

Building Connections



Transforming Lives & Communities

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Have Questions?

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The mission of the Houston Housing Authority is to improve lives by providing quality, affordable housing options and promoting education and economic self-sufficiency.



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Helping Our Families Strive for Success



The Family Self-Sufficiency program (FSS) graduated 19 clients from its FSS program this summer.

We want to thank you, the property owner, for helping us to support our families. We graduated 19 clients from our Family Self-Sufficiency (FSS) program, our largest graduation class to date. The FSS program promotes and encourages participants to develop strategies towards financial independence. Participants sign a five year contract agreeing to work towards

accomplishing individual goals that they set for themselves. This year's graduates are all employed, have increased their combined income by 314 percent, and two graduates Bernadette Smith and Veronica Bass are now proud homeowners.

Each person in the FSS program is assigned a caseworker who assists in providing the participant with referrals for social services and follows up with clients to make sure they stay on track. Participants have the opportunity to attend various life skills classes through FSS, including budgeting, home ownership and college.

For more information on the FSS program please visit our website, www.housingforhouston.com.

Implementation of Biennial Inspections

Effective January 1, 2015, Houston Housing Authority (HHA) will begin to conduct your Housing Quality Standards (HQS) annual inspections biennially (once every two years), for some Housing Choice Voucher (HCV) assisted units.

This is an effort to be more efficient and to bring relief to landlords. It is effective immediately for any unit currently under a HAP contract where HHA has conducted a HQS Inspection within 12 months of July 1, 2014. If an inspection has occurred in that time period, then another inspection may not occur for 24 months. If the last inspection was prior to the 12 months preceding the effective date, then HHA will be required to conduct an annual inspection.

HHA is not required by HUD to wait 24 months to inspect the unit. If HHA chooses to do so, inspections may occur more frequently. This does not reduce or eliminate Complaint or Emergency inspections, they will continue to occur as requested.

Assisted units located in the Northwest and Southwest zones of HHA's service areas of jurisdiction will be inspected in 2015. Assisted units located in the Northeast and Southeast zones of Houston and the surrounding areas will be inspected in 2016. This means your unit will be inspected at a minimum, every other year. HHA will continue to conduct inspections for units receiving assistance through the Mod-Rehab program and/or Project Based Voucher (PBV) program annually.

To learn more, please [click here](#) to access Frequently Asked Questions.

Move in/Move out Checklist

Self-managing your property is a major responsibility. Many landlords are not knowledgeable about how to effectively address all aspects of the process. Based on communications with several landlords, one simple step that consistently gets overlooked is the Move-in and Move-out Checklist. If any damages, major or minor, are noticed after the tenant vacates the premise, what proof do you have? The Move-in/Move-out Checklist is the opportunity for both parties to point out damages or potential issues that are current or may occur. Taking this step protects you and opens the lines of communication between you and the tenant.

Change of Ownership or Management

Please notify HHA immediately if you have sold your rental unit, hired a new property management company, or your contact information has changed. All updates must be received in writing on the proper form. Please go to the Property Owners tab on HHA's website, then go to the Owner Form's Gallery or [click here](#). The appropriate form will be listed there. We invite you to attend our [Landlord Orientation](#) that occurs monthly for additional resources and information on how to join the movement in providing affordable, quality housing to families and changing lives forever.

Landlord Roundtable

The Landlord Roundtable Discussion is a quarterly meeting for landlords currently participating in the Housing Choice Voucher Program. It is an opportunity for HHA to develop a relationship with our partners. Discussions range from potential issues, current issues, and how we can work better together. The goal of the meeting is to learn from the landlords and continue to improve the process. The meeting has 10 to 15 landlords present and is rotated quarterly. This meeting is by invitation only and has a waiting list. If you are interested in being invited to participate, please express your interest by emailing sfrank@housingforhouston.com.

Have Your Questions Answered

Have questions that you want to ask? Send your questions to sfrank@housingforhouston.com. We may feature your question in our next issue of Building Connections.

The Inspector Says...

What is considered a bedroom?

An inspector will list a room with a window leading to the outside, a working outlet, a permanent ceiling light fixture, or two working outlets and at least 70 square feet as a bedroom.



HHA Landlord Liaison

As the Houston Housing Authority's Landlord Liaison, Summer Frank specializes in educating prospective and current property owners about the Housing Choice Voucher Program. Her duties focus on assisting property owners in providing quality, affordable housing for the Houston area and navigating the process of leasing to participant families.

With more than a decade of career experience in the Banking and Real Estate industries, Summer is well versed in both landlord and tenants' rights. She brings a unique perspective having represented landlords in negotiations and understands the issues property owners face.

Owner Meeting Schedule

HHA's monthly Prospective Landlord Meetings are held the last Thursday of each month at the Neighborhood Resource Center, 815 Crosby St., Houston, TX 77019.

Meetings are held monthly from 2-4 p.m. They are free of charge and open to the public. This seminar is an overview of the Housing Choice Voucher Program and answers many of the questions prospective and participating landlords face while working with HHA. Please RSVP [here](#). Below is the 2015 schedule.

January 29	July 30
February 26	August 27
March 26	September 24
April 30	October 29
May 28	November 19
June 25	December 17

Reasonable Accommodations

HHA's Housing Choice Voucher Program provides reasonable accommodations to persons with disabilities so they may participate in our programs, services and activities. If your tenant needs an accommodation, including auxiliary aids and/or services, please contact HHA's Customer Call Center at 713.260.0500 (voice) or TTY: 713.260.0547.

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