



# The Clearwater Housing Chronicle

SEPTEMBER 2011

908 CLEVELAND STREET, CLEARWATER FL 33755



Happy  
Labor Day!

*CHA's office will be closed  
for observation September  
5, 2011.*

## New Tenant?



If you are preparing to lease to a new tenant, take the extra steps to "screen" your resident.

CHA recommends conducting your own records check and review of rental history. Upon request, CHA will provide previous leasing history that has been documented with CHA. However, please use your discretion, as this may or may not be an accurate reflection of the tenant's history.

If you would like to request this documentation, please submit your request in writing to our office and allow five (5) to seven (7) business days for the information.

If you should have any questions, please contact our office at (727) 461-5777.

## Landlord Round Table Meeting

Clearwater Housing Authority (CHA) highly values Landlords who participate in conjunction with the Housing Choice Voucher (HCV) Program, and is committed to maintaining Landlord relations. Our next Landlord Meeting will take place on **Wednesday, October 5, 2011, 3:00 p.m. - 4:00 p.m.** in our Clearwater office, located at: 908 Cleveland Street Clearwater, FL 33755.



The nature of our round table meetings is to provide our landlords the opportunity to ask specific questions and learn from other Landlords' questions. Topics may include, but are not limited to: Inspections, Tenant/Landlord Issues and Disputes, Abatement Procedures, Clearance Letters, Landlord Packets, HAP Contracts and Payment Standards.

The information provided in this meeting is valuable to both new and existing landlords in the HCV Program. We hope that you are able to join us so that your questions and concerns may be answered.

Please RSVP for the Landlord Meeting to Ashley at: (727) 461-5777, extension 202, **no later than** September 30, 2011. If you have any topics that you would like to discuss and would like to request prior to the meeting, please notify Ashley upon your RSVP. Refreshments and snacks will be served.

The last landlord round table meeting had a very successful turnout. CHA greatly appreciates the discussions that are conducted and the input landlords add to our program.

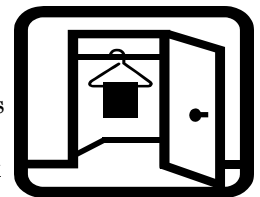


## Question and Answer:



**Q:** If the closet doors are removed from my unit, will my unit pass the Housing Quality Standard (HQS) inspection?

**A:** Yes. However, you must completely remove the closet doors from the unit. If the closet doors are removed, it is the decision of the landlord to either remove or keep the current track guide rail. Either way, this should not cause the inspection to fail. If you should ever have any questions regarding inspection guidelines, please contact McCright & Associates directly at (727) 470-7901.





# Inspection Reminder:

Per the United States Department of Housing and Urban Development (HUD) Federal regulations, the annual inspections performed by McCright & Associates must be conducted within twelve (12) months from the prior annual inspection conducted on the unit. Please note: the inspections are not always scheduled in correlation with the tenant's lease or recertification.

Inspection appointment letters are mailed to both the tenant and

landlord. CHA highly recommends that both parties be present for the inspection. This will provide an improved understanding of the current deficiencies and issues in the unit.

Please be sure to conduct your own inspections in your unit(s) on a regular basis. This will ensure that your unit is in satisfactory condition and that your tenants are complying with your lease terms.



If you should experience a situation in which your tenant or unit is not in compliance with the guidelines of the lease or HCV department, please notify the housing authority immediately in writing.

If you should have any questions regarding inspections, please contact McCright & Associates at [www.mccright.com](http://www.mccright.com) or CHA at (727) 461-5777.

## Tenant and Landlord Disputes



If problems should arise between you and your resident, please try your best to resolve the conflict through the use of communication with your tenant, notifying the housing authority in writing, and if all else fails, contacting your legal representative.

For further guidance and re-

sources regarding tenant and landlord disputes, you may visit the website [www.floridahousingsearch.org](http://www.floridahousingsearch.org).

[WWW.HUD.GOV](http://WWW.HUD.GOV) is a very helpful website to explain procedures and regulations that may give

you a clearer understanding of the HCV Program and resolutions to issues you may be experiencing.

*"Many can argue- not many converse."*

*-A. Bronson Alcott*

## HELP US TO HELP YOU

Submitting complete and error free documents in a timely manner will help to expedite the processing of your Housing Assistance Payments (HAP). These documents are essential to the completion of your new move-in and/or renewal. These documents include, but are not limited to: Request For Tenancy Approval (RFTA), lease and/or lease addendum (for renewals), proof of utilities, W-9 and photo I.D. A new W9 must be completed annually to avoid disturbance of HAP.

Please note: All units leasing under HAP Contract, must have the property taxes current through 2010 to be in compliance.

