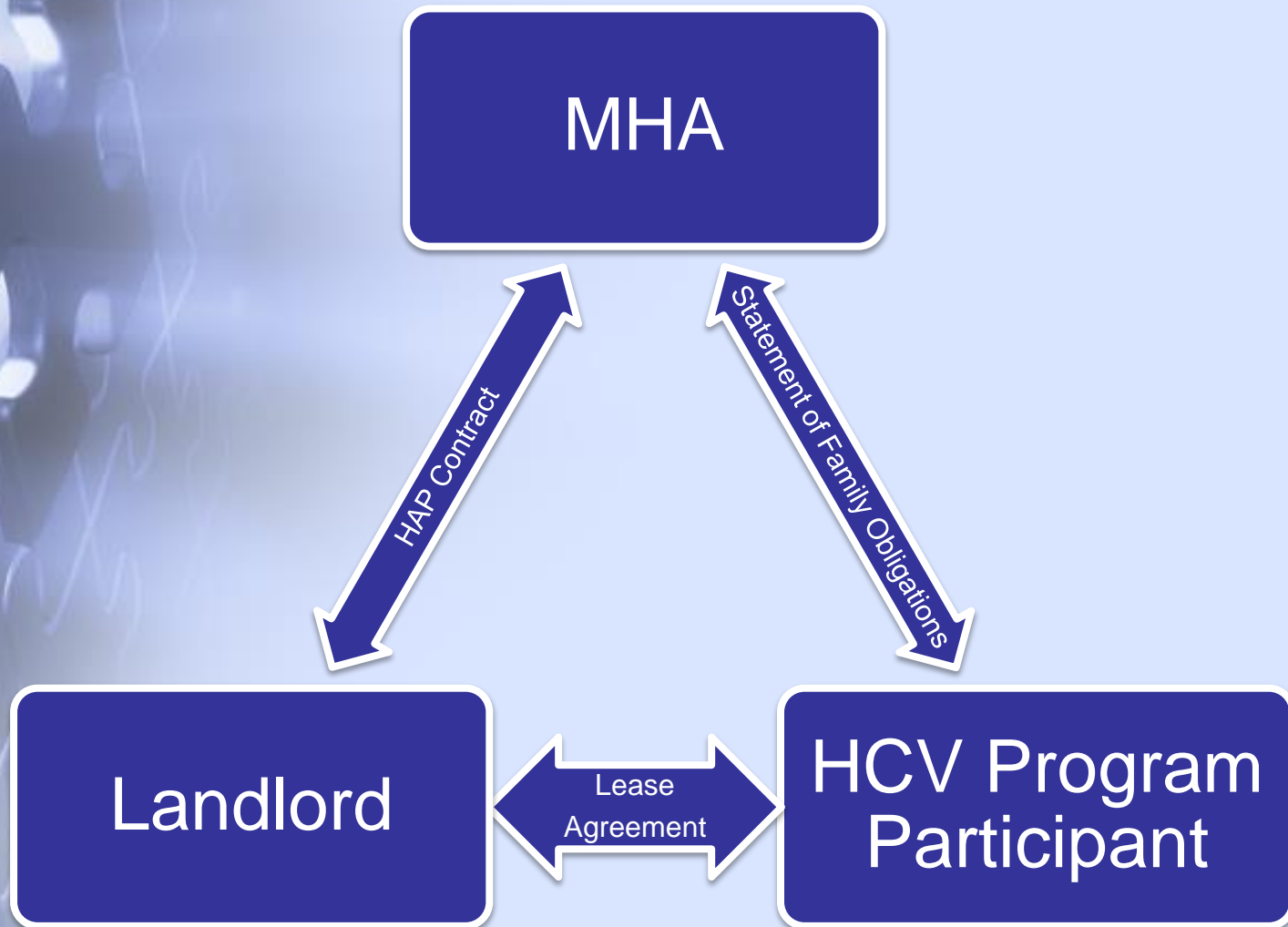


The background features a stylized globe on the left side, with white and blue curved lines representing latitude and longitude. A bright blue beam of light emanates from the top right, shining across the globe and towards the center. The overall color palette is dominated by various shades of blue, from deep navy to bright cyan, with white highlights on the globe and the light beam.

