

SECTION 8 VISIONS NEWSLETTER

LANDLORD EDITION

THE CHARLOTTE HOUSING AUTHORITY MISSION STATEMENT:

To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing.

FEBRUARY 2011

NEW VISIONS LANDLORD EDITION

A Section 8 Publication Just for Landlords

CHA would like to introduce the first Landlord Edition of the Section 8 Visions Newsletter. This unique communication tool will ensure that current and potential landlords are informed about the transformation occurring within the Section 8 Department. Some of our current transformations include: direct deposit of housing assistance payments, electronic funds transfer (EFT) notifications, and expanded landlord outreach efforts. The outreach efforts are aimed at increasing housing opportunities for our families in select environments.

HQS INSPECTION INFORMATION

Let's Talk Bedbugs

The Section 8 Department has changed its bedbug policy as it relates to HQS Inspections. On September 01, 2010, HUD issued a directive that bedbug infested units are NOT to be inspected by REAC inspectors. This directive was received and applied to HQS inspections as well. What this means is if a unit has, or has had a bedbug infestation, the unit cannot be inspected until the Inspections Department receives a "clearance letter." The clearance letter must be obtained from a licensed pest control company indicating that the unit has been treated and after a follow-up inspection, there are no signs of any further infestation.

In addition, unless there is language in your lease regarding bedbug infestation responsibility of the tenant, it is the landlord's responsibility to ensure that treatments for bedbug infestations are successfully performed. If an Inspector is notified that a unit has bedbugs or discovers a bedbug infestation while attempting to conduct an HQS inspection, the Inspector will not perform the inspection. The Inspector will schedule a "special inspection" while on-site in order to allow enough time for the unit to be treated by a professional exterminator. For more information contact Bill White, Inspections Manager, at bwhite@cha-nc.org.

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HAP PAYMENT INFORMATION

Streamlining HAP Payments and Notifications

Direct deposit is now mandatory for all landlords that sign a new Housing Assistance Payment (HAP) contract. In addition, CHA is in the process of developing an Automated Email Notification of Electronic Funds Transfers (EFTs). This system will send an automated email to landlords when an EFT has been initiated. The email will also include a detailed report that consist of all EFT invoices and credits for that month. To enroll in direct deposit or provide updated email information for Automated Email Notifications, please contact Jackie Edwards Walton, Landlord Outreach Specialist at jwalton@cha-nc.org.



Property Listings: Current and interested landlords can post their property listings on www.socialserve.com Social Serve is a free service that allows owners to post available affordable housing, rental housing, Section 8 housing, accessible housing and for sale housing. For more information contact Social Serve at 1-877-428-8844.

PARTICIPANT MOVES

Notice of Intent to Vacate

When a tenant requests to move, they must complete a "Notice of Intent to Vacate" form provided by the CHA. The notice of intent to vacate must be for at least 30 days, but the CHA recommends at least a 45-60 days notice. The CHA will provide the current landlord with a copy of the "Notice of Intent to Vacate" form. It is the landlord's responsibility to make sure the tenant does the following:

- (1) Vacates the unit on the date indicated
- (2) Pays all outstanding tenant portion of the rent

Any damages or unpaid tenant rent is the responsibility of the tenant and NOT the CHA. **Please be advised that landlords have 10 business days after the postmark date of the "Notice of Intent to Vacate" to notify CHA staff in writing of any unresolved lease violations.** If the landlord notifies CHA of lease violations, the tenant's request to transfer will be delayed or denied until the violations are rectified or both parties have reached an agreement.

If the tenant fails to vacate the unit by the date indicated on the "Notice of Intent to Vacate", the tenant will be responsible for any rent due past the notice date. It is the landlord's responsibility to take legal action as necessary and notify CHA of such. The Charlotte Housing Authority will not continue payments on behalf of the tenant unless both parties (tenant and landlord) submit, in writing, an agreement that the tenant will stay in the unit beyond the move out date.

OWNERS SYMPOSIUM 2011

Owners Symposium Coming Soon

The Section 8 Department will be hosting its first annual Owners Symposium Spring / Summer 2011. The purpose of the Owners Symposium is to:

- Educate current and potential landlords about the Section 8 Program
- Illustrate the partnerships among participants, landlords, CHA, and other entities
- Recruit potential landlords
- Provide resources

To Be Announced



Landlord Briefings

The Section 8 Department conducts monthly Landlord Briefings for housing providers participating in the Housing Choice Voucher (HCV) Program. Landlord Briefings are designed to provide an overview of topics such as:

- Housing Choice Voucher Program Overview
- Becoming a HCV Landlord
- Leasing to a HCV Participant
- Housing Quality Standards (HQS) Inspection
- Payment Standards
- Landlord and Participant Program Requirements
- Rental Increases

Landlord Briefings are held every third Thursday of the month in Classroom A at the Carole Hoefener Center located at 610 E. Seventh Street, Charlotte, NC.

Landlord Briefing Schedule 2011	
January 20, 2011	9:00 am - 10:30 am
February 17, 2011	9:00 am - 10:30 am
March 17, 2011	6:00 pm - 7:30 pm
April 21, 2011	9:00 am - 10:30 am
May 19, 2011	6:00 pm - 7:30 pm
June 16, 2011	9:00 am - 10:30 am
July 21, 2011	6:00 pm - 7:30 pm
August 18, 2011	9:00 am - 10:30 am
September 15, 2011	6:00 pm - 7:30 pm
October 20, 2011	9:00 am - 10:30 am
November 17, 2011	6:00 pm - 7:30 pm

For more information, contact: Jackie Edwards Walton, Landlord Outreach Specialist at jwalton@cha-nc.org.

