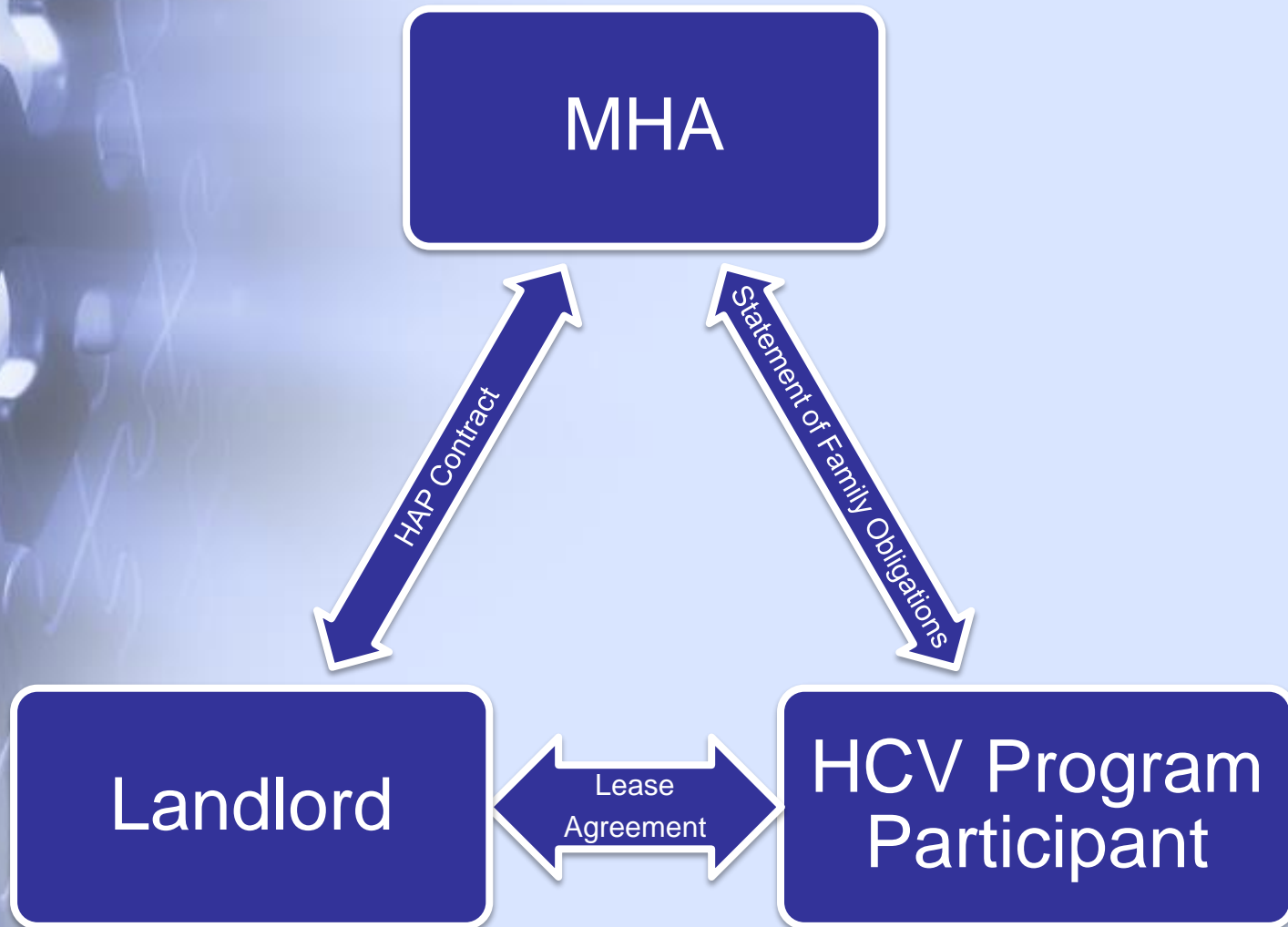




Montgomery Housing Authority

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

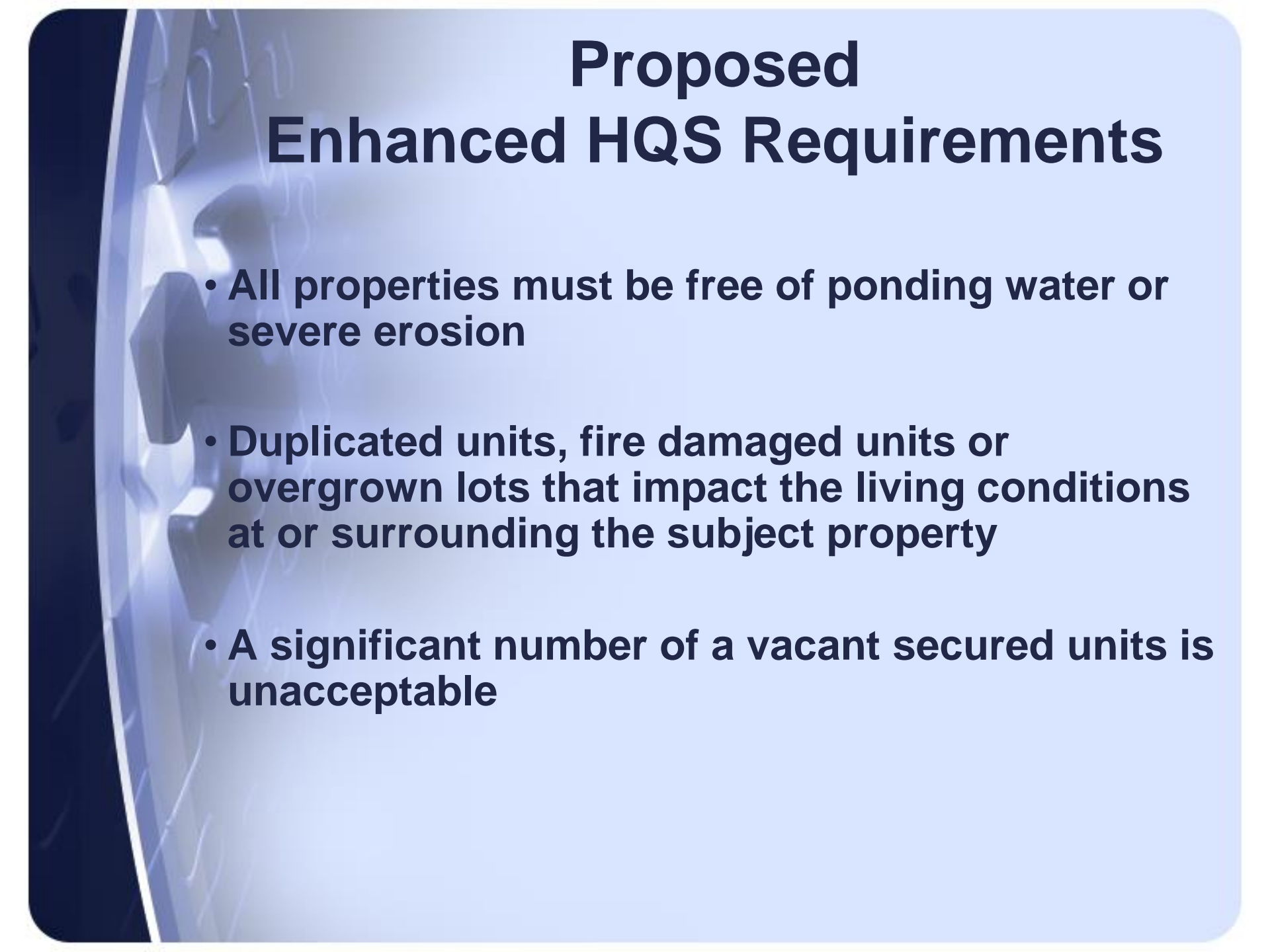
- The request must be placed in writing stating:
 - Unit Address
 - Tenant Name
 - Reason for Extension
- MHA has 10 days to respond to the extension
- Submitted to inspectionrequest@mhatoday.org

