

SECTION 8 LANDLORD NEWSLETTER

WWW.FAYCHA.ORG



September 2024



Top News

We are changing from HQS (Housing Quality Standards) to the new NSPIRE guidelines.

Please visit our website to view the new updated inspection guidelines and the revised Section 8 landlord guidebook.

Be a part of Section 8!!!

September's newsletter will cover some of the upcoming changes to the Section 8 Program. We also would like for you to check out the new incentives section of the newsletter. A brief overview of owners responsibilities will surely keep you up to date with Section 8 guidelines. Also, major changes when it comes to Smoke Alarms and Carbon Monoxide Alarms. This newsletter will give you all the tools you need in order to have a successful Section 8 inspection.



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- On July 29th, 2016 **HOTMA** (Housing Opportunity through Modernization Act) was signed into law. HOTMA makes numerous amendments to Sections 3, 8, and 16 of the United States Housing Act of 1937, including significant changes to income calculation, net family assets, and income reviews. HUD finalized HOTMA rulemaking in 2023 to put Sections 102, 103, and 104 into effect through revisions to HUD's regulations found in 24 CFR Part 5 and 24 CFR Part 891.
- Section 102 addresses income reviews, including the frequency of income reviews and revises the definition of income and assets.
- Section 103 is not applicable to multifamily housing programs.
- Section 104 sets asset limits for both Section 8 Project-Based Rental Assistance and Section 202/8 programs.
- The Fayette County Housing Authority is working diligently to implement these changes effective for all annual recertifications in 2025.
- **NSPIRE** stands for National Standards for the Physical Inspection of Real Estate. It is a new approach to defining and assessing housing quality standards. The new model prioritizes health, safety, and functional defects over appearance, and implements inspections that better reflect the true physical conditions of the property. NSPIRE standards include properties run by HUD, like public housing, FHA-insured building, and HUD-assisted multifamily properties.
- HUD's stated purpose in developing and implementing a new inspection protocol is to move its inspections to a system that prioritizes health, safety, and functional defects over appearance to produce inspection results that better reflect the true physical condition of a property. In practice, this approach means a move away from systems that often resulted in uneven application of standards across the country and could encourage quick fixes that did not always meet industry standards.
- The major inspectable areas under NSPIRE are (1) units, (2) inside, and (3) outside. The inside component includes common areas, building systems, and anything within the building that is not in a unit. Outside includes the site, exterior components, and any building systems located outside, such as a playground, sidewalk, or air-conditioning unit.
- The compliance deadline for Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and the Mod Rehab programs is October 1, 2024, allowing public housing authorities additional time to implement the standards in their inspections.
- Additional training and presentations on NSPIRE will be coming soon. Please go to www.hud.gov for more information. Please click on the QC code below for the HUD NSPIRE CHECKLIST. https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE_Checklist.pdf

Owner Responsibilities

The owner is responsible for performing all of the owner's obligations under the HAP contract and the lease.

The owner is responsible for:

- (1) Performing all management and rental functions for the assisted unit, including selecting a voucher holder to lease the unit, and deciding if the family is suitable for tenancy of the unit. The fact that an applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking is not an appropriate basis for denial of tenancy if the applicant otherwise qualifies for tenancy.
- (2) Maintaining the unit in accordance with NSPIRE, including the performance of ordinary and extraordinary maintenance.
- (3) Complying with equal opportunity requirements.
- (4) Preparing and furnishing the PHA information required under the HAP contract.
- (5) Collecting from the family:
 - (i) Any security deposits.
 - (ii) The tenant contribution (the part of rent to owner not covered by the housing assistance payment).
 - (iii) Any charges for unit damage by the family.
- (6) Enforcing tenant obligations under the lease.
- (7) Paying for utilities and services (unless paid by the family under the lease).

Landlord Resources

Our website has a lot of information for our landlords about our program.

Please visit our website at:
www.faycha.org

A Lease Addendum required under the Violence Against Women Act (VAWA) is being mailed to all landlords before your tenant's annual recertification.

