
REPUBLIC OF LYSMARK

MINISTRY OF SOCIAL DEVELOPMENT AND HOUSING

ACT No. 2025/102-SD

PUBLIC HOUSING ASSISTANCE ELIGIBILITY ACT

Adopted: 18 October 2025

Effective: 1 January 2026

Legal Basis: Constitution of Lysmark, Article 22 (Social Rights); Housing Support Directive 2022/09 of the Union of Northern States

Official Journal Reference: OJ SD 2025/102, p. 578-595

PREAMBLE

The Parliament of the Republic of Lysmark, committed to ensuring adequate housing for all citizens while directing limited public resources to those most in need, hereby establishes transparent and equitable eligibility criteria for public housing assistance programs.

Article 1 — Purpose and Scope

1. This Act governs eligibility determination for all public housing assistance programs administered by the Republic of Lysmark or its regional authorities.
 2. Assistance includes:
 - Rental subsidies
 - Housing vouchers
 - Below-market public housing units
 - First-time homebuyer grants
 3. This Act does not affect emergency shelter provisions.
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Article 2 — Area Median Income (AMI) Standard

1. Eligibility shall be assessed by reference to **Area Median Income (AMI)** as calculated annually by the Ministry of Social Development and Housing.
 2. AMI values shall be published for each administrative region by 31 December of the preceding year.
 3. Where regional data is unavailable, the national median income shall apply.
 4. AMI calculations shall be based on gross household income including all sources.
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Article 3 — Base Income Ceiling

1. To qualify for housing assistance, household income must not exceed **60% of the applicable AMI**.
 2. This threshold is calculated as: $\text{Income Ceiling} = \text{AMI} \times 0.60$
 3. Households with income exceeding this ceiling are categorically ineligible.
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Article 4 — Household Size Adjustment

1. For households with **more than four (4) members**, the income ceiling shall be increased by **10%**.
 2. The adjusted threshold is calculated as:
 - $\text{Adjusted Ceiling} = (\text{AMI} \times 0.60) \times 1.10$
 - Equivalently: $\text{Adjusted Ceiling} = \text{AMI} \times 0.66$
 3. This adjustment recognizes the increased financial burden of larger households.
 4. Household members include all persons residing in the dwelling, regardless of relationship.
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Article 5 — Subsidy Exclusivity Requirement

1. Applicants already receiving **any other housing subsidy** from federal, regional, or municipal sources are **ineligible** for assistance under this Act.
 2. Other subsidies include:
 - Rental assistance from other programs
 - Mortgage interest subsidies
 - Property tax relief specifically tied to housing need
 - Employer-provided housing benefits exceeding market rates
 3. General welfare benefits and child allowances do not constitute housing subsidies for this purpose.
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Article 6 — Eligibility Determination Process

Applications shall be evaluated using this three-stage test:

Stage 1 - Income Test:

- Household size ≤ 4 : Income must be $\leq (\text{AMI} \times 0.60)$
- Household size > 4 : Income must be $\leq (\text{AMI} \times 0.66)$

Stage 2 - Household Composition:

- Verify actual number of household members
- Apply appropriate income ceiling

Stage 3 - Subsidy Exclusivity:

- Confirm absence of other housing subsidies
- Verify supporting documentation

Applicants must satisfy all three stages to be deemed eligible.

Article 7 — Documentation Requirements

1. Applicants must provide:
 - Proof of gross household income (tax returns, pay stubs, benefit statements)
 - Proof of household composition (identification documents, lease agreements)
 - Declaration of other subsidies received
 - Certification that information is accurate and complete
 2. False statements constitute fraud and result in disqualification and recovery of benefits.
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Article 8 — Annual Recertification

1. Recipients must recertify eligibility annually by submitting updated documentation.
 2. Households whose circumstances change during the benefit period must report changes within 30 days.
 3. Failure to recertify results in automatic suspension of benefits.
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Article 9 — Appeals

1. Denied applicants may appeal within 30 days to the Regional Housing Appeals Board.
 2. Appeals must be based on:
 - Factual errors in the application assessment
 - Incorrect application of eligibility criteria
 - Procedural irregularities
 3. Appeals Boards shall issue written decisions within 60 days.
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Article 10 — Enforcement and Compliance

1. The Ministry of Social Development and Housing shall conduct random audits of eligibility determinations.
 2. Administrative bodies making eligibility errors face corrective action requirements.
 3. Systematic non-compliance may result in loss of program funding.
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Article 11 — Privacy and Data Protection

1. All applicant information shall be treated as confidential and protected under the Data Protection Act.
 2. Information may only be shared with other agencies for verification purposes with applicant consent.
 3. Unauthorized disclosure constitutes a criminal offense.
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Article 12 — Implementation

1. The Ministry of Social Development and Housing is tasked with issuing regulations necessary for the practical enforcement of this Act.
 2. This Act shall enter into force on **1 January 2026** and remain valid until amended or repealed by Parliament.
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Adopted by the Parliament of the Republic of Lysmark

Promulgated by the President of the Republic of Lysmark