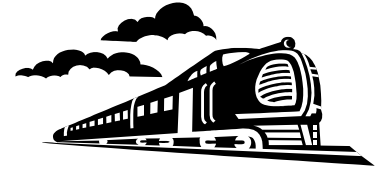


# HAP Express

Charleston Housing's Landlord Newsletter



Volume 3 Issue 4

October 1, 2000

## HUD Issues Transition Strategy to Help Implement Lead Paint Rules

The Department of Housing and Urban Development has developed a transition strategy to help implement the new lead paint rules that went into effect on September 15, 2000.

The transition period requires our local jurisdiction to submit a statement of inca-

capacity by November 15, 2000. Charleston Housing will be working with local official to submit the necessary documentation.

The transition will require a plan to build capacity by March 15, 2000. HUD has also stated that funds will be made available to in-

crease local capacity.

Another modification to the final rule is that post 1960 properties occupied by children under six will be provided a twelve month transition period. The new regulations will not apply to these properties until September 15, 2001.

### Area Fair Market Rents Increase

The Fair Market Rent for the Kanawha-Putnam area increased effective October 1, 2000 (See the chart below). Charleston Housing sets the Voucher Payment standard at 100% of the FMR, therefore the amount of assistance CH will provide on behalf of low income families will increase. The new rates will be used for all initial contracts and when processing annual contracts for existing Voucher holders after 10/1/00

#### 2001 Fair Market Rents

<u>Efficiency</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
\$ 290	\$ 393	\$ 499	\$ 685	\$ 749

Please note these amounts are set by HUD to represent allowable costs under the program to lease a property both in rent and utilities. If you require a renter to pay all the utilities your rent will need to be less than the above amounts in order for a family to afford the unit. Remember, a new renter can not exceed 40% of their monthly income in paying for rent and utilities. Below is the approximate cost in utilities (gas, electric, water, sewer, and trash) for each bedroom size. If you deduct this amount from the FMR you will arrive at a rent that most families will be able to afford.

#### Approximate Utility Costs

<u>Efficiency</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
\$ 67	\$ 82	\$ 117	\$ 146	\$ 176

## How To Reach Us

### **Primary Business Address**

P. O. Box 86  
Charleston, WV 25321  
Phone: 304-348-6451  
Fax: 304-348-8155

### **Debra Boyd, Director of Operations**

Extension 373  
boyd@charlestonhousing.com

### **Jeff Knight, Director of Leased Housing**

Extension 376  
jknight@charlestonhousing.com

### **Wendy Haddox, Leased Housing Assistant**

Extension 377  
wendyh@charlestonhousing.com

### **Tammy Jones, Specialist**

Caseload: Tenants with last names R through Z  
Extension 371  
tjones@charlestonhousing.com

### **Tammy Good, Specialist**

Caseload: Tenants with last names Ho through Q  
Extension 372  
tgood@charlestonhousing.com

### **Barbara Voiers, Specialist**

Caseload: Tenants with last names E through Hn  
& all Mod Rehab.  
Extension 374  
bvoiers@charlestonhousing.com

### **Valarie Saunders, Specialist**

Caseload: Tenants with last names A through D  
Extension 379  
vsaunders@charlestonhousing.com

### **Jennifer Young, Specialist**

Tenant transfer  
Extension 380  
jyoung@charlestonhousing.com

### **Carol Marcum, FSS Coordinator**

Caseload: FSS, Mainstream & FUP  
Extension 383  
cmarcum@charlestonhousing.com

### **Frances Justice, Specialist**

New Applicant Files  
Extension 385  
fjustice@charlestonhousing.com

## Staff Changes Will Improve Operations

Jennifer Young has been assigned the duty of processing new contracts for all program participants who are moving to new properties. Jennifer will issue the assistance and the inspection, negotiate rent amounts and process the contract. Once she is completed the contract the file will be handed over to a regular caseload specialist. This new process should provide more timely customer service for both owners and families.

Charleston Housing is pleased to welcome Wendy Haddox to our staff as the Leased Housing Assistant. Wendy started in August and has quickly become a valuable member of our team.

Tammy Good is now managing a caseload of program participants. Tammy is responsible for the alphabet Ho through Q.

Charleston Housing is very fortunate to have a dedicated staff managing our Section 8 rental assistance program. Our goal is to deliver the very best customer service to our clients

### Remember

### **The time change on Sunday, October 29th**

**This is also a good time to  
replace the batteries in smoke detectors!!**

Charleston Housing's Administrative offices will be closed on the following dates:

Columbus Day	Monday, October 9
Election Day	Tuesday, November 7
Veterans Day	Friday, November 10
Thanksgiving	Thursday/ Friday, November 23 & 24
Christmas	Monday, December 25
New Year's	Monday, January 1, 2001