

# HCV Newsletter



Summer 2022



**Meet Roberta Oden, our new HCV Housing Specialist. She joined the HCV team in November 2021. She currently assists HCV participants with the last names M-Z.**

## **DO YOU WANT TO MOVE?**

Before you give your 30 days notice to your landlord and to your HCV Specialist, check to see if a suitable unit is available. There is still not a lot of rentals on the market so you want to be sure you have a place to move before you give notice. Check rental websites such as Facebook Marketplace Rentals, Zillow Rentals, Apartments.com, Realtor.com and MDhousingsearch.org to see what's available.

## **HCV CONTACT LIST**

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## **RETRO RENTS**

**AVOID GETTING A RETRO RENT BY REPORTING YOUR INCOME AND FAMILY SIZE CHANGES WITH IN 14 DAYS OF OCCURANCE. RETRO RENTS CAN BE VERY COSTLY AND HAVE TO BE PAID BACK TO THE HOUSING AUTHORITY.**

# *Inspector's Corner*

## **City of Hagerstown Codes Exterior Inspection Checklist**

### **302.1 Sanitation**

Property is free from litter, trash, discarded items, rubbish, and debris; only furniture designed for exterior use is on the exterior of the property including porches; property is free from accumulations of yard waste; property is free from animal feces

### **302.3 Private Sidewalk/Driveway**

Sidewalk is good condition; sidewalk is free from tripping hazards; sidewalk is continuous

### **302.4 Weeds**

Grass is maintained to a height of less than 10 inches; property is free from any noxious weeds; property is free from hazardous or injurious weeds to human health

#### **302.4.1.5 Weeds in the Sidewalk**

Sidewalk is free and clear of any grass or weeds

**302.7 Accessory Structures (Garages, Sheds, fences, retaining walls, gazebos, carports).** Structure is structurally sound; roof shingles are in good repair and free from defects; all windows are free from breaks or holes; garage and man doors are intact and free from breaks or deterioration; fences are intact and free from deteriorating conditions; gates are capable of performing functions as intended

## **Biennial Inspections**

You will be notified by mail when your biennial inspection is scheduled. Please make the process easier for you and the inspector by being prepared. Units must pass an inspection at least biennially to stay on the program. Do not risk your housing assistance by not being home, or not getting repairs completed by the scheduled reinspection date. Landlords and tenants both need to do their part for inspections to pass and to ensure HAP payments are not interrupted.

Inspection requirements can be found on our website [www.hagerstownha.com](http://www.hagerstownha.com) and are provided in the landlord packets (RFTA) to request an inspection on a unit for a new lease up.

### **Rent Increases**

Must be submitted in writing to the tenant and HHA, 60 days before the effective date. Only one increase will be approved per 12 months and the increase must be reasonable. You will be notified if your request has been approved or denied.

### **Requests for Tenant Approvals (RFTA's)**

Please make sure they are filled out completely including a rent amount that works with the voucher amount (tenant has) and what type of utilities are in the unit. and whether the tenant or landlord is paying for them. Incomplete RFTA's and rent requests that exceed the voucher amount delay the inspection process.

# Maryland Law --New Notice Lengths Required for Nonrenewal or Termination of Leases

As of October 1, 2021 Landlords are required to give the following lengths of notice:

- Week-to-week = 7-day notice
- Month-to-Month = 60-day notice
- Year-to-Year (Non-Farm) = 90-day notice

## RENTAL HISTORY

**CREATING A GOOD RENTAL HISTORY BY PAYING RENT ON TIME, KEEPING YOUR UNIT CLEAN, OBEYING YOUR LEASE AND NOT DISRUPTING NEIGHBORS IS EXTREMELY IMPORTANT. WHEN YOU WANT TO MOVE TO ANOTHER UNIT, YOUR REFERENCES WILL BE CHECKED BY LANDLORDS. A BAD REFERENCE CAN PROHIBIT YOU FROM FINDING ANOTHER RENTAL FOR A LONG TIME.**



## Family Self-Sufficiency Program

The Family Self-Sufficiency Program (FSS) is a voluntary program designed to help individuals and families increase their earnings and achieve financial stability. Services are provided by FSS Coordinators to assist you in identifying realistic goals, connecting you to local resources, and providing supportive services to assist you in accomplishing your goals. For eligible participants, as employment is obtained or earned income increases, FSS Participants may have the opportunity to build an escrow savings account held by the Hagerstown Housing Authority. The FSS program is available to families that reside in Public Housing or families that receive the Housing Choice Voucher and are in good standing with the Housing Authority. For more information or if you are interested in participating in the FSS Program, please contact the FSS team at 301-733-6911 Tacy Myers (ext. 157), Kelly Mills (ext. 158), or Pam Schnebly (ext. 167).





**FREE CLASSES!**

## **Financial Education Series**

Financial Education Partnership–Washington County  
offers **FREE** monthly online classes to help members in  
our community to take charge of their finances

### **Topics include:**

**April 21, 2022: "Pump up Your Piggy Bank"**  
(Tips on savings)

**May 19, 2022: "Your Credit Matters"**

**June 17, 2022: "Conquering Debt"**

To register or for more information, contact  
Ladetra Robinson at 301-733-2371 x105  
[ladetra@reachofwc.org](mailto:ladetra@reachofwc.org)

Financial Education Partnership–Washington County is a collaboration  
of



**Register  
Today**

**Classes  
6:00–7:00pm**

**Classes will be  
held online**

**To register  
email:  
[ladetra@reachofwc.org](mailto:ladetra@reachofwc.org)**