



HAP Express

Charleston Housing's Landlord Newsletter

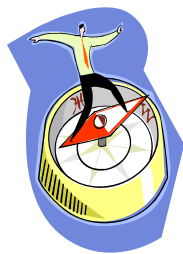


Volume 8 Issue 2

June 1, 2005

HUD proposes changes to Voucher program

For the third consecutive year the U.S. Department of Housing and Urban Development is proposing to change the existing Housing Choice Voucher program. The intent of the proposal now before Congress is to provide housing agencies more discretion in the operation of the rental assistance program in order to meet local housing needs. A vote on the initiative is likely before the end of this year.



"Voucher" proposal would revise all areas of the existing program. Among the most significant changes would be the establishment of time limits for receiving rental assistance. The current proposal calls for a minimum limit of five years. Term limits would not apply to elderly or disabled households.

Likewise, there is also a provision for allowing agencies to select among four options in determining how monthly assistance amounts are to be determined. Presently, families are required to pay at least 30% of their income towards rent and utilities. This option would

be preserved, but under the new plan families may be required to pay a flat amount or even an amount based on income tiers.

Another major modification would be the frequency of family income reviews. Presently, families are required to recertify annually, but under the Flexible Voucher this review would take place every two years and every third year for elderly and disabled households.

You can find out more about this proposal by visiting our web site and accessing the "Flexible Voucher" story on the first page.

Passage of the "Flexible

Inspectors seek cooperation with HQS issues

In an effort to make the inspection process more efficient and effective Charleston Housing inspectors are seeking the assistance of landlords.

Specifically, the inspectors would like to have more detailed directions to the units for new move-ins. Landlords are provided a direction sheet when then they complete the blue Request for Tenancy form.

Likewise, if owners would provide their cell phone numbers, as this is often the quickest and most convenient way of contacting them to schedule appointments.

It would also be helpful if units had house numbers that can be clearly seen from the street.

Among HQS Violations, inspectors wanted owners to

know the following are NOT permitted:

- Exposed electrical wires
- Un-vented gas heaters
- 2 key deadbolt locks
- Un-vented dryers

It is also recommended that landlords install carbon monoxide detectors where natural gas appliances are in use.



For more information about Charleston Housing and the Section 8 Voucher program visit us at www.charlestonhousing.com

Meth Lab Prevention

The web site www.streetdrugs.org believes landlords can reduce the likelihood of their units becoming methamphetamine labs by more closely screening prospective tenants and conducting regular inspections of the property.

Because meth labs require equipment and supplies that make quick clean-up unlikely, landlords should make routine visits to their property within the provisions of state law. If a landlord suspects or discovers a meth lab they *should not* confront the tenant, but should rather contact the local law enforcement. The Meth Lab hotline established by Metro Drug Enforcement is
357-4693

“A Vision of the Future”

Your are invited to attend the open house for the newly constructed and renovated units at Orchard Manor.

Friday, June 3, 2005

Ceremonies begin at 10:00 a.m.
at the Switzer Center
900 Griffin Drive

Speakers to include:

Congresswoman Shelley Moore-Capito

*Tours of the new units will be available.
Lunch will be provided*

Signs of a Meth Lab

The following information was adapted from a brochure distributed by www.streetdrugs.org

Any single activity may or may not be proof that drug dealing or methamphetamine manufacturing is occurring. However, a combination of the following may be reason for concern.

- Frequent visitors at all times of the day or night
- Activity at the house is usually at odd hours or late at night
- Occupants appear unemployed, yet seem to have plenty of money and pay bills with cash.
- Occupants are unfriendly, appear secretive about activities.
- Occupants display a paranoid or odd behavior.
- Occupants watch cars suspiciously when they pass.
- Extensive security at the home or signs that indicate “private property” or “beware of dog”, fences, large shrubs, bushes and trees.
- Windows blackened or curtains always drawn.
- Occupants go outside the house to smoke cigarettes.
- Chemical odors coming from the house, garbage or detached buildings.
- Garbage contains numerous bottles, containers of meth making ingredients.
- Coffee filters bed sheets or other material stained from filtering red phosphorus.
- Occupant sets his garbage for pick up in another neighbor’s collection area.
- Evidence of chemical or waste dumping (burn pits or dead spots in the yard.)



**Charleston Housing Offices
will be closed on the following dates:**

June 20.....West Virginia Day
July 4.....Independence Day

