

**Housing Authority of
the City of Austin**

**1124 IH-35
Austin, TX 78704**

www.hacanet.org

H.A.C.A. Homepage

www.hacanet.org

January 2007

A Quarterly Newsletter from the Housing Authority of the City of Austin

Start the year in a positive way, prevent damages beyond wear and tear!

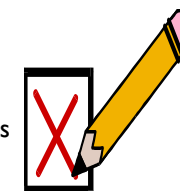
Most of us know how complicated and expensive it is to move from house to house. You have to research the neighborhood to make sure it is safe, find good schools for your kids, make sure there is a grocery store nearby, close to job, etc. It can be quite overwhelming. Therefore, after all the research, expense and worry, why not keep your newfound home in the best possible shape. After all, it is where your family will live and it will be your own private space to enjoy family times.

Once you are settled in your new place, it is always gratifying to start fresh. Under the Housing Choice Voucher Program you are required to live in your unit for one year and it is very important to take all precautions necessary to keep it clean and in good condition. Remember, you are responsible for repayment or repair of any damages caused by you, any member of the household, and/or by a guest. It is a violation of the lease to not cover tenant damages and could result in court actions by the owner and loss of Housing Choice Voucher rental assistance. The following tips may help you with transitioning into or out of your new home.

Before you move into your new home, inspect the premises thoroughly. The landlord and you should conduct a walk through noting all problems in writing on an inspection checklist. Both of you should sign and date this checklist and keep it for your records! When your lease ends, conduct a final walk through inspection and check for any damages or missing items against your initial checklist. Again, sign and date this checklist and keep for your records.

Check for items such as:

- Loose hinges or handles on doors
- Broken or missing locks
- Linoleum with tears or holes
- Stain on ceiling from rain or bad plumbing
- Stain on ceiling from overflowed tub
- Faded, chipped or cracked paint
- Loose wallpaper
- Ripped or marked-up wallpaper
- Worn and dirty carpeting
- Carpet seam unglued
- Badly scratched or gouged wood floors
- Roach or vermin infestation
- Blinds with bent slats
- Torn or missing screens
- Broken windows
- Loose or inoperable faucet handle
- Broken or missing faucet handle
- Toilet runs or wobbles
- Broken toilet seat or tank top
- Closet bi-fold door off track



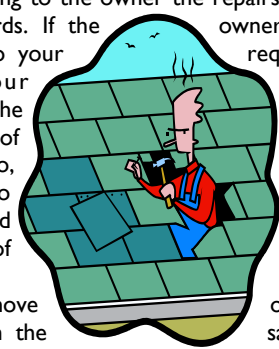
These are only some items you will need to make sure are in good condition. However, all units differ and you should pay very close attention to any items you think are not properly installed or secured, not cleaned or inoperable.

As your lease progresses, normal wear and tear will occur, even if you clean and care for your unit. Deterioration of the premises by normal wear and tear may include paint fading or slightly worn carpet. However, damages beyond normal wear and tear are different than the ones listed and may include extreme build-up of dirt, grease and oil; broken windows, pen or pencil marks on walls; and carpet stained beyond repair.

Please ensure you repair any tenant caused damages. Also note, the owner must maintain the unit and premises in accordance with Housing Quality Standards. In the event you need any repairs, request in writing to the owner the repairs needed and keep a copy for your records. If the owner or management does not respond to your request, write a final letter copying your housing eligibility specialist at the housing authority along with copies of requests. Also, remember to keep utilities connected at all times and keep current contact information of the property owner or management.

When you move out, please ensure the home is left in the same, good and clean, condition you found it on your first day. Upon move-out make sure you repair or reimburse the property owner for any damages caused by your household or guests and thoroughly clean the unit removing all your belongings and trash.

The Housing Choice Voucher Program allows you an opportunity to afford a safe, secure place for your family. In order to continue to receive rental assistance, you are required to meet one of the most important tenant obligations: to maintain the property in good condition and repair any damages caused by your household or guests. Failure to comply with this important requirement will jeopardize your continued rental assistance and also tarnishes the reputation of the Housing Choice Voucher Program, which will make it difficult for other families to find quality homes in the Austin area. The housing authority appreciates you doing your part to maintain your home in good condition and provide a safe, sanitary home for your family to grow and flourish in this beautiful city.



Housing Authority of the City of Austin

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The HACA Mission

The Housing Authority of the City of Austin is a public agency whose business is to:

- Ensure that safe, quality affordable housing opportunities exist for families of low income
- Break the poverty cycle by serving as a catalyst for our residents to become economically self-sufficient
- Create meaningful partnerships to maximize available community resources for our residents
- Efficiently and effectively meet federal, state, and local mandates

The Housing Authority of the City of Austin will pursue entrepreneurial opportunities to address emerging trends and respond to the challenges of the future.

