



Marietta Housing Authority HCV Newsletter

MHA Launches GoSection8 To Improve Owner Relations

The Marietta Housing Authority (MHA) proudly announces its new partnership with GoSection8. GoSection8 is the largest rental service for the Housing Choice Voucher (HCV) rental assistance program that allows Owners to list their unit (s) for free via the web and facilitates the access of rental listing to tenants.

Owners can now list their properties on-line at our website www.mariettahousingauthority.org. This will begin the process of listing a unit.

Owners will need to create a user name and password, safeguard the information for future use. The following basic information on the property is required: (1) contact information of the

owner or manager, (2) property location, property information (ex: rent, deposit, square footage, year built, bedrooms...etc. and (3) amenities and accessibility.

The services GoSection8 offers: Promotion of available rental units for thirty (30) days and is automatically removed. Owner/managers have control of adding, removing and uploading pictures of the unit (s); aerial satellite mapping, directions to get there, identifies surrounding places of interest such as schools and shopping centers; clients may print a listing of the online units and deactivated units may be activated at anytime with little effort since the information is stored.

Furthermore, GoSection8 additional cost effec-

tive benefits such as criminal history background checks, credit rental history, tenant placement of interested clients and more.

GoSection8 offers assistance to make listing a property simple offering a bilingual call center, help list properties and offer technical support at 866-466-7328. Information cards are located at our main office, 95 Cole Street, Marietta, GA.



GoSection8.com
Email: tenantsupport@gosection8.com

MHA Updates the Website

We are proud to announce the MHA has updated our website. We invite you to take a look at the new site, it will be easy for all to navigate and will provide many new features.

One feature of the website which continues for land-

lords is registration of rental units for the HCV program. If you currently have registered on the previous website you will now be required to reregister on the new website.

Please also remember you can also list your property

in other methods as well, please see below:

Www.gosection8.com

Www.georgiahousingsearch.org for additional sites you are free to contact a member of the HCV department .

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Special points of interest:

- Halloween is October 31st
- Daylight savings time ends November 4th turn your clocks back an hour.
- November 6th Election Day
- Office closed on November 22nd—23rd
- Office closed on December 24th-25th
- Office closed on January 1st 2013

MHA's Housing Choice Voucher (HCV) Home Ownership Program

The Homeownership Programs allows a program participant to use their Housing Choice Voucher (HCV). The program does not buy the home for you or give you the home. Instead of applying your housing assistance to a monthly rental payment, it is applied to a monthly mortgage payment.

To use the program, you must have income of at least \$20,000 per year and have

worked for at least two years. You must also be able to qualify for a mortgage loan like any other homebuyer. MHA will work with you to educate you about homeownership and to get you ready to apply for a mortgage loan.

If you think you are eligible for this program, you may contact the Homeownership staff here at MHA to learn how this program can improve your family's goal of

homeownership.

If you have additional questions or want to attend homeownership classes, please contact Ms. Shara Armstrong at 770-419-4142 or Mr. Scott Campbell at 770-419-5143.



Changes in Household Income

All program participants will need to report all changes in their total household income to MHA in a timely manner. Please reference your family obligations MHA form 670.

The document indicates the following when it comes to changes in total household income:

“Failure to report any changes in the source or amount of income to MHA IN WRITING within 14 days of the effective date of the change (i.e., the first day of employment, the date a pay increase goes into effect, etc. NOT the date

on which the income is received); HCV families are required to report changes on the form entitled

You must report any increase changes in your household's income; this needs to be reported within 14 days of the change in writing on the notice of household change form.

“Notice of Household Change “ and to provide appropriate documentation to support the household change.

Changes in Contract Rent

Where the owner is changing the amount of rent, the owner must notify the MHA of any changes in the amount of the rent to the contract rent to the owner at least 60 days before any such changes go into effect. The MHA will agree to such an increase only if the amount of the rent to the owner is considered

to be reasonable according to the rent reasonableness standards discussed in the HAP contract. If the requested rent increase, is not found to be reasonable, the owner must either reduce the requested rent increase, or give the family notice in accordance with the terms of the lease to vacate.

Please keep in mind, no rent increase is permitted during the initial term of the assisted lease.



Initial Inspections/ Transfer Inspections and the MHA

Here are a few tips from the Navigating the HCV Program and MHA Operations form:

1. You may not move with continued rental assistance during the initial lease term (no less than 12 months), unless you and the landlord enter into a written mutual agreement.
2. Please follow up with your caseworker on the check for tenancy documents in the RTA packet.
3. You may not occupy a unit prior to a passed unit inspection and lease signing, and to do so will result in your being responsible for the total contract rent until you are authorized to move in by MHA and your landlord.