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



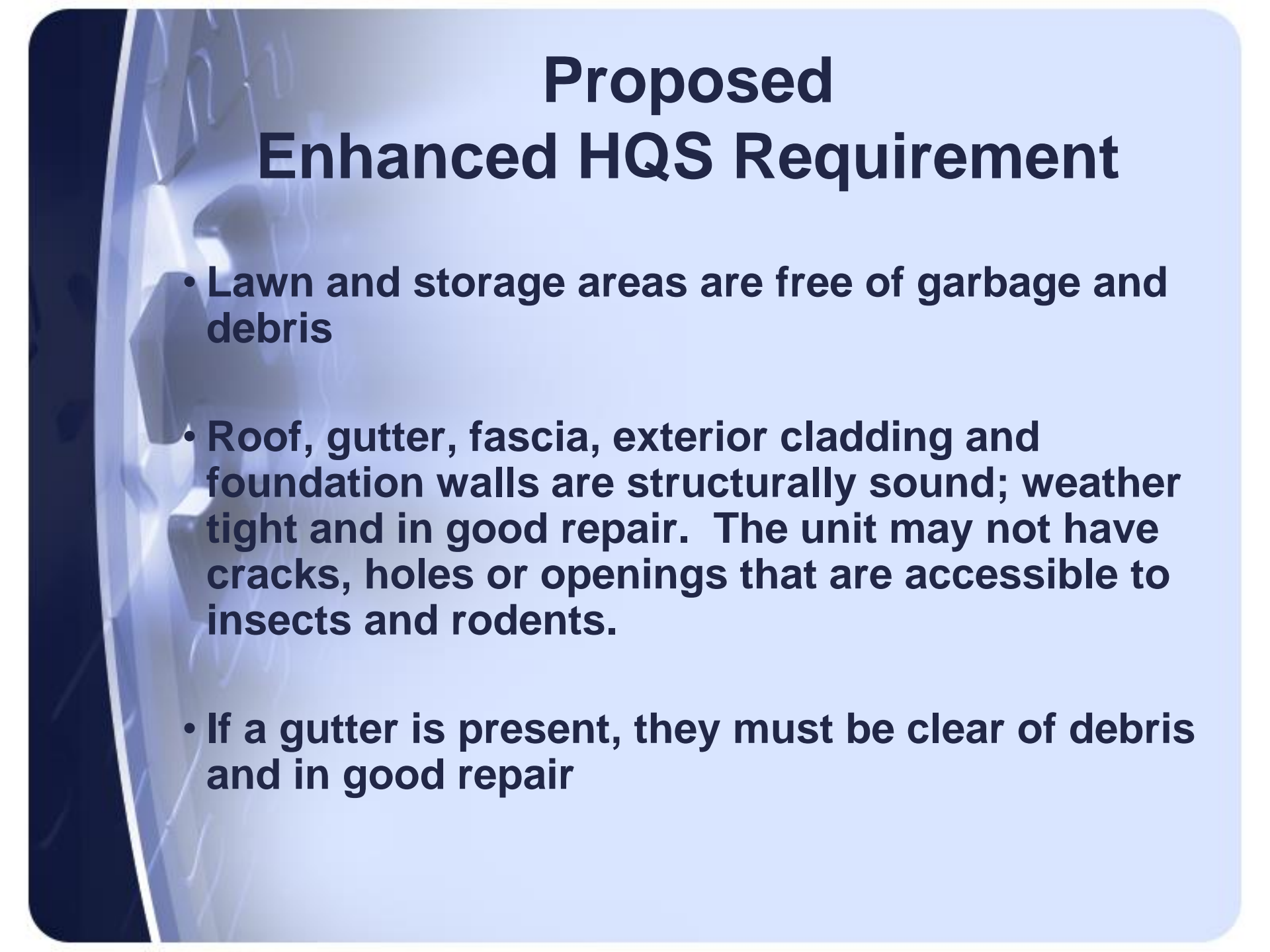
Proposed Enhanced HQS Requirements

- **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