Landlords must sign this form, have all adult household members sign, and return it to our office by the requested date as part of the recertification process.

RENT INCREASE POLICY

The Contract Rent can only be increased at the tenant's annual recertification. In order to increase the contract rent, the landlord must submit a request for an increase at least 60-90 days prior to the tenant's recertification.

The request must state the following:

- **Tenant's Name**
- **Tenant's Address**
- **The Requested Increase Amount**

You will be notified if the request is approved or denied.

The request can be submitted on our website www.faycha.org, dropped off at our office, mailed, or emailed to section8@faycha.org

LANDLORD PACKET REMINDER

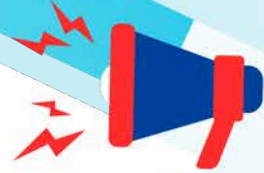
PLEASE ENSURE THAT YOU FOLLOW THE CHECKLIST ON THE FRONT OF THE PACKET. FILL OUT ALL FORMS, ATTACH REQUIRED DOCUMENTS, AND HAVE THE TENANT COMPLETE THEIR PORTION. THIS WILL HELP EXPEDITE THE PROCESS. INCOMPLETE PACKETS WILL NOT BE PROCESSED.

SECTION 8 LANDLORDS

THANK
YOU
VERY MUCH

WE WOULD LIKE TO EXTEND OUR SINCERE GRATITUDE AND APPRECIATION TO OUR LANDLORDS. YOUR PARTICIPATION IN THE SECTION 8 PROGRAM IS INVALUABLE AND YOU ARE MAKING A SIGNIFICANT DIFFERENCE IN THE LIVES OF OUR TENANTS AND COMMUNITIES. THANK YOU FOR YOUR INVOLVEMENT AND SUPPORT.

GIVE
AWAY
TIME



CONGRATULATIONS!

YOU HAVE BEEN ENTERED INTO OUR MONTHLY GIFT CARD DRAWING
EVERY MONTH, WE WILL DRAW ONE OF OUR EXISTING
LANDLORDS AT RANDOM AND SEND THEM A GIFT CARD AS
A TOKEN OF OUR APPRECIATION.



WE ARE SEARCHING FOR:

NEW UNITS AND LANDLORDS
TO PARTICIPATE ON THE SECTION 8 PROGRAM
FOR OUR VOUCHER HOLDERS.

WHAT'S NEW:

WE ARE NOW OFFERING PRE-INSPECTIONS!
REQUEST ON OUR WEBSITE OR
CALL OUR INSPECTOR CRAIG AT 724-434-2109

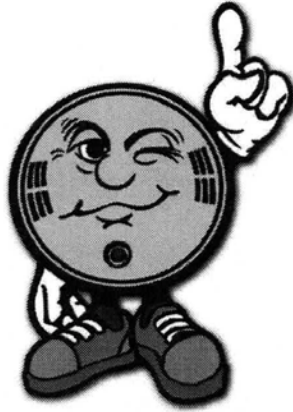
SPREAD THE WORD:

WE ARE OFFERING NEW LANDLORDS
TO THE SECTION 8 PROGRAM INCENTIVES!

DID YOU KNOW

**WE WILL ADVERTISE YOUR
UNIT FOR FREE!**
CONTACT OUR OFFICE WITH
THE INFORMATION TODAY!

Nothing
but
Gratitude!



Smoke Alarm Update

By Dec 2024, Smoke Detectors will have to adhere to NFPA 72, National Fire Alarm and Signaling Code by being Hardwired -or- 10 year Tamper Resistant Battery. This includes Carbon Monoxide Detectors as well as Smoke/Carbon Combination Units. Please be proactive on this matter to avoid any disruption during the inspection process.

Thank you for being a part of the Section 8 program.

