

A Message from the **PHA Executive Vice President of Leased Housing**  
*It's Fall, Prepare for the Winter*

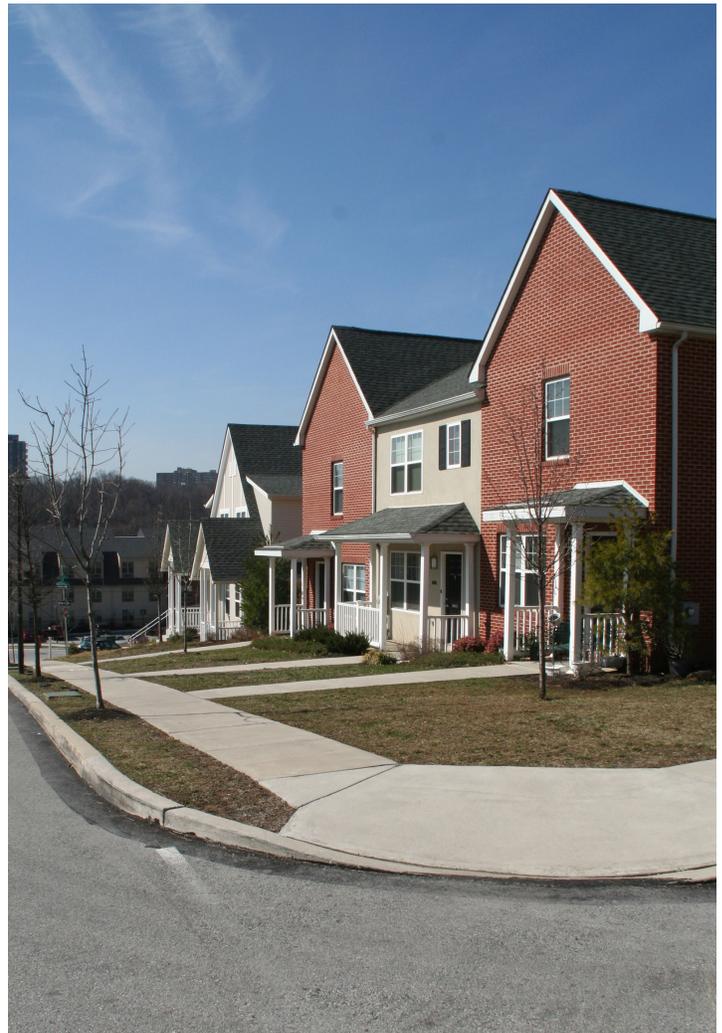
During the fall months, you may think raking leaves and tending to flowerbeds should be at the top of your to-do list for maintaining your rental property. However, the fall is the best time to prepare your property for the upcoming winter weather. If your rental property is located on a small one-way street or within a cul-de-sac, you may struggle with maneuvering large equipment down tiny roads. Certain parts of our city are at the mercy of winter wind, snow and ice.

If you don't deal with potential issues now, you could end up with significant repairs later. Winter will unleash its fury, sooner than you think. It's up to you to ensure your rental property is ready for what the winter weather brings. The time to prepare is now, well before the first winter storm arrives. While your rental property may not be able to withstand every winter-related disaster, being prepared will minimize damages, resulting in time and money saved.

Best regards,



**Celeste C. Fields**  
*Executive Vice President of Leased Housing*  
Philadelphia Housing Authority



**HCV Landlord Briefing Session**

Every Wednesday evening from 6:00 p.m. to 7:00 p.m.

**HCV Landlord Certification Class**

Every Wednesday morning from 9 a.m. to 12:30 p.m.

2850 Germantown Avenue, Philadelphia, PA 19133

Phone: **215.684.5596**

Email: [hcvlandlords@pha.phila.gov](mailto:hcvlandlords@pha.phila.gov)

**Landlord Fair**

Every Thursday at 10:30 a.m. and 2:30 p.m.

**Preinspections** are conducted to expedite the leasing process. The inspection is valid for 60 days. Call to learn more.



Visit our HCV Landlord Page at:  
[www.facebook.com/PHAHCVlandlords](http://www.facebook.com/PHAHCVlandlords)

# UNIFORM PHYSICAL CONDITION STANDARDS (UPCS-V)



To help improve tenant safety and HUDs' oversight of the Housing Choice Voucher (HCV) Program, Real Estate Assessment Center (REAC) will introduce a new inspection protocol called Uniform Physical Condition Standards (UPCS-V); with the "V" signifying "Voucher." UPCS-V introduces new measures to enhance the consistency and objectivity of the inspection process, and will provide more information about the condition of individual housing units. Congress expressed the need to update the housing quality standards in order to reflect current advances in home inspections and changes to standards of health and safety threats in homes today. Through this initiative, HUD aims to clarify and streamline inspection processes for PHAs and inspectors, while increasing owners' and tenants' access to detailed information about their homes.

