

HCVVP

NEWS

2018

January /
February



Landlord Edition

Landlord's Corner

Another new feature we are adding is the Landlord's Corner. This is an opportunity for you to give an announcement, voice your opinion or share information with all of our landlords that are participating in the HCV Program.

LMHA reserves the right to edit content and/or refuse to post anything that is inappropriate.

Sign Up For Landlord Access to access LMHA forms, rent statements, 1099s, inspection info and much more! Contact Carol to get started:

clangha@lmha.org
440/288-7454

Lorain Metropolitan
Housing Authority



New Procedures Coming Your Way

Biennial Inspections

We are preparing to implement biennial inspections. This means that we would inspect homes of "qualified" landlords every other year instead of annually. In order to be a "qualified" landlord, your home must not have had an abatement within the last two years and no more than 5 special inspections in the last two years. If you meet these criteria, you would not receive an annual inspection notice.

In an attempt to transition into biennial inspections, we have opted to base these criteria on the "owner" versus the "unit". We realize that landlords that own many homes may not qualify for biennial inspections right away. However, we are hoping that in time, those landlords will be able to prepare themselves as well as the homes in order to take advantage of this option.

Also, we are transitioning slowly because we aren't sure of the amount of special inspections that will occur. We want to be prepared and work out all of the kinks before we implement this across the board.

Annual Request For Tenancy Approval (RFTA)

We no longer mail annual RFTA forms. These are available on our website at www.lmha.org, in our lobby or through Landlord Access. If you would like to request an increase in contract rent, you must give 60 days notice to your tenant with a copy to LMHA. You may also submit a letter with the following information:

- * Effective Date
- * Rent amount "from" and "to"
- * Who provides what utilities
- * Date tenant was notified

Once you submit this form, we will review the requested rent to ensure it meets rent reasonableness.

Auto Reschedule PROPOSAL

Effective July 1, 2018, we are proposing a change in how we reschedule annual failed inspections. The current procedure requires landlords or families to contact us when the repairs are done. Failed letters state we do not automatically come back for a re-inspection unless we are notified that repairs are done. **We are proposing a change!** We will automatically reschedule an inspection 25-30 days from the fail date. Landlords and families will be notified of the re-inspection date with the failed items in writing. We will allow the family to reschedule one time. However, the rescheduled date cannot be after the date the repairs are due. 24 CFR 982.404 states the owner and/or family must correct any defects that are not life-threatening within "no more than" 30 calendar days.

If repairs are not done within the 30 calendar days, the housing authority will begin the rent abatement for owner repairs and propose termination for tenant-only repairs. This means that the abatement can start at any time during the month. For example, an annual inspection is performed on July 9th. The fail letter will be sent to the owner and family stating what repairs need to be made. The letter will include a date that the LMHA inspector will be back out. For this example, we will say the re-inspection date is August 9th. If the home does not pass inspection by August 9th, the rent will be abated effective August 10th. The August Housing Assistance Payment (HAP) has already been paid. LMHA will add the abatement and will recoup HAP that was paid for August in the month of September or at the next check run, if applicable.

This is a huge change for us and we are looking forward to hearing from you if you have questions or concerns.

Stay Connected!

Visit our website at www.lmha.org and click on About LMHA. Choose the mailing list you wish to join and stay connected with announcements and notifications.

Sign Up for E-mail Blasts, Landlord Access and like us on Facebook