

ACHA Housing Assistance Department - The Happening
35 N. Pennsylvania Ave, Atlantic City
Office Hours – Mon –Thurs 9am – 4 pm Closed Fri-Sun
2011 Volume 1

STAFF DIRECTORY

Urban Initiatives Coordinator

Sabrena Brandon 347-1207 Ext 111

Acting Program Director

Wendy Thompson Ext.132

Housing Manager

Janet Williams Ext 134

Chief Housing Inspector

William Kee Ext 113

Senior Housing Assist Technician

Elaine Rice Ext 130

Housing Assistance Technicians

Vanessa Washington Ext 128

Kara Dillihay Ext 131

Juanita Rivera/ Portability Ext 133

Prgm Monitor & Department Assistant

Jean Bentley Ext 126

TDD (800) 545-1833 Ext. 33

Homeownership/Real Estate Officer

Michael Casale Ext 123

Section 8
Resident Advisory Board
Derma Jones, Secretary

dermajones@yahoo.com



Contact Information:



It is imperative that the housing authority has your current phone number and address on file. If your phone number or the phone number of an emergency contact or contact address has changed, notify your Technician immediately.



Be Organized:

Keep track of your appointment times and paperwork.

**ADMINISTRATIVE PLAN
REVISIONS 2011**

Plan will be available for review online at www.atlanticcityha.org or at the Section 8 office Monday-Thursday 9am - 3pm by appointment. Thirty (30) day comment period is February 1 - March 2, 2011. Submit written comments to W. Thompson, Acting Program Director, 35 N. Pennsylvania Avenue, Atlantic City, NJ 08401



Fraud

The ACHA takes its responsibility as a public agency very seriously. Most fraud cases result from Section 8 Tenants who knowingly fail or under-report their household income or allow unauthorized persons to live in their

unit. Fraud cases involving Section 8 Landlords occur when a landlord charges Section 8 Tenants more rent than the amount determined by the housing authority or fails to notify the ACHA that their tenant vacated their unit and they continue receiving the Housing Assistance Payment (HAP).

If you suspect program fraud, we encourage you to write the Program Director and report it. Please be aware that we may not be able to act on the information if we do not have a way to contact the reporting party and ask additional questions. Due to confidentiality requirements, we cannot tell an informant whether the person being reported is actually a Housing Authority client; whether or not the reported activity constitutes a program violation; or the outcome of the investigation.

To protect against program fraud in your household, the head of household is responsible for ensuring that all members of the household, and where applicable, their guests, follow program requirements and are accurately reporting their incomes. Make sure your family members know that you could lose your housing assistance if they do not reveal their income, or otherwise violate program regulations. The penalties for fraud may include the following, depending on the type and severity of the fraud.

- Prosecution, which could result in fines, imprisonment, and

additional fraud investigations by other agencies.

- The requirement to repay subsidy that was improperly paid.
- Termination from the program
- Denial of requests to move or participate in other housing programs
- Restrictions preventing the family from receiving future housing assistance from any housing authority.

Methods used to investigate fraud by applicants, tenants, or owners may include:

- Use of government databases that provided records of income, assets, places of residence, criminal background check, and other information.
- Work with law enforcement agencies and other public agencies to conduct joint investigations. We cooperate fully with law enforcement on criminal and civil prosecutions.

Most Fraud cases result from:

- Failure to report income or assets, which are used to calculate the amount of rent a family will pay.
- Failure to obtain permission for additional persons to live in the household, or to report their income and assets.
- Unapproved or incorrect rent payments.
- Failure to comply with program requirements.



Housing Assistance Payment (HAP) and Tenant Rent

There is a prohibition against requiring Section 8 Tenants to pay rents above the amount authorized by the ACHA (no side deals), and there are potential penalties that may be imposed for any violations. Tenants should not pay landlords any rent payments above the amount authorized by the ACHA. If your landlord is requiring you to pay more than the housing authority has authorized, contact William Kee at 609-347-1207 ext 113.



Medical Deductions

If you are an elderly or disabled household, and pay for your medical expenses and are not being reimbursed by an insurance company, you may be eligible to receive a medical allowance that may help you reduce your rent. To include "over-the-counter" medical expenses, you must provide a written prescription or letter from your medical doctor. If this applies to you, please contact your caseworker. Remember,

when in doubt always call the Housing Authority.

Notes from the Section 8 Housing Inspectors

It is very important that your rental unit meet Housing Quality Standards (HQS) and that you be available or have someone 18 years or older available to allow entry. If the housing authority does an inspection and your unit fails to meet HQS, and the repairs are not completed at the time of our re-inspection, the Housing Assistance Payment (HAP) may be terminated. If terminated, it will not be paid retroactive after the unit passes inspection. To avoid this from happening, please communicate with the Inspector beforehand if you have concerns.



Holiday Closings 2011

- January 17
- February 11, 21
- April 22
- May 30
- July 4
- September 5
- October 10
- November 8, 11, 24
- December 26



Want to be a home owner????. There are two ACHA Homeownership Programs available to Section 8 Housing Choice Voucher Program participants:

- (1) HCV Homeownership in which rental assistance can be converted to mortgage assistance. Home purchased must be in Atlantic City)
- (2) Section 32 Homeownership in which a participant may purchase a home in Atlantic City owned by the Atlantic City Housing Authority at a substantial discount.

GUIDELINES

- **\$25,000 min household income**
- **First-time homebuyer**
- **Homebuyer counseling**
- **Mortgage Pre-qualification**

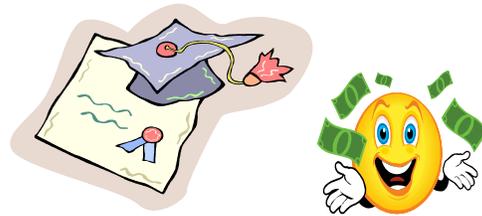
Contact Michael Casale at 345-2233 ext 123 for more information.

On-line application at
www.atlanticcityha.org.

OPEN HOUSE & MORTGAGE PRE-QUALIFICATION EVENT:

FEBRUARY 16, 2011 12-2PM

- 702 Baltic Avenue
- 735 Sewell Avenue
- 2017 Magellan Avenue
- 1823 Marmora Avenue
- 500 Grammercy Ave



Scholarship Available for Atlantic City High School Seniors:

Requirements:

- Atlantic City Resident of African American descent
- Be an accepted student at an institution of higher learning
- Atlantic City High School Transcript
- Essay, minimum 500 words of selected topic
- Two (2) letters of recommendation
- Submit completed application package postmarked by March 15, 2011

Scholarship offered by the Atlantic City / D.C. Connection organization.

See enclosed Scholarship Application

