

Date _____

Address: _____



Re: Changes to the HCV Policy and Procedures

Dear Owner/Landlord:

Karen DuBois-Walton
Executive Director

There will be a Landlord Workshop on Tuesday, **September 23, 2014 at 4pm** in the Community Room, at the **Wilmont Crossing at West Rock**, 120-130 Wilmot Road, New Haven, CT 06515, to discuss several changes in the Housing Choice Voucher program that will affect landlords/owners. We look forward to seeing you for further discussion.

- **City of New Haven/HANH Lead Abatement Program** - As part of the City of New Haven's efforts to insure every child has lead-free housing, all apartments in which children under the age of six (6) years old will live, will have to pass a lead inspection prior to lease up. Federal funding may be available to assist in eliminating any lead hazards.
- **Biennial/Triennial Housing Quality Standards (HQS) inspections** - HQS inspections will occur on a bi-ennial or tri-ennial schedule to coincide with the participant's recertification. Landlords and/or participants can still request special inspections if necessary.
- **Self Certifications for Non Health and Safety Deficiencies** - HANH is implementing a self certification process for failed inspection for deficiencies related to items that are not considered health and safety items. Landlords and participants will be able to self certify and submit documentation of correction of deficiencies.
- **Bi-ennial and Tri-ennial Rent Increases** - Rent increases will only be approved on a bi-ennial or tri-ennial schedule to coincide with the recertification (participant rent determination) and unit inspection.
- **Mandatory Direct Deposits for HAP payments** - All landlords will be required to have direct deposit in order to receive HAP payments.
- **HCV Caseload Restructure** - Anniversary dates of some participants and elderly/disabled family's definition will be changed to streamline the recertification process. This will affect the HQS inspection and rent increase schedule for some landlords/owners.

Sincerely,

Karen DuBois-Walton
Executive Director

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