

Asheboro Housing Authority
338 W. Wainman Ave. PO Box 609 Asheboro, NC 27204
Phone: 336)629-4146 Fax: 336)625-0651

Housing Choice Voucher Program (HCV/Section 8)

NORMAL OPERATIONS

-By Appointment Only

-Closed Fridays to the public, but available by phone

HCV Specialists:

Torri Nelson tnelson@asheboroha.org 336) 629-4146 ext 211 (A-Jn)

Karen Barnes kbarnes@asheboroha.org 336) 629-4146 ext 213 (Jo-Z)

Inspector:

Isaiah Hildreth ihildreth@asheboroha.org 336) 629-4146 ext 212

Director:

Angela Whitt awhitt@asheboroha.org 336) 629-4146 ext 209

PREFERENCES

You must live OR work in Randolph County

WARNING!

To willfully give false statements or misrepresentations to obtain Housing Assistance is FRAUD. If you do not report all your income, You must repay! It's the Law!



If you commit Fraud, you will be required to repay ALL overpaid rental assistance you have received

You can be

- fined up to \$10,000
- Imprisoned for up to 5 years
- Prohibited from receiving future assistance in the future
- Subject to State and Federal Penalties

BEFORE Someone Moves In

1. You must have written approval from AHA and your landlord
2. They must meet the income guidelines
3. They must pass a Criminal Background Screening



You have 10 Days to report to the office when you:

- *Start a Job / Lose a Job
- *Begin receiving new income such as Unemployment, Social Security, SSI, Pensions, Child Support, Work First, Etc...
- *Stop receiving a source of income
- *Have a family member to move out
- *Add a baby or a child from court awarded custody/guardianship

BEDROOM SIZE

Boys and Girls are not expected to share a room, however your Sleeping arrangements are up to you.

Your Voucher will be assigned a size based on your family composition.

Parent(s) = 1 room

1-2 boys under the age of 18= 1 room

1-2 girls under the age of 18 = 1 room

18+ get their own room



*If there are issues that keep children from sharing a bedroom, and you find a unit larger than you are qualified for **AND** the landlord is willing to rent it to you in **YOUR** price range, it **MAY** be a possibility.





HUD does not allow you to rent from certain members of your family. If the home you want to rent is owned by parents, grandparents, siblings, children or grandchildren of any of the household members, then you are not allowed to rent that property unless it is to provide a Reasonable Accommodation to those who are disabled. **This must be approved by the AHA**



RENT REASONABLE

The rent for the unit that you choose must be reasonable. All units are different and not all rent is reasonable. The voucher you receive is for a bedroom size, not a dollar amount. It depends on the unit that you find, as to what Section 8 considers reasonable. The location, condition, age, amenities, and size all play a part in what is reasonable for a particular unit.

In general, the amounts listed give a range of what the rent cannot exceed, however, it does not mean that the unit you found is reasonable at that rent. If it is not reasonable, you will be asked to negotiate the rent with the landlord



If the landlord does not lower the rent, you are not allowed to make up the difference. A “side payment” is illegal! It is illegal for a landlord to charge it, it is illegal for a tenant to pay it! The landlord must agree and accept the amount of rent that Section 8 considers “reasonable”. If your landlord asks for more rent, or a rent increase, please let us know. Landlords are entitled to request an increase in your rent at certain times, but this is worked out with the housing authority. You should never pay more than what you are told to by the letter you will be sent from AHA.

Late fees and payment for damages are not considered a “side payment”. You pay those because you owe them.

Q: "Sometimes there are issues with a unit that may not be considered a "fail" on the inspection. I don't want to be charged for them when I get ready to move out. What do I do?"

A: There is a Check List in your briefing packet-mark down the issues and have landlord to sign it for your records. File it with your important documents like the Voucher and Lease



Take pictures-print them out or back them up

Q: "Who pays the Security Deposit"

A: The Tenant- Housing does not assist with deposits
If you ask the landlord, sometimes they are willing to split it up into payments for you.

Q: "What is the Security Deposit used for and when will I get it back?"

A: The landlord has 30 days by law after you have moved out to send you an itemized statement showing how any of your deposit was used, along with a refund of the difference, or a bill for the remainder of what you may owe based on how you left the unit. Deposits can be used for unpaid rent, damages beyond normal wear and tear, lost rent and expenses, court costs, etc...



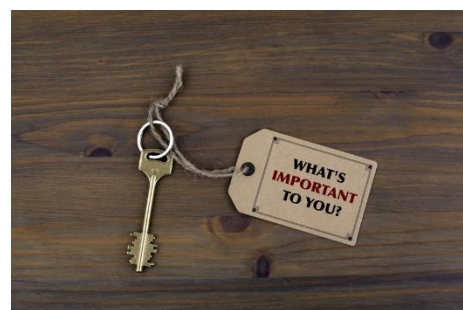
A late fee can be charged after the rent is 5 days late

The fee may not exceed \$15 or 5% of tenant's portion—whichever is greater

Not paying rent & repetitive late payments is a reason for eviction which will lead to termination of a tenant's housing assistance

Make sure that you are comfortable with the unit you choose. You will be expected to remain there for 1 year before being allowed to move.

