



October 2008

## A Landlord's Guide to Ike & Gustav

### Frequently Asked Questions

#### *What is the Disaster Housing Assistance Program (DHAP)*

The Disaster Housing Assistance Program (DHAP) is a federal program developed for families displaced by a disaster. The program is administered by HUD's network of public housing agencies (PHAs). DHAP is a HUD-FEMA initiative to provide monthly rental assistance, case management services, security deposit and utility deposit assistance for certain families displaced from their homes by Hurricanes Ike or Gustav.

#### *How do families qualify for the DHAP program?*

To be eligible DHAP, the displaced family affected by Hurricanes Gustav or Ike must have been referred to HUD by FEMA. FEMA is solely responsible for determining if the family is initially eligible to receive assistance under DHAP. The PHA verifies that a family has been determined eligible for DHAP by FEMA through HUD's web-based Disaster Information System (DIS). Initially there are no income eligibility requirements for DHAP assistance. However, only Hurricane Gustav or Ike displaced families with housing costs that exceed 30 percent of the family's monthly income are eligible for continued DHAP rental assistance and case management services after the earlier of July 31, 2009, or six months following the effective date of the initial DRSC executed on behalf of the family.

#### *How will HUD administer the DHAP program?*

HUD will utilize its existing network of local PHAs to administer tenant based rental assistance and provide case management services to impacted families under DHAP- Harris County. In addition, through their administration of the DHAP, the Disaster Voucher Program (DVP) and the Katrina Disaster Housing Assistance Program (KDHP), PHAs are experienced in working with significant numbers of families that have been displaced by disasters.

#### **How To Get More Information**

**Call or visit the**  
DHAP Center at:  
8950 Interchange Dr.  
Houston, TX 77054

**PHONE NUMBER**  
866-497-6036

**ADDRESS**  
Call for the location  
nearest you

**HOURS**  
M-W, F: 8:00 am - 5:00 pm  
Thu: 8:00 am - 7:00 pm

**WEB SITE**  
[www.dhapusa.org](http://www.dhapusa.org)

***When will the assigned public housing authority start the rental-subsidy payments program?***

The public housing authority administration of the program will begin, November 1, 2008, however, FEMA will continue to make payments on behalf of the families through January, 2009. The assigned PHA will take over all rental-assistance payments after that.

***What will landlords need to do to facilitate the transition to DHAP?***

The transition to DHAP will require landlords to complete four tasks:

1. Sign a contract with the Harris County Housing Authority.
2. Sign a lease addendum with their tenants.
3. Allow the Harris County Housing Authority to inspect all units to ensure they meet health and safety standards.
4. Comply with rent reasonableness requirements if a rent increase is requested.

***How will payments work after the transition to DHAP?***

Once the public housing authority takes over rental-assistance payments from FEMA, it will continue to pay subsidies at FEMA's current rates — through February 2009 (subject to rent reasonableness). After that, it will reduce the level of rental subsidy each month gradually to lead families toward self sufficiency. This means that families will have to begin paying a portion of their monthly rent starting at \$50 on May 1, 2009 and increasing incrementally by \$50 each month thereafter, until the program permanently concludes one year later (on March 31, 2010). This means that tenants will be responsible for paying their rent in its entirety beginning April 1, 2010.

***Can landlords request a rent-increase during the DHAP program?***

Landlords should be aware that any request for a rent-increase will be subject to rent reasonableness.

***Who is responsible for collecting the tenant co-payments once they go into effect?***

Participating DHAP tenants have been informed, they will be responsibly for paying their co-payments directly to the Landlords each month.

***Can families move to a new apartment under DHAP?***

Yes ... the program will allow families participating in DHAP to move one time. This includes moving within Harris County or moving to other cities within and outside of Texas. If the family is moving outside Harris County, the destination city must have a Public Housing Authority participating in the DHAP program. The families are responsible for any penalties related to breaking their leases; DHAP does not cover such penalties.

***Are FEMA-program landlords required to participate in the DHAP program?***

No ... FEMA-program landlords are not required to participate in the DHAP program. If a landlord chooses not to participate in the program, the family must move to a new property that is participating in the program. The Harris County Housing Authority will assist such families in finding a qualified property.

***What else will change under the DHAP program with regard to Hurricanes Gustav & Ike?***

There are other changes under the DHAP program designed to help families make the transition from rental-subsidies to full self sufficiency. First and foremost, the Harris County Housing Authority will assign each family a mandatory caseworker to help it with financial education, job training and social services. The caseworker will also help the family understand their responsibilities as participants in the DHAP program.

Families with housing costs that exceed 30 percent of the family's monthly income are eligible for continued DHAP rental assistance and case management services after the earlier of July 31, 2009, or six months following the effective date the initial DRSC was executed on behalf of the family.

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