



SECTION 8

HOUSING CHOICE VOUCHER PROGRAM

LOTS OF CHANGE!

→The PHA bid farewell to Rita Ander in November of 2010 after fourteen years of excellent service as the Section 8 Programs Manager, and wishes her luck in her future endeavors. A new Programs Manager, Dominic Mitchell, started in March of this year. You may recognize him, as he was formerly working as Legal & Policy Manager for the program.

→Julianna Quast will be moving back into managing Public Housing properties directly after three years of fantastic service as the Section 8 Inspections Manager. We will miss Julianna as she moves forward to new endeavors. Marek Kopec will be acting as the Inspections Manager, while the PHA works to fill that position on a permanent basis.

→The Section 8 Program is cancelling their Annual S8 LL Workshop, as we look at possibly re-formatting it in coming years. Please provide any feedback or suggestions you have on the Landlord workshop to Kara Moen, Section 8's Control Technician. In the meantime, please feel free to call and sign up for the bi-monthly orientations if you are interested in learning more about Section 8!

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LANDLORD ORIENTATION

The upcoming dates for Landlord Orientations are:

- December 8, 2011 9:00a
- February 9, 2012 4:30p

Orientation is held at the PHA office; visitor parking is located at the rear of the building.

For more information, or to register for a free orientation contact Section 8 Programs Manager Dominic Mitchell.
Email: Dominic.Mitchell@stpha.org
Phone: 651-292-6191

THE FEDERAL BUDGET

Many of you may be hearing snippets of the federal congressional debates, and our program is not immune from cuts! The administrative fees for this program have already faced significant cuts, as we are now operating at 70% of how we have been funded. This has resulted in higher caseloads for the caseworkers, the inspectors, and your program supervisors and managers. We appreciate your patience as we continue to strive for continued program excellence, while meeting the needs of each and every one of our clients. **Cross your fingers as the House is proposing even deeper cuts at 60%, which would likely mean we would have to reduce the number of vouchers we offer in Saint Paul.**

SAINT PAUL PUBLIC HOUSING AGENCY

The PHA helps families and individuals with low incomes achieve greater stability and self reliance by providing safe, affordable, quality housing, and links to community services.

INSPECTIONS CORNER: LEAD-BASED PAINT & THE EPA

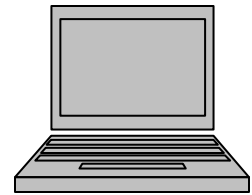
For units built before 1978, the Saint Paul PHA is required by Federal Regulations (24 CFR Part 35) to cite deteriorated paint (i.e., peeling chipping, and flaking) surfaces at initial and annual inspections unless you can provide evidence of one of the following:

- The property has undergone a paint inspection in accordance with the regulations and certified to have no lead paint.
 - The property, in which lead-based paint was identified, has undergone lead abatements and received clearance in accordance with the Regulations.
 - The property was built after December 31, 1977.
 - No child under age six (6) resides or is expected to reside in the unit.
 - ★ The St. Paul PHA will cover the cost of clearance test (s) up to \$165.00
- Lead-based paint requirements ap-

ply to unit interior and exterior surfaces associated with the assisted unit as well as common areas servicing the unit. The U.S. Environmental Protection Agency (EPA) recently released a new rule affecting individuals who perform renovations, repairs, or painting on private homes and commercial structures built prior to 1978. The rule, called the Renovation, Repair, and Painting Rule (RRP), is designed to train property owners, contractors, renovators, painters, maintenance personnel, and any other workers removing or modifying painted surfaces in pre-1978 housing on how to comply with the EPA's RRP and HUD's Lead Safe Housing Rule.

The St. Paul PHA offers affordable RRP-Safe Work Practices Training for property owner and their agents/personnel participating in the Section 8 program.

Please visit our website at www.stpha.org to learn more about the St. Paul PHA & the Section 8 program. Click on the Section 8/HCV tab and then choose Owner Information to download a registration form.



THE WEBSITE!

- ★ Reminder to check out our website for up-to-date reminders and information. www.stpha.org
- ★ On the website you will find contact information for all PHA staff, as well as updated information on inspections and owner requirements.

REMINDERS

- Vacancy rates are low! The PHA is currently allowing modest rent increases on a case-by-case basis, so long as the rents are reasonable. Please contact your Section 8 worker for details.
- The PHA is currently terminating vouchers for residents who commit damage beyond normal wear and tear. If you have a unit that is severely damaged, and you have terminated the lease of the resident who has damaged the unit, contact the PHA for details on next steps. You are an essential party to these terminations, and we thank you for assisting in maintaining program integrity and accountability!
- Remember to follow your HAP contract! There has been a rise in the amount of cases where the utility arrangement between the landlord and tenant does not match what is published in the HAP contract. Also, make sure to provide the new leases to Section 8 as you revise them! Follow your contract to avoid program termination.
- Reduce reinspections by having your unit ready to go for the first inspection! We have published the most common deficiencies in an effort to help you. Please contact the Inspections Manager for more details.

THANK YOU AGAIN FOR YOUR PARTICIPATION IN THE SECTION 8 PROGRAM, AND HAVE A TERRIFIC HOLIDAY SEASON!