

# Housing Authority of The City of Arlington

## Landlord Briefing

Updated Jan 2017



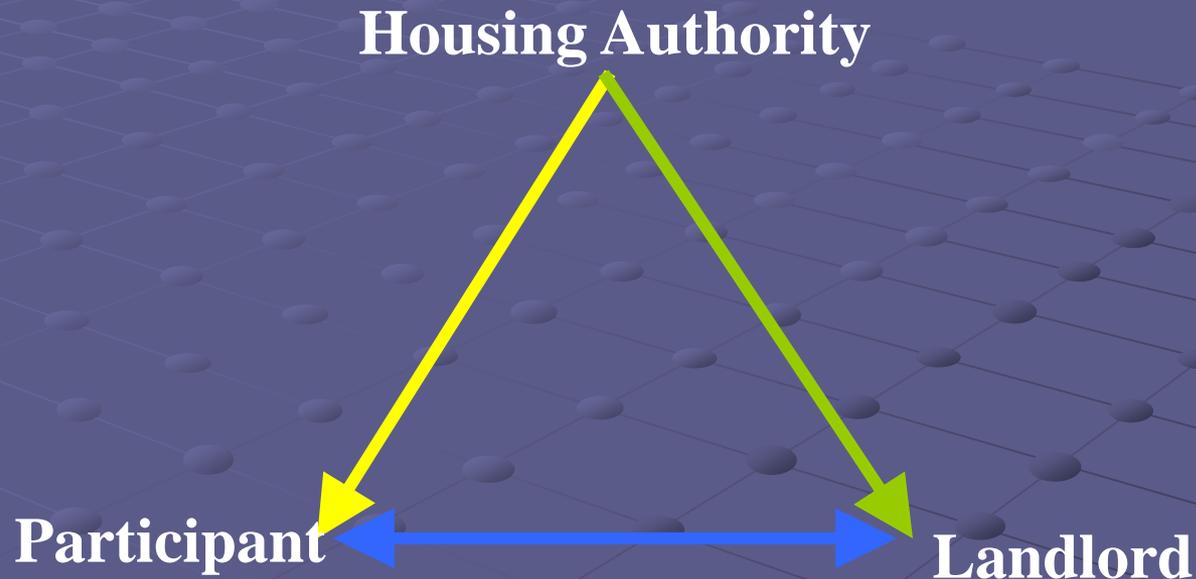
# Housing Choice Voucher Program

- Welcome to the Arlington Housing Authority's Housing Choice Voucher program Briefing
- This presentation will explain the program and describe your responsibilities as a participating landlord.

# What is the HCV Program

The Housing Choice Voucher program (HCV) is a federally funded program designed to help eligible low income persons, the elderly, and persons with disabilities to reside in safe, decent and affordable housing.

# How the Program Works



**In the program, there are three  
bi-party contracts**

# First Bi-Party Contract

The first contract is between the program participant and the Housing Authority. This contract agreement is called the Housing Voucher.

# Second Bi-Party Contract

The second agreement is the lease agreement between the participating tenant and landlord.

# Third Bi-Party Contract

The third agreement is between the Housing Authority and the Landlord / property owner. This agreement is called the Housing Voucher Contract. It governs the Housing Assistance Payments the Housing Authority will make to the landlord.

# How the Program Works

- Persons who have applied for assistance are selected from the waiting list in order of date and time of application and local preferences
- The Housing Authority interviews each applicant and checks criminal background to determine if they are eligible for housing assistance

# How the Program Works

- The Housing Authority provides an orientation briefing for eligible applicants and issues a Housing Choice Voucher
- The Voucher holder seeks housing of their choice and requests the landlord to accept them as a tenant

# How the Program Works

- If the landlord agrees to accept the voucher holder, the landlord and the voucher holder complete the “Request for Tenancy Approval” form and submit the completed form to the Housing Authority
- The Housing Authority will review the Request for Tenancy Approval, and make arrangements with the Landlord to inspect the dwelling unit to determine if it meets program standards and to determine if the rent is reasonable

# How the Program Works

- The landlord and the Housing Authority sign a Housing Voucher Contract. This contract identifies the amount of total rent and the amount of rent to be paid by the Housing Authority
- After the Housing Voucher contract is signed the Housing Authority authorizes the tenant to move into the dwelling unit

# How the Program Works

- The tenant is required to pay the authorized amount of tenant rent to the landlord monthly
- The Housing Authority makes its monthly rental assistance payments directly to the owner
- The two payments together equal the total rent to the owner

# How the Program Works

The tenant must abide by the terms of the lease, and the rules of the Housing Choice Voucher program, and be a good neighbor.

