If your landlord attempts to increase your rent or evict you during the government shutdown, contact an attorney as soon as possible. You can find free legal help through www.lsc.gov or at www.LawHelp.org. When meeting with an attorney, bring your lease (if you have it) and any previous notices from your landlord and/or management company.

NOTE: This information is current as of September 30, 2025. If the government shutdown lasts past November, your rights will change! You should contact an attorney for updated information. This information is not intended to be legal advice.

USDA TENANTS' RIGHTS DURING THE GOVERNMENT SHUTDOWN

Section 515 and Section 514/516 (Farm Labor) Housing

What's happening? A shutdown will likely only affect tenants receiving RD Rental Assistance (RA). If your building also receives project-based Section 8 or you receive a HUD Section 8 voucher, check out **our flyer for HUD tenants** to see how a shutdown might affect you. There are likely sufficient funds to pay RA for at least a couple of months into the shutdown so most tenants receiving RA should not face any immediate disruptions due to the shutdown. However, some RA contracts will expire during September and October. The contracts cannot be renewed during the government shutdown so these landlords will not receive payments once their contract ends.

Can my landlord charge more than my share of the rent during a government shutdown?

If you live in a property with a current RA contract, you are only responsible for your portion of the rent. Landlords may try to increase rents for tenants living in properties where the RA contract expires. Tenants should see an attorney immediately because there are legal arguments that can protect you from rent increases.

What should I do? **Continue paying your portion of the rent.** Immediately bring any new notices from your landlord and/or management company to an attorney. Also bring your lease (if you have it) and any previous notices from your landlord and/or management company.

RD Rural Housing Vouchers

What's happening? Tenants who are using their voucher at a property that used to be a USDA property should not be affected by the shutdown if the property has use restrictions. Tenants who are using their vouchers anywhere else may be impacted by the shutdown if their lease expires during the shutdown.

Can my landlord charge more than my share of the rent during a government shutdown?

Tenants who are in the first year of their lease should not receive rent increases, voucher terminations, or eviction notices because of the shutdown. Tenants who are not in the first year of their lease or whose leases expire during the shutdown may face rent increases or eviction notices because of the shutdown. If you live in a property with use restrictions, you have additional protections. An attorney can help enforce those use restrictions if USDA stops making voucher payments.

What should I do? **Continue paying your portion of the rent.** Immediately bring any new notices from your landlord and/or management company to an attorney. Also bring your lease (if you have it) and any previous notices from your landlord and/or management company.