

SECTION 8 VISIONS NEWSLETTER

PARTICIPANT EDITION

THE CHARLOTTE HOUSING AUTHORITY MISSION STATEMENT:

To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing.

FEBRUARY 2011



MOVING FORWARD RENT REFORM

CHA Has Changed the Way We Calculate Your Rent

Participating in HUD's Moving to Work demonstration program allows CHA the flexibility to implement strategies under its local Moving Forward program to help families become more self-sufficient and increase housing choices for low-income families. The Moving Forward Rent Reform is one of CHA's initiatives that is designed to help families obtain self-sufficiency. Rent Reform allows families to:

- Increase their income without having to pay a higher rent unless they transition to the next rent band
- Escrow in an Incentive Account when their adjusted annual income including wages reaches \$12,500.
- Increase Incentive Account deposits as they move to higher rent bands

**Rent Reform does not apply to Project Based Voucher, VASH, and Portable recipients. Families that port-out to other Housing Authorities will forfeit any funds accrued in their Incentive Account.*

For more details on the rent reform policy, please refer to your Rent Reform Frequently Asked Questions or contact your Housing Specialist.

PARTICIPANT ADVISORY COMMITTEE

We Need Your Input!

Would you like to have some input on Section 8 policies? Do you want to help dispel some of the negative stereotypes surrounding the Section 8 program? Well the Participant Advisory Committee (PAC) needs you to become an active member or run for office. We anticipate having an active PAC in 2011. For more information or to express interest, please contact Carolyn Canady, Lead Housing Specialist at 704-336-5247 or ccanady@cha-nc.org.

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Two Bedroom Rent Reform Example

Income Range	30% of low end	TTP	Incentive Account Deposit
\$0 - \$2,499	\$0	\$75	\$0
\$2,500 - \$4,999	\$63	\$75	\$0
\$5,000 - \$7,499	\$125	\$125	\$0
\$7,500 - \$9,999	\$188	\$188	\$0
\$10,000 - \$12,499	\$250	\$250	\$0
\$12,500 - \$14,999	\$313	\$313	\$25
\$15,000 - \$17,499	\$375	\$375	\$40
\$17,500 - \$19,999	\$438	\$438	\$55
\$20,000 - \$22,499	\$500	\$500	\$70
\$22,500 - \$24,999	\$563	\$563	\$85
\$25,000 - \$27,499	\$625	\$625	\$100
\$27,500 - \$29,999	\$688	\$688	\$100
\$30,000 - \$32,499	\$750	\$750	\$100
\$32,500 - \$34,999	\$813	\$813	\$100
\$35,000 - \$37,499	\$875	\$819	\$100
\$37,500 - \$39,999	\$938	\$819	\$100
\$40,000 - \$42,499	\$1,000	\$819	\$100
\$42,500 - \$44,999	\$1,063	\$819	\$100
\$45,000 - \$47,499	\$1,125	\$819	\$0
\$47,500 - \$49,999	\$1,188	\$819	\$0

MOVING FORWARD ALTERNATE REVIEW

Elderly / Disabled Households Certify Every Two Years

The Alternate Review Process will apply to households designated as elderly or disabled in both the Public Housing and Section 8 programs. Components of Alternate Review include:

- Elderly / Disabled households will be recertified every other year based on their lease anniversary month
- CHA will continue to use the Enterprise Income Verification (EIV) System for all CHA families
- Criminal background checks will be conducted on all CHA household members 16 and older



Charlotte Housing Authority Scholarship Fund (CHASF): CHASF provides financial aid assistance and monetary scholarships to deserving students. Eligible students must: (1) reside in a CHA community or housing subsidized by Section 8 and (2) be a student under 25 years of age attending or planning to attend college, technical, or vocational school. Applications must be submitted by February 2011. For more information, contact Millard McCluney at 704-336-5782 or mmclune@cha-nc.org or visit us online at www.chasf.com.

PORTABILITY

What You Need To Know To Portout

The process of transferring your Section 8 assistance from one housing authority to another is referred to as portability. You can port from CHA to any Public Housing Authority (PHA) in the country that administers a Housing Choice Voucher (Section 8) program. In order to begin the port process you must:

- Complete a "Request for Outgoing Portability" form and include information for the PHA you are porting to
- Complete a "Notice of Intent to Vacate" form and have no outstanding debts owed to current landlord
- Provide proof of current utility bills
- Be current with your annual recertification (within 90 days of port request)
- Have no outstanding Housing Quality Standards (HQS) violations
- Have no outstanding debts owed to CHA or other PHA
- Have no outstanding investigations by the Compliance Department

Please keep in mind that under portability, your voucher size and payment standard will be determined by the Housing Authority you port to. For more information, contact your Housing Specialist.

HQS INSPECTION INFORMATION

Let's Talk Bedbugs

The Section 8 Department has changed its bedbug policy. On September 01, 2010, HUD issued an order that bedbug infested units are not to be inspected by REAC inspectors. CHA is also applying this order to HQS inspections as well. What this means is that if a unit has, or has had a bedbug infestation, the unit cannot be inspected until the Inspections Department receives a "clearance letter." A "clearance letter" must be obtained from a licensed pest control company indicating that the unit has been treated and after a follow-up inspection, there are no signs of any further infestation. If an HQS inspection is scheduled and your unit has bed bugs, the Inspector will schedule a special inspection while at the unit to allow time for the unit to be treated. For more information, contact the Housing Inspector listed on your annual inspection letter.

Good Neighbor Training

The CHA is working with Central Piedmont Community College (CPC) to offer "Good Neighbors" training to all Section 8 applicants admitted to the program. CHA will require all Section 8 families to complete Good Neighbors training prior to transferring to a new unit starting in 2011 and eventually all families will be required to complete. The Good Neighbor training is designed to:

- Provide diversity and good neighbor etiquette training; and
- Prevent assisted housing program and lease violations.

Additional topics will be added to help families select better neighborhoods. Good Neighbor Trainings are held at the Carole Hoefener Center located at 610 E. Seventh Street, Charlotte, NC.

Good Neighbor Training Schedule 2011	
January 18, 2011	9:00 am - 11:00 am
February 15, 2011	9:00 am - 11:00 am
March 8, 2011	9:00 am - 11:00 am
April 12, 2011	9:00 am - 11:00 am
April 2011	TBD
May 10, 2011	9:00 am - 11:00 am
May 2011	TBD
June 14, 2011	9:00 am - 11:00 am
June 2011	TBD
July 12, 2011	9:00 am - 11:00 am
July 2011	TBD
August 9, 2011	9:00 am - 11:00 am
August 2011	TBD
September 13, 2011	9:00 am - 11:00 am
September 2011	TBD
October 11, 2011	9:00 am - 11:00 am
October 2011	TBD
November 9, 2011	9:00 am - 11:00 am
November 2011	TBD
December 8, 2011	9:00 am - 11:00 am
December 2011	TBD

For more information, contact: Virna Mirand, Admissions Officer at 704-336-5844 or vmirand@cha-nc.org

