



PENDER LANDLORD LINK

Information for Landlords Working with the Housing Choice Voucher Program

Compliance Corner: Housing Is A Partnership

Housing people is a business. Businesses generally rely on good partnerships to be successful. The tenant/landlord relationship is a type of partnership. When a Housing Authority is involved, it just becomes a three-sided partnership.

You may think if the Housing Authority is involved that a landlord's role is less. Not true. The property is still your property and you are responsible for managing it in a business-like way, including ensuring you are in compliance with State and Federal law. The Residential Rental Act of 1977 applies to ALL landlords in North Carolina. The same is true of Federal Fair Housing Law.

Leases are contracts that are legal and binding on BOTH parties. Tenants and Landlords are responsible for ensuring the lease meets their needs and for following its terms. Like landlords, tenants are able to use the court system to enforce leases, if necessary. It is a tenant's responsibility to ensure the property is used for its intended purpose, meet his/her financial responsibilities and to maintain the unit in the

condition it was received, less normal wear and tear.

Housing Authorities are financial partners. We are not managing agents or not go-betweens for tenants or landlords. We are responsible for making sure tenants and landlords comply with the rules for the Federal program we administer and for providing financial assistance based on each family's verified financial need.

As the need for affordable housing increases in Pender County, providing adequate amounts of decent, safe and affordable housing is a partnership that every citizen can enter into for the benefit of the community. Federal funding is severely curtailed. Therefore, communities have to look within to develop solutions to meet the needs of their citizens.

Non-profits, businesses and local governments can form partnerships to create housing opportunities to meet the needs in their community. Rather than looking at affordable housing as "someone else's problem", become an active partner in solving the most pressing housing needs in the Pender community.

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Quality Assurance Inspection Notice

The Housing Director will be conducting Quality Assurance inspections over the next several months as part of our required inspection and reporting process for HUD. Do not be surprised if your unit gets chosen for a QA inspection soon after its regular annual inspection or a recent move-in inspections. We will be doing QA inspections within 60 days of the most recent annual or move-in inspection.

We will send notices to tenants and landlords for those properties that are chose for the QA inspection.

Making Sure We Can Find & Inspect Your Property

Inspections are done in blocks of time. When the inspector has a hard time locating your rental unit, he will be late arriving. Not only does this affect you and your tenant, it also affects all of the inspections schedules after your unit.

Make sure that your rental units are clearly marked both at the road and, if you have more than one rental on a lot, on each dwelling unit. Unit numbers must be clearly visible.

If the inspector can not easily locate your unit and is unable to complete the inspection, it wastes your time, your tenant's time and the inspector's time. It may even cause the unit to fail inspection.

Visible numbering of units is important for fire/rescue and Emergency Management Services as well as for the Housing Inspector.

Please check the visibility of your unit to

ensure it is easy to locate. Check mailbox numbers, road signs and any other property indicators to make sure that the information is clearly visible.

If you have questions or concerns about this issue, please call us at 910.259.1208 or 910.259.1209.

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The Pender County Housing Authority provides rental assistance to low-income families based on household income. The program assists eligible families renting in the private rental market from private owners who have available units and who are willing to work with the program.

The goal of any rental assistance program is not to pay all of the families rent, but rather to help eligible families afford better quality housing than the family could afford without assistance.

PCHA is not a property management company and does not manage property for private landlords.

*Do you have a question about
the program rules?*

*Please call 910.259.1370 for
help*

Inspections: What is the Point?

What is the point of a Housing Quality Standards (HQS) Inspection? The inspection is to ensure that a rental unit meets HUD's minimum housing standards at the time of the inspection.

Everyone's goal should be that the unit pass on the Inspector's first visit. A second visit should not be needed. Our inspection is not a substitute for doing regular inspections of your own. If you do regular inspections and regular maintenance, a failed inspection is less likely. We encourage to also attend our inspection for your education.

HQS inspections are not to provide a repair list. For "move-in" inspections, we will go out to a property a maximum of two times. If it fails on a second visit, we ask the family to find another unit.

Why do we limit move-in inspections? Because units that are being rented to

new tenants should be move-in ready, which means they must be clean and all repairs must be complete.

The utilities must be on for a move-in inspection. The Landlord is responsible for ensuring the unit is in move-in condition and for providing utilities until a lease is approved. Prospective tenants are not allowed to provide utilities until the date that they take possession of the unit.

Annual inspections should also pass in one visit. Landlords are responsible to manage rental units and for ensuring all maintenance needs are met. Every time you take a payment from us you are certifying that the that the unit meets HQS requirements.

When a unit fails to meet HQS requirements, we may be required to abate (stop) payments until such time as a unit passes. Abated payments are forfeit by the landlord.



If the unit is in fail status for more than 60 days, we may be required to terminate the HAP Contract.

HUD may begin allowing Housing Authorities to charge landlords for re-inspections of units that fail annual inspections. The cost will be charged per visit for each visit after the first one.

We have written about this issue before in this newsletter, but continue to have a high number of fails. We hope this reminder will help you better understand the requirements for the program. Do you have questions about inspections? Please call us at 910.259.1209.