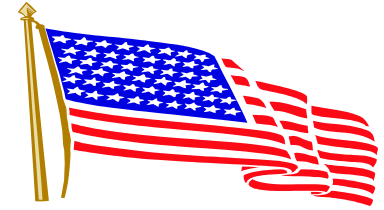


HAP Express

Charleston Housing's Landlord Newsletter



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Charleston Housing Increases Payment Standard above new FMRs

In an attempt to reduce the increasing rent burden on Section 8 families and to make the program more attractive to landlords, Charleston Housing is raising the payment standard for efficiency and 1 & 2 bedroom vouchers.

Effective October 1, 2002 HUD's new Fair Market Rents for the Kanawha-Putnam market will be used in determining the amount of assistance CH will provide to participants (see the chart below).

In years past CH has set the payment standard at 100% of the FMR. However, as a result of an internal study showing an increasing number of families are paying

more than 30% of their income for rent and utilities, the standard for the smaller voucher sizes will be set at 105% of the FMR.

This will benefit landlords in the amount of rent that can be requested for new Section 8 tenants. Remember, a new renter must pay at least 30% of their income toward rent and utilities, but cannot pay more than 40%. If a landlord requires a tenant to pay all utilities many times the requested rent has to be lowered to make the unit affordable. The increased standard should make more units affordable to Section 8 participants.

In order to determine an afford-

able rent a landlord can subtract the average utility cost from the payment standard amount for the appropriate bedroom size.

For example, the rent for a two bedroom house in Kanawha County could be set at a minimum of \$408 for a family with very limited income. This amount is determined by subtracting \$145 in utility costs from the new standard of \$553. Typically, the family will be paying 30% of their income for rent and utilities. If the family has a higher income, the allowable rent might be greater as long as it didn't push the family's rent burden above 40% of their income.

The new rates will be used for all initial contracts processed after 10/1/02 and all annual recertifications beginning 12/1/02

2003 Payment Standards

<u>Efficiency</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
\$ 321	\$ 437	\$ 553	\$ 724	\$ 792

Below is the approximate cost in utilities (gas, electric, water, sewer, and trash) for each bedroom size. If you deduct this amount from the Payment Standard you will arrive at a rent that most families will be able to afford.

Approximate Utility Costs (calculated 9/02)

<u>Type of unit</u>	<u>Eff.</u> Kan/Put	<u>1Br.</u> Kan/Put	<u>2Br.</u> Kan/Put	<u>3Br.</u> Kan/Put	<u>4Br.</u> Kan/Put
House	81/94	101/115	145/163	184/203	226/250
Apartment	76/89	94/108	136/154	171/191	211/235
Mobile Home	82/95	99/113	135/153	166/185	201/225

Staff Directory

Mailing Address: P.O. Box 86, Charleston, WV 25321

Telephone: 348-6451, Toll Free 1-888-881-6451

Fax: 348-8155

Visit us at charlestonhousing.com

Jeff Knight, Director of Leased Housing

Ext. 375,
jknight@charlestonhousing.com

Mary O'Connor, Leased Housing Assistant

Ext. 382,
moconnor@charlestonhousing.com

Wanda Allen, Leased Housing Receptionist

Ext. 370,
wallen@charlestonhousing.com

Tammy Jones, FSS Coordinator

Ext. 380,
tjones@charlestonhousing.com

Margaret Holman, Specialist

Family Unification Program
Ext. 383,
mholman@charlestonhousing.com

Tammy Good, Senior Specialist

Caseload: Tenants with last names I through J & Mainstream Program
Ext. 383,
tgood@charlestonhousing.com

Pat Bush, Specialist

Caseload: Tenants with last names A through Con
Ext. 379,
pbush@charlestonhousing.com

Kim Pickens, Specialist

Caseload: Tenants with last names Cook through Ha
Ext. 372,
kpickens@charlestonhousing.com

Tammy Chabot, Specialist

Caseload: Tenants with last names He-Hy & K-M
Ext. 377,
tchabot@charlestonhousing.com

Barbara Voiers, Specialist

Caseload: Tenants with last names N through Se
Mod. Rehab
Ext. 374,
bvoiers@charlestonhousing.com

Wendy Haddox, Specialist

Caseload: Tenants with last names Sh though Z
Ext. 371,
whaddox@charlestonhousing.com

Frances Justice, Specialist

Intake & Admissions
Family Enrichment Center
1705 5th Avenue, Charleston, WV 25312
Tel. 414-4456, Fax 414-4459
fjustice@charlestonhousing.com

Jennifer Young

Intake & Admissions
Tel. 414-4457, Fax 414-4459
jyoung@charlestonhousing.com

New Inspectors

Charleston Housing will be using new inspectors beginning November 1, 2002.

Look for the HAP Express with your November payment for more details!!

Cold Weather is Coming

Have those heating systems checked and serviced prior to the onset of bad weather and save a lot of time and frustration!

Remember to change the furnace filter too!

Post Your Available Rental Property

If you want CH to post your available rental property contact Wanda Allen at 348-6451, ext. 370 or fax your posting to 348-8155. Your ad will be placed on our bulletin board for 60 days or until you report the unit has been rented.

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

Oct. 14.....Columbus Day
Nov. 5.....Election Day
Nov. 11.....Veteran's Day
Nov. 28-29.....Thanksgiving