



PERRY METROPOLITAN HOUSING AUTHORITY

26 Brown Circle Drive, Crooksville, Ohio 43731

Section 8 – HCV/HUD Office

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Administrative Office

(740) 982-5991

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OBLIGATIONS of VOUCHER PARTICIPANTS

1. The family must furnish all requested information, certifications and releases that the U.S. Department of Housing and Urban Development (HUD) or Perry Metropolitan Housing Authority (PMHA) determines necessary in the administration of the program. This includes at the time of initial application and at all interim and annual recertification. Evidence of citizenship or eligible immigration status must also be provided.
2. All information provided by the family must be true and complete.
3. The family must comply with all Housing Quality Standards. This includes any tenant-supplied utilities, appliances furnished by the tenant and/or damages to the unit or premises beyond normal wear and tear.
4. The family may not commit any serious or repeated violations of the dwelling lease.
5. The family must immediately notify PMHA and the owner prior vacating the premises and terminating the lease.
6. The family must immediately provide PMHA a copy of any eviction notice.
7. Use and occupancy of the unit:
 - a. Must use the unit for residence by the family and be the only residence for that family
 - b. All family members residing in the unit must be approved by PMHA.
 - c. The family must notify PMHA of any birth, adoption or court awarded custody.
 - d. The family must request approval from HA to add any other member to the household.
 - e. The family must promptly notify the HA if any family member moves out.
 - f. If the HA has given approval, a foster child or live- in aide may reside in the unit.
 - g. Household members may engage in legal profit-making activities if they do not interfere with the primary use of the unit as a residence.
 - h. The family must not sublease or let the unit.
 - i. The family must not assign the lease or transfer the unit.
8. Absence from the unit:
 - a. The family must supply any information requested by the HA to verify that the family is living in the unit including any information on the purpose(s) of family absences.
 - b. The family must promptly notify the HA of extended absences from the unit that would exceed 14 consecutive days.

9. The members of the family must not commit fraud, bribery, or any other corrupt or criminal act in connections with the programs.
10. The members of the family may not engage in drug-related criminal activity or violent criminal activity.
11. Members of the family may not receive Section 8 Housing Choice Voucher assistance while receiving another type of housing assistance either for the same unit or for a different unit.

GROUNDNS for DENIAL or TERMINATION of ASSISTANCE

1. If the family violates any family obligation.
2. If any member of the family has ever been evicted from Public Housing.
3. If a Housing Authority has ever terminated assistance under the certificate or voucher program for any member of the family.
4. If any member of the family commits drug-related criminal activity or violent criminal activity.
5. If any member of the family commits fraud, bribery, or any act of corruption in connection with any HUD program.
6. If the family currently owes rent or other amounts to the HA or any other subsidized housing program.
7. If the family violates an agreement with the HA to pay amounts owed to the HA.
8. If a family participating in the FSS program fails to comply, without good cause, with FSS Contract.
9. If the family has engaged in or threatened abusive or violent behavior toward HA personnel.
10. If any family member fails to sign and submit consent forms for obtaining information.
11. The family must submit required evidence or citizenship or eligible immigration status.
12. Families are responsible for damages to the unit which exceed normal wear and tear, any tenant-paid utilities and tenant-furnished appliances.

GENERAL PROGRAM INFORMATION

1. The HA will provide owners the family's current address, prior landlord, and information about prior tenancies.
2. The HA is required to inform the owner that the HA does not screen families for suitability. The owner is encouraged to screen families for their suitability.
3. All members of the family must be approved by the HA.
4. Security Deposit: The owner may collect up to the amount charged by owners in the private market.

5. Live-in aides may be approved for a family member at least 50 years old, or a family member with a disability.
6. Tenants must have legal capacity to enter into a lease under State/Local Law.
7. The HA may disapprove the rent if it is not reasonable.
8. The family is not responsible for the Housing Authority's payment to the owner when the HA withholds payment because the owner is violating the contract.
9. Family has no right to require HQS enforcement by HUD or HA or to assert any claim for damages.
10. Owner can simply give notice to move stating grounds for lease violation; if family moves, no further action is needed. Owner may only evict from unit by instituting court action.
11. The Housing Authority Contract with the owner will automatically end 180 calendar days after last assistance payment to the owner if not before.
12. If the family requests an informal hearing, both the family and the HA have the right to examine documents prior to the hearing.
13. Owners must inform HA and family of known lead-based paint presence prior to signing the contract.

MOVES

1. The HA can limit the number of moves in a one-year period to one.
2. If the family terminates the lease to the owner, the family must give the HA a copy of the notice at the same time.
3. The family must notify the HA and the owner before moving to a new unit.
4. The HA may deny a move if there is insufficient funding available.
5. If neither the head or spouse had a "legal residence" in the jurisdiction of the HA at the time of their original application, the family cannot move out of the HA jurisdiction under portability for at least 12 months after admission to the program (unless both the HA and the receiving HA agree).
6. Families moving to new units will be entering into a new lease agreement. This lease agreement is different from the agreement now in effect.