



RHA Landlord Update

223 South Winnebago Street, Rockford, IL 61102
www.rockfordha.org

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Save the Date – Landlord Meeting

Rockford Housing Authority will be hosting a landlord meeting on Friday, June 22, 2018 at 9:00 am We will be meeting in the first-floor conference room at the RHA Central Office, 223 S. Winnebago Street.

The following agencies will be present to provide updates: Winnebago County Health Department (Lead- Based Paint Program), Prairie State Legal, and City of Rockford Code Enforcement.

Please RSVP to rsvp@rockfordha.org with your name, company and how many will be attending by June 15, 2018.

Landlord/Tenant

The water, trash and sewer bill must stay in the owner's name. If your tenant is responsible to pay water, trash and sewer please give your tenant a copy of the bills in a timely manner. It has been an issue that the tenant will not get a bill until a disconnection notice is received.

If you have your tenant sign a lease annually please turn in a copy to the case specialist. Any notices given to the tenant must also be given to the case specialist.

If you are having issues with your tenant paying their portion of rent or utilities please abide by your lease. RHA is not responsible to collect the tenants' portion of rent.

Lead- Based Paint

Many homes built before 1978 have lead-based paint. Lead from paint, chips and dust can pose serious health hazards especially for children under 6. It is a federal law for landlords to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases

New HCV Staff

Rockford Housing Authority HCV department has made some changes. The HCV department has employed 2 RHA staff members to conduct all inspections: Angel Love and Justin Espinosa

Housing Quality Standards (HQS) and Quality Control (Q/C) Inspections

HUD requires that all units occupied by families receiving Housing Choice Voucher assistance meet HUD's Housing Quality Standards and permits the PHA to establish additional requirements. All units must pass an HQS inspection prior to the approval of a lease and at least annually during the term of the contract.

The owner is responsible for all HQS violations that are not the family responsibility, even if the violation is caused by the family's living habits. Family responsibility includes disconnection of tenant-paid utilities, failure to provide or maintain appliance owned by family, and/or damage to the unit or premises caused by a household member or guest beyond wear and tear that results in a breach of the HQS. If the family's actions constitute a serious or repeated lease violation, the owner may take legal action to evict the family.

If a unit fails the HQS inspection, a follow-up inspection will be scheduled within 30 days to verify all deficiencies have been fixed. If the items are not fixed, the unit will go on abatement until the repairs have been made.

HUD requires that the PHA conduct a sample of units to be inspected by a qualified individual to evaluate the work of the inspector and to ensure that inspections are performed in compliance with the HQS.

A Q/C inspection is scheduled shortly after a HQS inspection has been conducted. If the Q/C inspector finds deficiencies, you will also have 30 days to correct. A follow-up inspection will be scheduled within 30 days.

What You Should Know?

Have you listed your available properties with ilhousingsearch.org? Case specialists refer clients to ilhousingsearch.org when searching for a unit. It is free and easy to use. Simply go to ilhousingsearch.org, click on "list a home to rent", create a log-in account.