

DHAP Owner's Handbook Revisions

Page No.	Changed Items	Actual Text Changes
Page 6:	Under “ The Housing Agency’s Job ”, an additional responsibility has been added.	The housing agency’s job also includes providing case management services for participating families.
Page 10	The section, “ Families Currently Receiving Assistance through FEMA’s Contractor CLC ” has been replaced.	<p>FEMA Rental Assistance Families Who Lease in Place</p> <p>FEMA rental assistance families are families that are receiving rental assistance from FEMA in a privately-owned rental unit and have been determined by FEMA to be eligible for DHAP. You may be renting to a FEMA rental assistance family either under a Direct Assistance Payments contract with FEMA’s contractor, Corporate Lodging Consultants (CLC) or the family may be receiving assistance directly through FEMA. One of the main objectives of the Disaster Housing Assistance Program is to avoid any unnecessary disruption to the family’s current housing situation and make the family’s transition from FEMA rental assistance to DHAP as seamless as possible. For this reason, the operating requirements differ in certain respects for a FEMA rental assistance family that remains in-place during the family’s transition to the DHAP.</p> <p>If the FEMA rental assistance family decides to stay in the unit:</p> <ol style="list-style-type: none"> 1. You may continue the current lease, but you will have to sign a DHAP Lease Addendum with the tenant and a Disaster Rental Subsidy Contract with the housing agency. Both documents should be executed by November 1, 2007, to prevent disruption or delay of the monthly rent subsidy payments. 2. If your current lease remains in place, the current rent for the unit is not affected by the contract and lease addendum. 3. You and the FEMA rental assistance family have the option of agreeing to enter into a new lease that begins at the same time as the effective date of the Disaster Rental Subsidy Contract. Any rent increase will be subject to a rent reasonableness determination.

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		<ol style="list-style-type: none"> 4. If you are already renting to a FEMA rental assistance family, and the family decides to stay in the unit, a full HQS inspection may be performed, but only health and safety items will fail. You must repair all health and safety cited items within 48 hours. The housing agency will contact you to schedule an appointment for the inspection to ensure the unit's current condition does not contain life-threatening deficiencies. If the unit fails this inspection, the housing agency will notify you of the deficiencies and the time allowed for you to correct them. 5. Until March 1, 2008, for a FEMA rental assistance family that stays in the same unit, the monthly rental assistance equals the lesser of: <ol style="list-style-type: none"> a. The monthly rent specified in the lease or b. The greater of the Fair Market Rent for the area where the unit is located, the applicable Payment Standard for the PHA's Housing Choice Voucher Program, or the amount of monthly assistance the family received under FEMA. 6. If you are already renting to a FEMA rental assistance family, and the family decides to stay in the unit, rent reasonableness will not apply to you unless you request a rent increase. 7. The housing agency begins making rental subsidy payments on or after the transition date of November 1, 2007. Prior to November 1, 2007, you will continue to receive payments from through your existing FEMA contractor. <p>If you are not willing to participate in the DHAP, the family will have to move to receive DHAP assistance.</p>
Page 11	The section " Families Not Currently Receiving Assistance through FEMA's Contractor CLC " has been replaced.	<p>Other Families Eligible for DHAP</p> <p>In addition to the FEMA rental assistance families discussed above, other families may be eligible for DHAP. These families may include families who are not currently receiving assistance through FEMA's contractors, but who have been determined (or are subsequently determined) by FEMA to be eligible for DHAP assistance. These families may contact you to inquire about leasing a unit with DHAP assistance. Or you may be contacted by a FEMA rental assistance family that wants to move from their current unit. The following steps for interested owners explain the process of leasing to these families with DHAP assistance.</p>

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Page 28	Under “ Step 5: Rent Subsidy Payments Made ” a statement has been added.	The PHA may elect to directly deposit rental assistance payments into the owner’s account.
Page 29	The section “ Rent Subsidy Payments to Owner ” has been replaced.	<p>Rent Subsidy Payments to Owner</p> <p>The monthly rent subsidy is based on the higher of Fair Market Rent (FMR) published by HUD or the payment standard established by the PHA for the HCV program for the area in which the family’s unit is located. In addition, if the family was receiving FEMA rental assistance in the unit immediately before the family’s transition to DHAP, the amount of the monthly rent subsidy shall not be less than FEMA rental assistance payment paid on behalf of the family for that particular unit.</p> <p>In no case may the monthly rent subsidy exceed the rent to owner under the lease. Family income is not considered in calculating the monthly rent subsidy. The monthly rent subsidy is paid directly to the owner under the DRSC.</p> <p>FEMA Rental Assistance Family Transitioning to DHAP In-Place</p> <p>Until March 1, 2008, for a FEMA rental assistance family that leases in-place (i.e., the family transitions to DHAP rental assistance in the same unit they were previously receiving FEMA rental assistance), the monthly rent subsidy for the unit equals the lesser of:</p> <ol style="list-style-type: none"> 1. The monthly rent specified in the lease; or 2. The greater of: <ol style="list-style-type: none"> a. The applicable Fair Market Rent published for the area where the unit is located. b. The applicable payment standard for the PHA’s Housing Choice Voucher program. c. The amount of monthly assistance the family received under the FEMA rental assistance program for the unit prior to the transition to DHAP.

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		<p>All Other Families</p> <p>Until March 1, 2008, for all other families (including any family that transitions to DHAP in-place, but who subsequently moves with continued DHAP assistance from the unit under which they were receiving FEMA rental assistance), the monthly rent subsidy equals the lesser of:</p> <ol style="list-style-type: none"> 1. The monthly rent specified in the lease; or 2. The greater of: <ol style="list-style-type: none"> a. The applicable Fair Market Rent published for the area where the unit is located. b. The applicable payment standard for the PHA's Housing Choice Voucher program.
Page 30	The section " Family Payments to Owner " has been replaced.	<p>Family Payments to Owner</p> <p>If the monthly rent for the unit is less than the applicable Fair Market Rent, there is no family contribution to the rent until the incremental rent transition requirement is in effect.</p> <p>The family may rent a unit under DHAP where:</p> <ol style="list-style-type: none"> 1. The monthly rent exceeds the FMR/payment standard, or 2. The number of bedrooms exceeds the bedroom size for which the family qualifies under the PHA subsidy standards. <p>However, in such cases the family is responsible for any portion of the rent that as a result of selecting such unit is not covered by the monthly rent subsidy.</p> <p>The family is responsible for any amount of the rent that exceeds the FMR amount.</p> <p>The family pays its share of the rent directly to the owner. The family pays any tenant-supplied utilities directly to the utility supplier.</p>
Page 31	The following information has been added.	The housing agency will provide a reminder notice during the month of January 2008 to both DHAP participants and owners that the incremental rent transition goes into effect effective March 1, 2008.
Page 34	The following information has been added:	Under the Family Obligations, the family is required to participate in case management services provided by the housing agency.