# Landlord Responsibility

- A landlord may not rent to a relative on the Housing Choice Voucher program
- Landlords must abide by the terms of the Housing Contract and Lease Agreement
- Landlords must maintain the dwelling unit in safe, decent condition

# Housing Authority Responsibility

The Housing Authority must determine applicant eligibility, make timely housing assistance payments, verify income and other information and, recertify participants annually.

# Housing Authority Responsibility

- The Housing Authority is responsible to inspect the assisted rental unit prior to initial occupancy and at least once annually to ensure the assisted unit is safe, decent and sanitary
- The Housing Authority is also responsible to ensure that the contract rent is reasonable in comparison to other similar rental units in the area
- The Housing Authority is required to comply with all applicable HUD rules and regulations

# Type of Dwelling Units

The following is a list of the types of dwelling units that may be used as rental units in the Housing Choice Voucher program:

- Apartments
- Townhomes
- Condominiums
- Duplex Units
- Mobile Homes
- Single Family Homes

# Applicable Federal, State and Local Laws

The Federal regulations governing the Housing Choice Voucher program are found in Title 24 of the Code of Federal Regulations which is accessible through the internet

# Fair Housing Act 1968

● Under the Fair Housing Act of 1968 it is unlawful to discriminate in Housing based on:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Handicap

**Are You a  
Victim of  
Housing  
Discrimination?**

**Fair Housing is Your Right!**

If you have been denied your housing rights...you may have experienced unlawful discrimination.

**hud** U.S. Department of Housing and Urban Development

# Fair Housing Act (Federal)

## The Fair Housing Act

Under the Fair Housing Act, it is against the law to refuse to rent or sell housing to a voucher participant, tell a voucher participant housing is unavailable when it is available, show apartments or homes only in certain neighborhoods or, provide different housing services or facilities on the basis of race, color, national origin, religion, sex, familial status or handicap.

# Fair Housing Act (Federal)

Under the Fair Housing Act, it is also against the law to advertise housing to preferred groups of people only, refuse to permit or make certain modifications or accommodations for persons with a mental or physical disability, or harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with his/her fair housing rights.

# Victims of Domestic Violence

The Violence Against Women Reauthorization Act of 2005 (VAWA) prohibits denial or admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking.

# Payment Standards

Payment Standards are the maximum amount the Housing Authority is authorized to pay for a dwelling unit. Payment Standards are set every year by the Congress.

## **Payment Standards in Arlington, TX Effective January 1, 2017**

0 Bedroom =	\$ 671
1 Bedroom =	\$ 770
2 Bedroom =	\$ 973
3 Bedroom =	\$1,338
4 Bedroom =	\$1,532
5 Bedroom =	\$1,762
6 Bedroom =	\$1,992

# Payment Standard

- Participating tenants are encouraged to find dwelling units with rents that are equal or less than the applicable payment standard
- The Housing Authority does not approve rents based on the payment standard. The amount of rent that will be authorized is based on rent reasonableness

# Rent

- The rent for the dwelling unit will be compared to the rent of other similar dwelling units in the area
- If the rent for the dwelling unit is considered reasonable the dwelling unit's rent can be approved

# Rent

- The portion of rent a participating tenant may pay will be principally based on their household income. Participants typically pay about 30% of their household income for rent

# Rent

- The Payment Standard is the maximum amount of rent a landlord can charge – less the Utility Allowance
- Program participants pay a portion of rent based on the amount of their adjusted household income and the cost of the dwelling unit they select



This concludes the Arlington Housing Authority's  
Landlord Briefing Presentation.

Thank you