



HOUSING CHOICE VOUCHER NEWSLETTER

JULY 2010

THE HOUSING CHOICE VOUCHER PROGRAM

INSIDE THIS ISSUE:

FSS PROGRAM 2

BACK TO SCHOOL FESTIVAL 2

HCV HOMEOWNER-SHIP PROGRAM 2

CCT HOLIDAY SCHEDULE 3

CONTRACT RENT INCREASES 3

COMMUNITY ANNOUNCEMENTS "IT'S FREE" 4

JOB, JOBS, JOBS 4

The Marietta Housing Authority (MHA) provides opportunities for moderate to low income families to obtain rental housing assistance thru it's Housing Choice Voucher Program (HCV).

The HCV program is now the largest component of assisted housing programs administered by HUD. As it has been growing in size while other programs (public housing and multifamily housing) have decreased in size.

The goal is to assist families in establishing housing in areas outside of minority and poverty concentration.

There are three ways a person can be considered for the HCV program:

1. Enter through the waiting list. Currently our list is closed to

- new applicants.
2. Enter through the portability feature of the HCV program. Families that have become eligible or participated in another HCV program may be entitled to "port" their voucher into the MHA jurisdiction (Cobb County)
3. Or, enter through special eligibility, such as conversion of existing public housing properties or instructed by HUD.

After income and household composition criteria are determined, there are numerous documents required by HUD and MHA to ensure your continued eligibility. You will be provided and or you will

receive instructions on a list of items to provide and or execute.

Each person on the HCV program will attend a briefing session to instruct them on the program requirement and there obligations for participation in the HCV program. An information packet will be given to all new voucher holders.

For all who meet the program requirements they will receive a housing choice voucher to search for housing, the unit must pass a HUD required inspection, rent must be reasonable and MHA will enter in a contract with the owner and the participant a lease with the owner.

SPECIAL POINTS OF INTEREST:

Marietta Housing Authority will be closed in observance of the Independence Day Holiday
Monday, July 5, 2010.

THE IMPORTANCE OF RECERTIFICATION

One of the most important essential duties of every voucher holder is to complete the annual recertification process. This means verifying household income and reconfirming the number of household members. Failure to complete the process may result in termination from the voucher program.

Annual recertification's occur on or

around the same date each year. Participants will receive a letter from the HCV department providing an appointment date and time, as well as information about required documents, in the months preceding their recertification anniversary date. The voucher holder must report

changes of increased income and changes in the members of there household within ten (10) days by requesting an interim recertification. Persons with a disability , who have challenges coming to the HCV office, may request a reasonable accommodation to help them complete their recertification requirements contacting the HCV department.

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

The FSS program is a voluntary five-year program offered to Housing Choice Voucher families to help them in being more self-sufficient.

When a family enters the program, they meet with the FSS Coordinator to discuss their needs and to set goals. Together, the FSS Coordinator and family set goals that can be achieved in a five year period. Access to community resources give the family the

opportunity to become eligible for a financial incentive.

The family can set any goal they wish but the main goal for every family is to obtain and maintain full time employment as well as be free from welfare assistance.

Once goals are finalized, the family will sign a FSS contract and complete an Individual Training and Services Plan. The program is life changing in which you will receive help

to increase your current skills and become self-sufficient in the areas of:

- Education/Degree
- Credit/ Budgeting
- Employment

There are several other areas of interest for information contact Ms. Lakiesshia Jones at 770-419-5146 or ljones@mariettahousingauthorities.org



I did it I am now self-sufficient and no longer need my housing choice voucher rental assistance.

BACK TO SCHOOL FESTIVAL 2010

Marietta Housing Authority will have it's annual Back to School Festival on Saturday, July 31, 2010 from 8:30 am to 12:00 PM. [We hope you completed your forms by the June 30, 2010 deadline to Mt. Paran.](#)

We look forward to seeing you and the family, there will be school required hearing, dental, and vision screen; book

bag and school supplies; shoes (while supplies last), hair cuts, food, entertainment, car care and much more for our public housing and section 8 families who turned in there forms by the 30th.

This is for children of our program participants and residents who are in grades Kindergarten thru the 12th grade.

Note: Parents must accompany Child to receive services the form mailed to you must be returned no later than Wednesday, June 30th.

We look forward to seeing all on **Saturday, July 31, 2010** at Marietta Housing Authority (95 Cole Street, Marietta, GA)

Back to School Festival June 30, 2010. RSVP was due June 30, 2010. We hope to see you there. Be sure to mark your calendars for 7/31/2010

HCV HOMEOWNERSHIP PROGRAM

Did you know you can use your voucher to purchase a home? This is true, the voucher homeownership program allows you to purchase a home using your housing choice voucher.

