



# HAP Express

Charleston Housing's Landlord Newsletter



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## CH to hold Landlord Orientations in November

Charleston Housing staff will conduct landlord orientation meetings on **Tuesday, November 8th at 5:00 p.m. at CH's Administrative Office at 911 Michael Avenue in Charleston.** A second meeting will be held on **Tuesday the 15th at 5:30 p.m. at the Putnam County library.**

The meetings will focus on: The advantages of renting to Section 8 participants.

How to get a rental unit on the Section 8 program.

The responsibilities of a Section 8 landlord.

All existing Section 8 landlords are encouraged to attend and bring another non-participating landlord with them.

The orientation meetings will coincide with the issuance of vouchers in November and December to fami-

lies currently on our waiting list

Landlords interested in renting to Section 8 families may want to advertise the availability of their units in local newspapers or Charleston Housing staff will post units on our bulletin board in our Littlepage Office.

Available units may be submitted for listing by calling Wanda Allen at 348-6451, ext 370, by

sending a fax to 348-8155 or by e-mail at [wallen@charlestonhousing.com](mailto:wallen@charlestonhousing.com). Units are posted for two months on our Littlepage Office Bulletin Board and the CH web site.



*visit us on  
the web at*

[charlestonhousing.com](http://charlestonhousing.com)

### ***City of Charleston Requires Property Owners to Pay Fees***

The City of Charleston requires property owners to pay the municipal fees for fire service and garbage collection. These fees can not be paid by the tenant directly to the City. Charleston Housing requires all leases for units within the City to indicate these fees are provided by the landlord.

Landlords may include the cost of these fees in the contract rent amount, but they may not be an additional charge to the family.

### ***Merger of Charleston and Kanawha County Housing Authorities Likely in 2006***

The City of Charleston and the Kanawha County Commission are proceeding with plans to merge their housing agencies into one organization in 2006. The new agency would serve over 2,800 voucher holders in Kanawha, Clay and Putnam Counties. Both City Council and the Commission have to approve the plan, and then it will be sent to HUD for approval. CH will keep you informed as the merger progresses.

## ***Landlord Lotto Well Attended***

Through a collaborative effort between Charleston Housing, Charleston Area Alliance and the City Council Task Force on Landlord/Tenant Issues, two landlord training sessions were conducted in late September and early October. Eighty-four landlords took advantage of these informative and practical sessions.

The topics of discussion in-

cluded landlords using proper screening techniques for applicants, lease development and lease enforcement. The format involved a PowerPoint presentation of each topic and then a panel discussion with the members of the audience asking questions. The panelists were: Rhonda Wallace of Charleston Housing; Jackie Sowards of Nelson & Associates

and Larry Estep of the WV Landlord Association.

Each training lasted two hours and an assessment survey was conducted after each session with a favorable response.

The PowerPoint presentation may be viewed at:

[www.charlestonhousing.com](http://www.charlestonhousing.com)

# CH Sets New Voucher Rates for 2006

Effective October 1, 2005 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.

2006 Fair Market Rents

Eff.	1 bed	2 bed	3 bed	4 bed
\$396	\$432	\$540	\$688	\$708

Charles7ton Housing will set the payment standards (the rates used to determine the amount of assis-

tance) for one, two, three and four bedroom units at 105% of the FMR. (see article below)

The rates for three and four bedroom units decreased by \$38 and \$39 over last year's amounts. This is the second decrease in Fair Market Rents in as many years.

For new applicants or for those participants moving to new units, the change will be take effect immediately.

In order to determine an affordable 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 apartment in Kanawha County could be set at a minimum of \$408 for a family with very limited income. This amount is determined by subtracting \$159 in utility costs from the new standard of \$567. Typically, the family will be paying 30% of their income for rent and utilities. If the family has a higher income, the allowable rent may 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 10/1/05 and all annual recertifications beginning 12/1/05.

## 2006 Payment Standards

<u>Efficiency</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
\$ 396	\$ 454	\$ 567	\$ 722	\$ 743

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.

2006 Utility Rate Schedule (calculated 9/05)

Type of unit		<u>Eff.</u>	<u>1Br.</u>	<u>2Br.</u>	<u>3Br.</u>	<u>4Br.</u>
		Kan/Put	Kan/Put	Kan/Put	Kan/Put	Kan/Put
House	Elect	93/95	115/119	169/173	216/219	266/2268
	Gas	112/114	138/142	197/201	250/253	306/308
Apartment	Elect	87/89	107/111	159/163	202/205	250/252
	Gas	104/99	127/131	183/187	232/235	284/287
Mobile Home	Elect	95/97	115/119	161/165	200/203	244/246
	Gas	116/118	137/141	185/188	228/231	273/275

\*The above utility amounts are approximate based on the tenant paying all utilities and the landlord owning the appliances.



## Cold Weather is Here!

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

Remember to change the furnace filter too!

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

November 11.....Veterans' Day  
 November 24 & 25...Thanksgiving  
 December 26.....Christmas  
 January 2.....New Year's  
 January 16.....M.L. King Day