



# The Housing Times

RALEIGH HOUSING AUTHORITY

IMPORTANT UPDATES

May 16, 2014

**Our Mission:** *The mission of the Raleigh Housing Authority (RHA) is to provide safe, quality, affordable housing to low and moderate income families in the greater Raleigh community; and to promote personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency.*

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### I. LEASE NON-RENEWAL & TENANT RELOCATIONS



When the landlord submits a notice of lease non-renewal or the tenant submits a notice to vacate the unit, RHA will stop the HAP (Housing Assistance Payment) effective the

date specified or implied in the correspondence and the tenant (if in good standing) will be scheduled to attend a relocation briefing.

If the tenant remains in the unit after the lease termination date or after the date specified to vacate, it will be the landlord's responsibility to regain possession of the unit. RHA is not involved in the process and cannot make HAP payments when it has received notification that the tenant must or will vacate the property.

However, if the tenant and landlord agree to continued occupancy, the tenant may submit the move packet they received at the relocation briefing to the landlord. Note that the submission of a new move packet will require a new HAP contract to be executed.

### II. HAP ABATEMENTS & TENANT VACATING THE UNIT

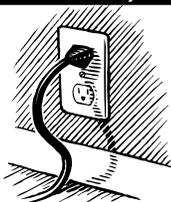
The landlord is required to give the tenant a **written notice to vacate** if the following occurs:

1. Unit fails the mandatory Housing Quality Standard (HQS) after two (2) inspection attempts
2. The landlord does not pay for an optional third inspection.

Be advised that the written notice must give a **specific date** by which the tenant must vacate the property. If the tenant opts to remain in the unit after the notice to vacate and after the HAP termination date on the abatement letter, the tenant will be solely responsible for the full rent payment to the owner.

### III. ELECTRICAL OUTLET UPDATES (2 & 3-PRONG)

The RHA Housing Inspector will physically test all easily accessible three-pronged outlets in the unit to determine if they are functioning properly. If the testing reveals that the outlets are functioning properly,



according to the three-pronged tester, the owner **will not be required** to submit an Electrical Certification to RHA.

However, if the testing of the three-pronged outlets show that the outlet is not working properly, an Electrical Certification will be required every time that the tester determines a malfunctioning outlet.

### IV. WATER HEATER CERTIFICATION FORMS



If water heater for the unit being inspected is in the attic, the crawl space, or behind a locked door, a Water Heater Certification form must be completed and submitted to RHA for the unit to pass inspection. This form is located on our website at

[www.rhaonline.com](http://www.rhaonline.com), *Housing Choice Voucher* and may be emailed, faxed, mailed

or hand delivered to the Inspections Supervisor before the scheduled

inspection date or given to the inspector

on the day of the inspection to avoid the

item failing inspection. If the form is not

received before the inspection date or on the day of the

scheduled inspection by 5pm, the inspection fails.

### V. 2014 OWNERS' BRIEFING SCHEDULE

The following are upcoming dates for Owners' Information Briefings at RHA:

**July 23, 2014 - 9 AM**

**September 10, 2014 - 9AM**

**November 5, 2014 - 9AM**



All owners and property managers are encouraged to attend at least once per year to receive information from Leased Housing staff on changes and processes that could affect the Section 8 program and participants. Please visit our website at [www.rhaonline.com](http://www.rhaonline.com), *Housing Choice Voucher*, for more details.

### VI. INSPECTION REQUIREMENTS

The Housing Inspectors will, at their discretion, cancel an inspection with penalty to the landlord and tenant if any of the events below occur when the inspector arrives at the unit for the inspection. The events will be documented on the inspection report.

- The resident, landlord, or their representative is **not fully dressed** when the inspector arrives. Improper attire includes sheer or see-through garments. All personal body parts must be **appropriately covered**. Be advised the inspector will **not** wait for the tenant nor the representative to get dressed.
- Communication of verbal or non-verbal threats and/or attempts to hinder and/or debate the inspector while doing their job.
- Presence of a pet that is not confined at the time of the inspection.
- Any suspicious activity on the property or within the unit.
- Any situation that appears to be life threatening which could not be assessed before entering the unit.

**Note:** For currently **occupied** units, the tenant, their representative, or the landlord and/or their representative must accompany the inspector for the full inspection.