



KNOW YOUR HOUSING CHOICE VOUCHER PROGRAM RESPONSIBILITIES

U.S. Department of Housing and Urban Development (HUD) regulations (24 CFR 982.452) hold Property Owners participating in the Housing Choice Voucher Program responsible for performing all owner obligations under the Housing Assistance Payment (HAP) contract and the lease. HUD regulations detail these Property Owner Responsibilities:

- The Property Owner thoroughly screens and interviews families who apply for units
- The Property Owner must maintain the property in compliance with HUD Housing Quality Standards and make repairs in a timely manner
- The Property Owner collects security deposits and the tenant's monthly rent portion
- The Property Owner manages the property and enforces the lease
- The Property Owner must comply with the terms of the HAP contract
- The Property Owner must comply with all fair housing laws and equal opportunity requirements
- The Property Owner notifies the Houston Housing Authority if a family vacates the property
- The Property Owner must notify the Houston Housing Authority of an ownership change

Property Owners should read their HAP contract carefully. Under HUD regulations, Property Owners are considered in breach of contract when:

- The Property Owner has violated any obligation under the HAP contract including maintaining the unit HQS compliant
- The Property Owner has committed fraud, bribery, or any corrupt or criminal act in connection with any federal housing program
- For projects with HUD mortgage insurance or HUD loans, the Property Owner has failed to comply with applicable program regulations, committed fraud bribery or any other corrupt or criminal act in connection with the mortgage or loan

HUD regulations give the Houston Housing Authority the authority to pursue the following remedies against an owner in breach of contract:

- Recovery of overpayments, abatement or other reduction of HAP payments
- Termination of HAP payments
- Termination of the HAP contract

