

HUD Waiting List Update

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DODGE COUNTY HOUSING AUTHORITY

Housing Newsletter

We would like to update you on the status of the HUD Section 8 Housing Choice Voucher Program waiting list.

The waiting list does not affect current program participants. However since we sometimes get referrals from landlords we wanted to give you an update.

If you have tenants that have previously applied, their wait time will be longer than it has been in the past.

If you have tenants that have not applied but should, they need to do so right away because we are closing the waiting list effective August 1, 2003.

At this time the waiting list is at a standstill. The last applications processed were received on April 1, 2002.

The funds we receive to provide assistance are being used by current program participants and we do not anticipate receiving additional funding or being able to add people to the program for quite some time.

Because the wait time is long and we have many applications on file,

we are closing the waiting list. **Effective August 1, 2003 we will no longer accept applications to the waiting list.**

It is unfortunate that we need to take this step. In recent years we have been earnestly working to add households to the program. We currently serve more than double the households we did in 1999. However due to current government budget constraints additional funds are not expected.

The lack of additional funds does not lessen the need for assistance in Dodge County. We will continue to help as many households as we can with the funding we receive.

Applications will be accepted through July 31, 2003. In order to be added to the waiting list the envelope must be postmarked by July 31, 2003 or received in our office at 491 E. Center St, Juneau, WI on or before 4:00 pm CST on July 31, 2003.

Households currently on the waiting list have been sent a mailing informing them of the status. The mailing includes a confirmation form and return envelope. They are required to return the confirmation form no later than July 31, 2003 to maintain their spot on the



NOTE - HUD has changed the way we receive our monthly funding.

Your rental assistance payment checks will now be mailed on the 1st of each month rather than the last day of the previous month.

**DODGE COUNTY
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Follow Up HQS Inspections



When an initial or annual inspection of a property is completed, we sometimes find items that need repair or replacement in order to comply with HQS standards.

In this case the landlord and tenant will each receive a letter detailing the items, the needed repair and the length of time allowed for those repairs to be completed.

The length of time allowed for the repairs to be completed is determined by the type of repair. For an outside item, the time of year may be a factor. For a serious safety violation, a shorter time will be given.

In the past we automatically scheduled the follow up inspection assuming the repairs would be completed on time. Many times the repairs were not completed during the scheduled time which made the trip unnecessary.

If your property did not pass Housing Quality Standards, you will receive a letter that will specify the date that you need to make the repairs and contact our office to schedule the follow up inspection.

From now on it is the landlord's responsibility to con-

tact our office after the repairs have been completed. We will no longer assume the repairs have been made and automatically schedule a follow up.

Failure to make the repairs AND/OR failure to contact our office in the allotted time will result in the termination of the HAP contract.

The letter will note the date the rental assistance will be withdrawn if the repairs and follow up inspection are not completed.

If that date passes, your tenant can choose to stay in the unit without rental assistance or can move to another property and use their assistance there.

Many properties do not require a follow up inspection. You may never see this letter.

If you receive a letter regarding a follow up inspection and have questions, contact our

Happy 4th of July