4. You may not rent from a relative unless it can be documented that a member of the assisted unit has a verifiable disability under reasonable accommodation.
5. Inspectors schedule to inspect units as quickly as possible after the Checklist for Tenancy documents have been received and processed; the MHA could take up to 15 days to get the unit scheduled for inspection.
6. In order to pass housing standards inspection, the utilities must be on at the time of the inspection.
7. No otherwise acceptable unit may be disapproved on the grounds that it is too large for a family, provided that the family share (the portion of rent

plus utilities paid by the family) does not exceed 40% of the family's monthly adjusted income; this provision only applies at initial lease-up when the gross rent exceeds the payment standard.

8. The family should not move into any unit until.
 - the unit passes the HQS inspection
 - The rent to Owner is determined to be reasonable, and
 - All necessary paperwork has been approved by MHA.

Please, note any changes in the participant's composition and income during the lease-up process can delay the move in of the program participant.

CobbWorks Workshop Series

Cobbworks offers several free workshops for any interested. You will need to complete the registration requirement.

November 9, 2012 9:00 AM to 12:00 PM

Resume & Cover Letter Writing

Make your own resume and cover letter stand out from the crowd. Presented by Coachworks LLC, presented by Sherry Lowe-Cooke. .

November 16th 9:00 AM to 12:00 PM

Career Search Strategies

Are you stuck in a rut with your job search? Come find out how to amp up your job search! Presented by Sherry Low-Cooke from COACHWORKS, LLC.

To register, call 770-528-4300 or send an email to informat@cobworks.org

informat@cobworks.org

With your name, address, phone number, & workshop selection.

Workshops will be held at CobbWorks Workforce Development Center. 463 Commerce Park Drive, Suite 100, Marietta, GA 30060.

Additional classes are offered please contact CobbWorks direct.

Women of Wonder Conference 2012 (Free Workshop)

The Women's Ministry Society of The Cathedral of Turner Chapel AME Church is presenting this free conference of workshops and pampering services specifically designed for women in need in our community.

Free Workshops and Free Pampering: Manicures, Hair Styling, Massages & Much More!! FREE Transportation (Designated Sites Only) Children are

Welcome. There will be free children workshops and free childcare (nursery to 12 years old) Continental Breakfast and Lunch will also be provided.

Saturday, November 3, 2012 9:00 AM to 4:00 PM at The Cathedral of Turner Chapel, 492 N. Marietta Parkway, Marietta 30060.

REGISTRATION is required

...:Saturday, October 20, 2012. This event is sponsored by TCC Women's Missionary Society. You are able to register by phone at 770-422-6791 EXT 3005 or send an email to WMS@turnerchapelame.org.



Halloween Safety for Kids and Teens

Here are some tips that are just for kids to help keep them safe for Halloween night. Some of these ideas are called “common sense” ideas, that means that they are things you should already know and use every day in life. You are never too young to learn.

1. Never, go into a strangers house or even ring the bell unless your parents are with you and say it is okay.
2. Be careful when you cross the street.
3. If you are a teenager, and going with friends , make sure your parents know where you are going and who you are going with.
4. If you have a curfew, be home when they say.
5. Vandalism is never cool! Throwing eggs at cars and houses is not cool, also. Hurting animals also is never acceptable behavior too.

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770-419-3232 (phone)
770-419-3232 (fax)

www.mariettahousingauthority.org

Asking all persons to following these helpful hints and most of all for each and everyone of you to be safe on Halloween.

Fair Housing (Metro Fair Housing Services)

The federal Fair Housing Act as amended, as well as Georgia’s state fair housing law, prohibit discrimination in the sale, rental lending, insurance and advertising of dwellings and in other housing-related transactions based on:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial status
- Disability

The mission of Metro Fair Housing is to promote social justice and eliminate housing and lending inequities for all people. This is done through leadership, education and

outreach, public policy advocacy and enforcement. In furthering their mission, it is realized the importance of increasing voluntary compliance with the fair housing laws. Therefore the work is done with housing providers such as by:

- Conducting fair housing educational work-shops/ seminars
- Developing fair housing policies and procedures
- Identifying best practices in working within diverse community
- Conducting the required Analy-



sis of Impediments (AI) to Fair Housing Choice for local jurisdictions

- Preparing final AI reports for local jurisdictions who are Grantees of Federal HUD funds
- Providing comprehensive housing counseling services as a HUD-approved housing counseling agency

The Marietta Housing Authority has partnered with the Metro Fair Housing Services, Inc to provide fair housing training to owners, agents and program participants.

It is anticipated the classes will take place in January, February and March of the 2013 year. Notice will be sent out to all in the next newsletter and posted on the MHA website.