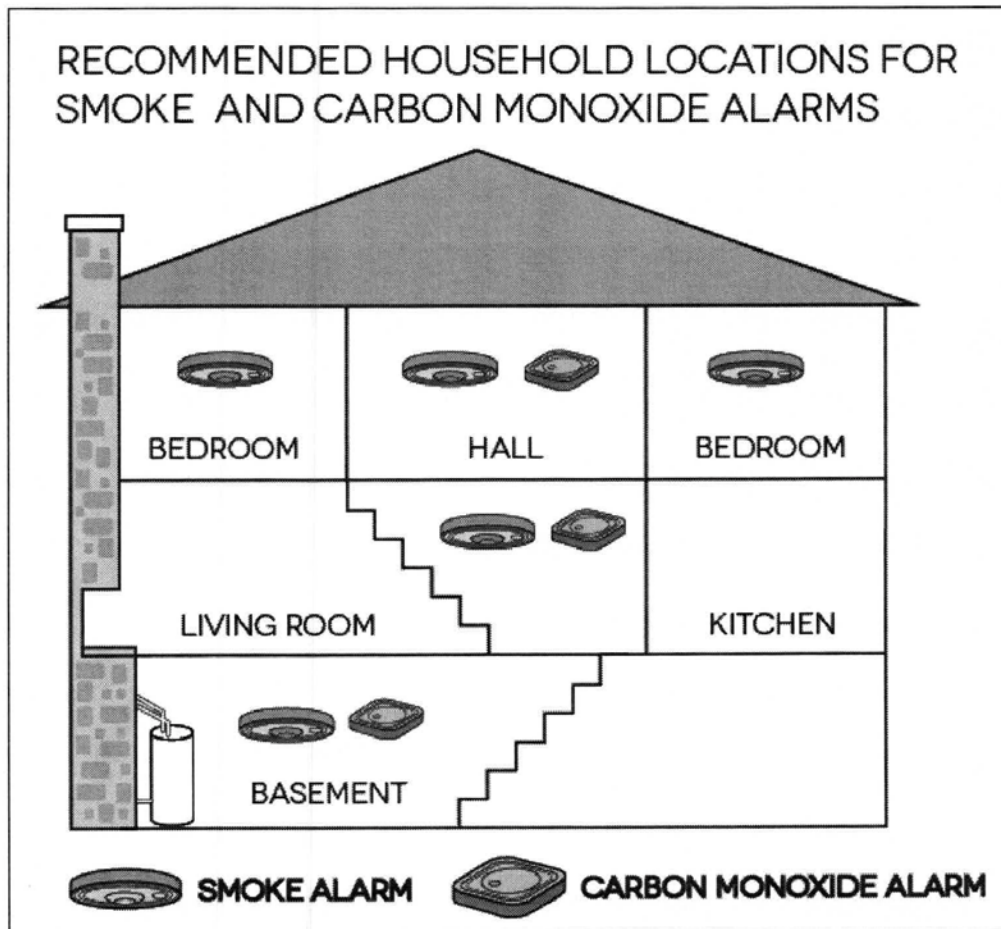
Sincerely,

Fayette County Housing Authority

Any questions feel free to contact us at 724-434-2109

For more landlord information please visit our website at www.faycha.org





To minimize the number of alarms in the home you can substitute the 2 for an all-in-one Smoke & Carbon combo unit. Location is key to the function of your alarm. Here is a brief description of proper alarm locations.

In Bedrooms, the only alarm required is a smoke alarm. A ceiling mount alarm should be located approximately 12-24 inches into the room upon entry. If ceiling mount is not an option a wall mount must be no closer than 4 inches but not further than 12 inches from the ceiling. If the space above the door isn't adequate the alarm can be mounted to the opening side of the door. **All bedrooms require a smoke alarm.**

In hallways location is very important. Whether single unit or combo units, the alarms need to be mounted before the bedrooms at least 21 feet or closer.

If the home has an attached garage a smoke alarm as well as carbon monoxide alarm is required. The location is the same as in a bedroom.

Alarms should never be mounted anywhere a draft occurs. EX: Near windows, exterior doors, forced air vents and ceiling fans. Keep alarms 10 feet away from showers. Kitchens **DO NOT** require a smoke alarm.