- are the amenities/feature what I want?
- are the utilities affordable?
- is this a high crime area or are sex offenders close by?
- is transportation a problem? Can I walk to the store?
- is the unit accessible to me? Are there flights of stairs and no elevator that may be a problem for me?
- is this a high poverty area?
- what are the benefits of a low poverty area?



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After 1 year at your residence, your lease becomes month to month. You can move any time after that point, but you must give at least 30 days' notice to your landlord **AND** housing.

PORTABILITY-Taking your Voucher to another Housing Authority

Your voucher is portable to other counties/states so long as you are eligible to move. These moves require working with another agency and may take longer than 30 days!

You must be in good standing to Receive a voucher to move to a new unit.

- No rent owed to the landlord
- No damages beyond normal wear & tear
- No money owed to the Housing Authority



TERMINATION

Fraud (Not reporting income)

Drugs (anyone who resides in your home as well as any guests at your residence who are charged with drug related activity.)

Guests (you are responsible for the company you keep. Make sure that your guests are not causing disturbances in the neighborhood)

Eviction (eviction for non-payment or violating your lease in any way are a cause for eviction. If you are evicted, you will lose your housing assistance)

Not paying rent (or paying it repeatedly late)

Damaging the unit

Having utilities disconnected (ALL utilities must be connected YEAR ROUND)

Allowing unauthorized occupants Overnight visitors are allowed 2 nights in a 30 day period.

Causing Problems in your neighborhood

Not keeping your appointments/non-compliance

Violating your Family Obligations as stated on the Voucher

-Read Your Notices!

-You will always be given sufficient time. ---There will always be a deadline.

-Failure to meet deadlines will cost you your assistance.

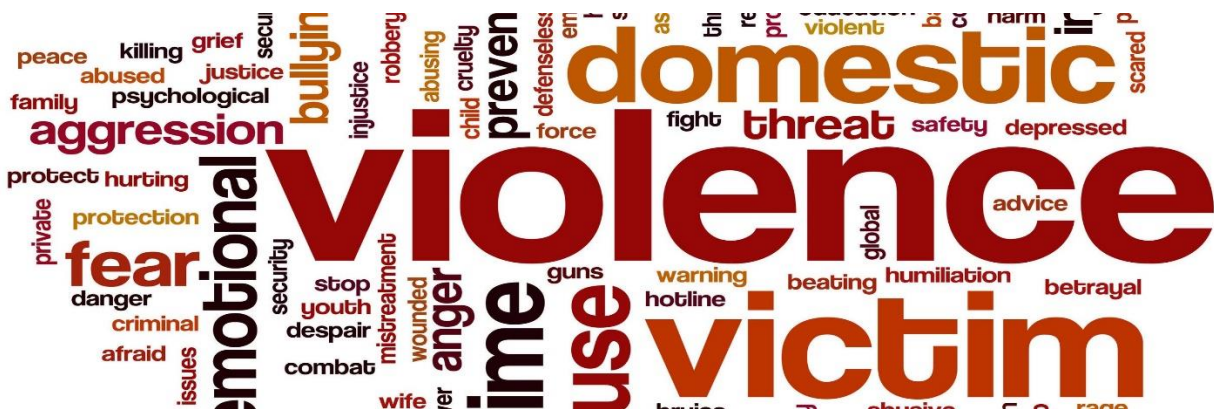
Read Your Notices!

You will always be given sufficient time to respond.
Failure to meet deadlines will cost you your assistance!



2 nights in a 30 day period, PERIOD.
The assistance being provided to you is for your assisted family only! Do not allow your assistance to be terminated by allowing those who are not listed on your assistance to live with you. If you want to add someone to your housing it is simple. Contact your HCV Specialist.

You must inform AHA of Eviction Notices.
Evictions due to nonpayment of rent, damages, or tenant caused problems, will terminate tenant’s rental assistance.



VAWA – The Violence Against Women Act (Gender Neutral)
If you are a victim of domestic violence, dating violence, sexual abuse or stalking, please let us know.

HQS – Housing Quality Standards Inspection



Always contact the landlord first for repairs. If they do not respond within a reasonable time, contact the Inspector.

*Keep Your Inspection Appointments

*All utilities must be on Year Round

*Landlord Responsibility Repairs (those things that just breakdown in the unit under normal wear and tear and as the property ages)

*Tenant Responsibility Repairs (those things that break due to tenant negligence)

*Emergency Repairs - 24 hours to repair and notify the inspector. These are items that put the family in immediate harm

* Normal Repairs - 30 Days to repair and notify the inspector

*If the repairs are the responsibility of the landlord, and the deadline has passed to repair the item, the landlords rent goes into Abatement

*If the repairs are the responsibility of the tenant, and the deadline has passed to repair the item, the tenant is Terminated.

IF YOU FIX THE ITEM AND DO NOT CONTACT THE INSPECTOR TO LET HIM KNOW BY THE DEADLINE, IT IS THE SAME AS IT NOT BEING DONE AND YOU WILL BE TERMINATED.

*Smoke Detector Batteries are the number 1 fail item. Please be sure to check them before the inspector gets there so you can replace the battery if needed.

Unvented, Fuel Burning Heaters of any kind are not allowed



-Your voucher will expire in 60 days!

-Extensions must be requested in writing 5 business days before the voucher expires.

-Extensions will be granted for extenuating circumstances only