HACA Homepage

Published by the Housing Authority of the City of Austin
Gisela Silva, Landlord Outreach Specialist
(512) 477-1314 Ext. 1301

We welcome your comments, articles, and photographs for the newsletter. Email your submissions to:

gieslas@hacanet.org

Or by mail to:

HACA, Attn. Landlord Outreach
1124 IH-35, Austin, TX 78704

All submissions must have a name and phone number to be considered. Due to space limitations, the editorial staff reserves the right to reject or edit copy as necessary.

Payment Standards Change for February 2007

The Housing Authority of the City of Austin has new payment standards effective February 1, 2007. The new Payment Standards reflect an increase in all bedroom sizes. The following rules apply regarding applying the new payment standards for rent calculations.

1. **The new payment standard will be used for any new leases effective February 1, 2007.**
2. **The new payment standard is used for any annual re-exams effective February 1, 2007.**
3. **Change in family unit size during the HAP contract term:** If the family's unit size increases or decreases during the HAP contract term the new family unit size must be used to determine the payment standard amount for the family beginning at

the family's first regular reexamination following the change in family unit size.

Number of Bedrooms on Voucher	EFF.	1 - BR.	2 - BR.	3 - BR.	4 - BR.	5 - BR.
FMRs and Payment Standards Landlord Pays All Utilities (All Bills Paid)	661	753	920	1251	1446	1653

(Payment Standards at 110% of published 10-01-06 FMRs)

Your housing eligibility specialist will go over these amounts at the time of your annual reexamination.

CREDIT SMART CLASSES

Saturdays from 9:00 a.m. - 2:00 p.m.

- February 3rd & 17th
- March 3rd & 17th
- 31 de marzo, clase se dará en español
- April 14th & 28th



NAHREP AUSTIN PRESENTS
HOME BUYER'S WORKSHOP

ESTABLISHING & RESTORING YOUR CREDIT
MANAGING YOUR MONEY
GOAL SETTING
STEPS TO FINANCIAL SUCCESS
BECOMING A HOMEOWNER

Location: *Housing Authority of the City of Austin (HACA)*
Administration Building at 1124 IH-35 (south of Riverside Drive)

All participants must register with Julie Loredo at 477-4488 Ext. 2190
Participants must attend duration of class. LUNCH WILL BE PROVIDED.



Encourage new owners to participate in the Housing Choice Voucher Program!

If you are a tenant looking for a unit, you may encounter property owners, landlords or apartment managers who are unfamiliar with the Housing Choice Voucher Program (Section 8).

Talk to them about the program or ask them to contact Gisela Silva, Landlord Outreach Specialist at 477-1314 Ext. 1301 for more information.

Landlord packets are also available at our reception area or on our web site to download:
www.hacanet.org



Rental listings are available on our web site!

You can look at current available listings on our web site:
www.hacanet.org

It is simple just follow this path from our main page:

1. click on *Housing Choice Voucher Program*
2. ⇨click on *Current Listings*
3. ⇨click on the bedroom size you want to see

The rental listings are updated every Monday.



Join over 8,000 households helped by Community Tax Centers last filing season.

Do you know that you can get your taxes prepared for free?

Community Tax Centers is an IRS-supported program that offers FREE income tax assistance to Central Texas residents. Our volunteers are trained and certified to help you complete your current and prior year income tax returns.

You may qualify for our services if you are:

- a single filer who makes up to \$25,000 a year
- a household that makes up to \$50,000 a year*

*special considerations are made for households with more than 4 members.

Why lose a big part of your own money to INSTANT RE-FUNDS? Electronically file your tax returns through us at NO CHARGE. And if you are confronted with a veritable emergency, we can refer you to services that may help speed the delivery of your refund. Get ALL of your refunds at no cost!

Do you have a tax issue that needs to be addressed now? Take advantage of our year-round services. Contact us to schedule an appointment with a volunteer trained to handle your complicated tax problems.

Call 2-1-1 or log onto www.communitytaxcenters.org for more information.



LITERACY AUSTIN
Giving the Gift of Literacy to Austin since 1984

Literacy Austin offers instruction and learning strategies for adults needing basic skills; Enrichment classes such as parenting, computer applications, healthy cooking, personal finance and health and wellness will be commencing the first quarter of 2007. Most classes are offered at their center on Rosewood Avenue, however, other classes are offered at off-site locations. There is no minimum requirement for education level, or language proficiency for clients.

Literacy Austin was founded in 1984, by the American Association of University Women, they are a non-profit organization and classes are free of charge. Take advantage of this opportunity and contact by mail, e-mail or phone and ask about the next orientation session you can attend. The web site also shows this information.

www.literacyaustin.org

2222 Rosewood Ave Austin TX 78702
(512) 478-7323 info@literacyaustin.org Monday - Thursday 9:00 a.m. - 9:00 p.m.