Montgomery Housing Authority

Housing Choice Voucher Program Annual Workshop 2017

Relationship Cycle





Landlord Responsibilities

- **Screen participant families**
- **Maintain the housing unit**
- **Enforce the lease**
- **Comply with the Terms of the HAP Contract**
- **Comply with Fair Housing Laws**
- **Comply with the Alabama Residential Landlord Tenant Act**

Listing Properties for HCV Program

- MHA uses Go Section 8 to list all available units in the area
- There are 2 ways to register for the service
 - Complete Property Listing Form and fax to Go Section 8 directly at 561-461-9848; or
 - Create a login ID and password at www.gosection8.com
 - The service is free of charge for unit listing
 - If you are looking for other features there is an additional charge

Rental Adjustment Request

- **After the initial term of the HAP Contract the landlord may submit to the Authority a request for rental increase form**
- **The request must be submitted at least 60 days prior to the anniversary date of the lease**
- **All request may not be approved**

Request for Inspection Extension

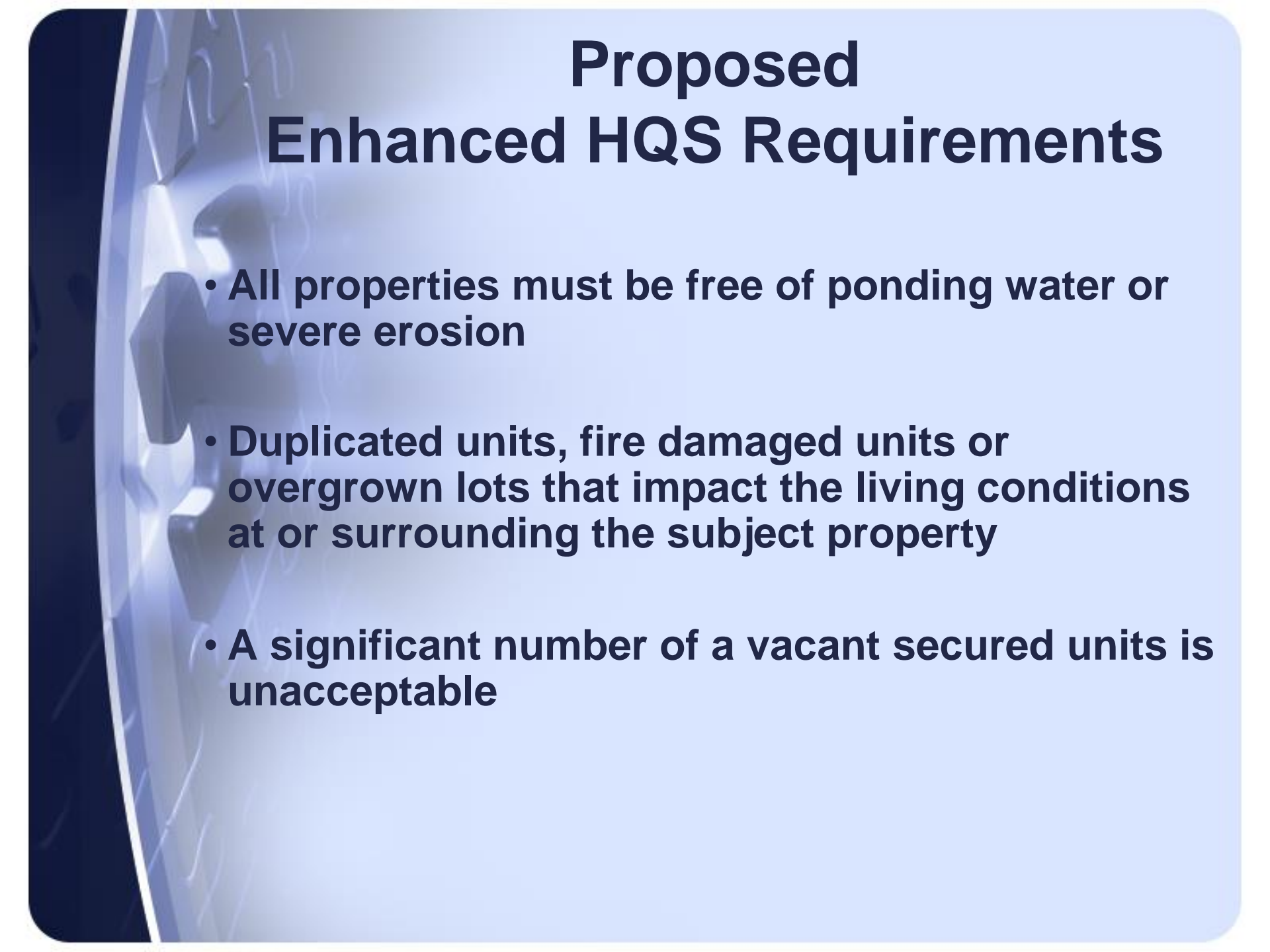
- The request must be placed in writing stating:
 - Unit Address
 - Tenant Name
 - Reason for Extension
- MHA has 10 days to respond to the extension
- Submitted to inspectionrequest@mhatoday.org