The program doesn't buy the home for you or give you a 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 must have worked for at least a year. You must also be able to eventually qualify for a mortgage loan like another homebuyer. We will work with

you to educate you on how to purchase a home and to get ready to apply for a mortgage loan. Once you are ready, you will be referred to an approved lender.

If you want to know more about the program please contact Scott Campbell at 770-419-5143 or Ms. Shara Armstrong at 770-419-5142.



"I can own my very own home using my housing choice voucher"

CCT REDUCES HOLIDAY SCHEDULE FOR EXPRESS BUS SERVICE

Cobb County Community Transit will operate on a reduced holiday schedule for its express bus service on Monday, July 5, 2010.

To view the

amended departure times, visit cobbcounty.org/cct for more information you can also call 770-427-4444.



TIPS FOR SUCCESSFUL RENTAL EXPERIENCE

- A new voucher holder must be issued a voucher before an approved move by the HCV department.
- If a voucher holder wants to move or transfer he or she must follow the entire move procedures before permitted to move with continued assistance.
- The unit must meet housing quality standards inspection, meet rent reasonableness standards in comparison to those units on the market.
- MHA does not pay for damages to a rental unit, so tenant caused damages to a unit should be paid for out of the deposit or handled like any other non-Rental Assistance renter.
- Please make sure all request for tenancy approval documents are complete and legible.
- Should you have any questions in regards to the process please do not hesitate to contact your housing advisor.

Every blade of grass is a study; and to produce two, where there was but one, is both a profit and a pleasure.—
Abraham Lincoln

CONTRACT RENT INCREASES

HCV regulations require that owners give the Housing Authority at least 60-day written notice of any increase in the rent. If the initial term of the lease is up, the owner is able to give the tenant a rent increase notice. However, it must be a 60 day notice to the and the owner must give MHA a copy of it immediately.

If MHA receives a notice that does not meet the 60-day requirement, MHA will make the rent increase effective on the first day of the month that follows the 60-day requirement(example: 60 day notice of rent increase given on 03/23/2010 would be effective 06/01/2010). This information is located in your

Housing Assistance Payment (HAP) contract on page 10 under “Changes in Lease or Rent” Please note only changes in the amount of the contract rent does not require a new lease and all units are subject to rent reasonableness comparisons to units rented on the open market. All increases must be approved by MHA.



How does the landlord increase the rent?

**We are on the Web contact us at
www.mariettahousingauthority.org**

**MARIETTA HOUSING
AUTHORITY**

95 Cole Street
P O Drawer K
Marietta, GA 30061
Your Address Line 4
Phone: 770-419-3200
Fax: 770-419-3232



M A R I E T T A H O U S I N G A U T H O R I T Y

Community Announcements "It's Free"

Mable House Arts Center

July 1, 2010– FREE Movie 7 PM to Dusk Rated PG
(Monsters vs. Aliens)

July 15, 2010– FREE Movie 7 PM to Dusk Rated G (Babe
The Gallant Pig)

July 24, 2010–FREE Candlelite Concert Big Chicken Chorus
Gates open at 7 PM show starts at 8:00 PM

JOBS, JOBS, JOBS!!!!!!!!!!!!!!

**EMERGENCY COMMUNICATIONS OPERA-
TOR 911 CENTER:**

Salary rate 15.16 per hour

Shift work 2 -12 hour shifts

Duties: Answers emergency and non-emergency calls from the public; determines nature of the calls; assigns priority to call; simultaneously enters information into computer and other duties as assigned.

Please visit the Cobb County Website at www.cobbcounty.org or contact the Cobb County Human Resources Employment Center at 770-528-2535 regarding the next available test date.

**ON-SITE RECRUITMENT @ COBBWORKS
(Kelly Services)**

July 13, 2010 10:00 am to 2:00 pm

Customer Services Representatives

- Full time, temporary/contract to hire.
- High school diploma or equivalent
- 1+ years of customer service experience
- Can work overtime, flexible with nights and weekends
- Bilingual candidates a plus (speak, read, and write Spanish)
- Must have great communication

HELP DESK SUPPORT TECH

- Full-time, temporary/contract to hire
- High school diploma or equivalent
- 3+ years of IT experience (A+Certificatin a plus)
- Can work overtime, flexible with nights and weekends
- Bilingual candidates a plus (speak, read and write Spanish)

Interested candidates must send resumes to information@cobbworks.org with subject heading "Kelly Services/ Name of Position" or fax to 770-528-8078 to pre-register. Walk-ins will also be welcome.

CobbWorks is located at 463 Commerce Park Drive, Suite 100 Marietta, GA 30060