

Section 8 Landlord Newsletter

Housing Authority of Yamhill County

October 2011

Do You Have Tenants Who Are Ready to Rent[®]?

We do! HAYC is now teaching Ready to Rent[®] classes throughout Yamhill County. This intensive series of six classes and homework activities is designed to inspire individuals to become successful renters. Some topics we cover include: Responsibilities of a tenant, developing a realistic budget, communicating with landlords and good housekeeping. As proof of their achievement, graduates of Ready to Rent[®] earn a Certificate of Completion to show prospective landlords.

The first round of classes began in April 2011 and are now offered quarterly. To date, twenty successful individuals have graduated. Twelve more students are enrolled in the current session and the next session will begin on October 25.

For more information about the benefits of this valuable program or to list yourself as a landlord who is looking for tenants that are Ready to Rent[®] certified, contact Joyce Finckbone at 503.883.4317, or email to jfinckbone@hayc.org.

Section 8 Landlord Orientations

Have you ever wondered why we do things the way we do? Do you have questions about our paperwork, policies and HUD's requirements? We're pleased to announce that HAYC is now offering Section 8 landlord orientations to answer these and many other questions, as well as to cover landlord benefits and responsibilities. This informative one-hour session will be offered quarterly for new or continuing landlords who want to know more about being a Section 8 landlord. Attend at your convenience as each session will cover the same general agenda.

Dates: November 9, 2011 and February 8, May 9, and August 8, 2012 **Time:** 4:00 to 5:00 p.m.

Location: HAYC Board Room, 135 NE Dunn Place, McMinnville

Contact: Judi Herubin at 503.883.4335 or jherubin@hayc.org to RSVP for the session of your choice.

Rent Guarantee Funds For Landlords

In support of Ready to Rent[®] graduates, HAYC has applied for and been awarded a grant for Rent Guarantee Funds from Oregon Housing and Community Services. These funds are designed to give landlords additional peace of mind and incentive to rent to local Ready to Rent[®] graduates.

The funds are available to "enrolled" landlords to help cover documented expenses for such things as unit damage, unpaid rent and costs to evict a participant in the event the tenancy is not successful. The guarantee is capped at \$1,500 per contract and is good for the first twelve months. To qualify the initial agreement for Rent Guarantee funds must be in place at the time of move-in.

Ask your potential renters if they are certified as Ready to Rent[®] graduates. They will have a Ready to Rent[®] Certificate of Completion to show that they have completed all the required coursework.

Contact Judi Herubin at 503.883.4335 or email to jherubin@hayc.org to find out how to get "enrolled" or for more information about HAYC's Rent Guarantee.

Section 8 Staff Contact Information

Judi Herubin	503-883-4335	Section 8 Supervisor
Joyce Finckbone	503-883-4317	Intake Specialist
Nanette Villarreal	503-883-4310	A – Go, Special Needs
Cliff Hardy	503-883-4338	Gr - Pa
Marie Karjalainen	503-883-4309	Pe - Z
Beth Stevenson	503-883-4319	FSS clients A - He
Doug Berry	503-883-4320	FSS Clients Hi – P, Spanish Speaking & HCVH
Jay Jaeger	503-883-4308	FSS Clients Q – Z, GRTHA
Lisa Hansen	503-883-4302	Inspector

Program Integrity

Families receiving rental assistance in the Section 8 program have a set of rules called “The Family Obligations” that they must follow to receive continued assistance. The list is fairly long, but it’s also quite basic and is intended to keep things fair and balanced.

We will focus here on the matter of income. The Family Obligations state that the family must report all sources of income, and any changes in their income, in writing, within 10 working days of the change.

The Housing Authority of Yamhill County is required by HUD to review income “discrepancies”, and when such discrepancies become known, an investigation must begin. An investigation is intended to determine what happened and if a violation of the rules has occurred. Depending on the findings and level of severity, one or more of the following things may happen:

1. The family may be issued a “Program Violation” to be kept on file as a record of the incident. Repeated violations can ultimately lead to the termination of their Voucher and rental assistance.
2. If rental assistance was erroneously paid on behalf of a family due to their income not being properly reported, the family is required to repay these amounts. Often, a repayment agreement is arranged and the client will make monthly payments while they retain the Voucher and rental assistance. Note: Failure to maintain those payments can and will result in termination of the Voucher and rental assistance.
3. If warranted, due to severity of the violation(s), the client’s Voucher and assistance may be terminated anyway for failure to properly report family income.
4. When a client owes funds back to HAYC and they leave the program or that agency’s jurisdiction, their information is entered into a nationwide database and they are barred from participation in the Section 8 program at any Housing Authority in the United States until those funds are repaid.
5. If warranted, due to severity of the violation(s), a fraud investigation by a Special Agent of HUD’s Office of Inspector General (OIG) will be launched and can result in criminal charges and prosecution. Note: In recent months and years, HAYC has seen a number of former clients investigated and prosecuted for fraud and the program is now receiving restitution of those funds.

A brief word for Section 8 Landlords and what is also expected of them. Clients of the Section 8 program aren’t the only ones who must follow the rules. Landlords are also expected to comply with matters such as providing true and accurate information.

In conclusion, it is HAYC’s privilege and pleasure to serve the clients and landlords of the Section 8 program in Yamhill County. Please take advantage of the Section 8 landlord orientation meetings offered quarterly (dates are listed on the previous page). And if at any time you have questions or concerns about any aspect of yours or your tenant’s participation, please feel free to call us and ask. It is no problem for us to take the time to talk with you, which can help you better understand how it all works, and help to avoid misunderstandings and problems. We look forward to hearing from you.