Request for Inspection Extension – continued -

- Extensions are granted on a case by case basis where the owner has made a good faith effort to correct the deficiencies and is unable to for reasons beyond the owner's control
- Reasons may include but not limited to:
 - Parts or services are not available (documentation will be required)
 - Weather conditions
 - Reasonable Accommodation for a family with a disability


2017 Program Updates

- **Proposed Enhanced HQS Requirements (pending final HUD approval)**
 - The new enhanced HQS Requirements were adopted based on the City of Montgomery Ordinance #34-2009
 - These enhanced requirements will address the surrounding vicinity of the neighborhood
 - These standards/requirements will improve the housing stock of the units participating in the HCV Program
 - The proposed implementation if approved by HUD will be effective January 1, 2017



Proposed Enhanced HQS Requirements

- **All properties must be free of ponding water or severe erosion**
- **Duplicated units, fire damaged units or overgrown lots that impact the living conditions at or surrounding the subject property**
- **A significant number of a vacant secured units is unacceptable**



Proposed Enhanced HQS Requirements

- **Site/Vicinity may not have abandoned vehicles, junk cars, illegal repair shops (shade tree mechanics), excessive noise/vibrations, furniture, trash and or debris dumping**
- **Signs of suspicious illegal activity and graffiti are not permitted**
- **No overgrown vegetation such as weeds or grass not higher than 12” in height**
- **Fencing and retaining wall, if present are in good repair and free of graffiti**

A person wearing a hard hat and safety vest is working on a roof structure, possibly inspecting or repairing it. The background is a light blue gradient.

Proposed Enhanced HQS Requirement

- **Lawn and storage areas are free of garbage and debris**
- **Roof, gutter, fascia, exterior cladding and foundation walls are structurally sound; weather tight and in good repair. The unit may not have cracks, holes or openings that are accessible to insects and rodents.**
- **If a gutter is present, they must be clear of debris and in good repair**

2017 Program Updates

- **Property Tax Documentation documentations will be required for all units:**
 - **property taxes must be paid current for all units participating in the HCV Program**
 - **Failure for them to be paid will result in the HAP payments stopping until the taxes are current**
 - **The HAP contract requires all landlords/properties to remain in compliance with Local, State and federal requirements**



2017 Program Updates

- **HCV Homeownership Program**
- **Online Access for Applicants/Tenants and Landlords (landlord demonstration to follow program updates)**

Presentation Notes