Other beneficiaries include property owners and tenants. Under UPCS-V, tenants will live in units that have passed an inspection incorporating current home safety standards. Additionally, the tenant will be able to make more informed rental decisions based on an increased level of available data after an inspection has been performed. Landlords will benefit as well, as the new standard will have more predictable outcomes and will be able to make known ahead of an inspection what it will take for a unit to pass. Additionally, landlords will have a better idea how to address deficiencies discovered and in what timeframe to make any necessary repairs. The primary goals of UPCS-V are to:

- Ensure health & safety of tenants
- Align standards more closely with other HUD programs
- Provide insight to the condition of assisted housing
- Enhance HUD's oversight abilities

UPCS-V incorporates well-defined deficiency criteria that capture the overall condition of the unit. The unit condition information included in UPCS-V inspections will assist tenants during their housing search by identifying not only units that are not currently habitable (those which have traditionally failed an HQS inspection) but by also identifying those non-fail conditions that could impact housing quality.

## *small area* FAIR MARKET RENTS

More than two million American households depend upon the Housing Choice Voucher (HCV) Program to find suitable affordable rental housing. Yet in some metropolitan areas, the choices these families have when choosing where they want to live is severely limited. This places high-opportunity neighborhoods out of reach, largely due to the way in which rental assistance is currently calculated. The U.S. Department of Housing and Urban Development (HUD) is proposing a new method to recalculate rental subsidies in a manner that would expand neighborhood options for households living in these particularly restrictive housing markets.

HUD is proposing to transition from a metropolitan area-wide approach to setting Fair Market Rents (FMRs) down to the zip code level as a means to expand the options these families have to live in lower poverty neighborhoods. There is strong evidence that calculating rental subsidies at the zip code level is a more effective way of promoting choice in concentrated rental markets.



Currently, rent payment standards are set around metropolitan-wide FMRs. In those metropolitan areas where rents vary substantially by neighborhood quality, metropolitan FMRs may be insufficient for accessing low poverty neighborhoods and may contribute to concentrating voucher households in high poverty areas. Small Area Fair Market Rents (SAFMRs), which are FMRs set at the zip code level, would represent a fundamentally different way of operating the HCV program in such metro areas, by allowing the subsidy to actually work in the more desirable neighborhoods. HUD believes that SAFMRs provide more access to opportunity neighborhoods without increasing subsidies (and rents) in high poverty neighborhoods.

# PARTNERS *for* GOOD HOUSING GUIDEBOOK

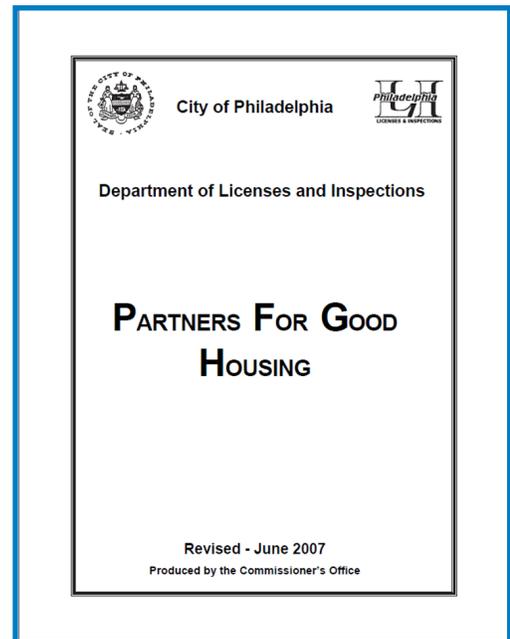
Prior to attending landlord tenant court make sure you not only have your Certificate of Rental Suitability, but also your “Partner for Good Housing” brochure. The City of Philadelphia, on behalf of its citizens, has set minimum health, safety, and maintenance standards for houses and apartments. In order to keep the housing in our city up to these standards, partnerships between tenant, landlord, and the City are crucial. All three must work together to provide decent housing for everyone. Information found in the “Partner for Good Housing” guidebook applies to the City of Philadelphia and is based on the Code of General Ordinances of the City of Philadelphia particularly Title 4, the Building Construction and Occupancy Code. “Partners for Good Housing” outlines the responsibilities of owners, tenants, and landlords for maintaining houses and apartments in a safe and clean condition. The following topics are covered in the guidebook:

- Rental licenses
- Fire protection
- Maintaining equipment and facilities
- Keeping properties clean and sanitary
- Special neighborhood problems
- How to file a complaint or appeal
- Private enforcement

Each time a dwelling unit is rented to a new tenant, the owner must give the tenant a Certificate of Rental Suitability issued by the City of Philadelphia Licenses & Inspections (L&I) no more than sixty (60) days prior and a copy of the “Partner for

Good Housing” brochure. The certificate must include the owner’s attestation to the suitability of the dwelling unit. L&I will not issue a certificate unless the owner has obtained all licenses required to rent the property.

Get your copy of the “Partners for Good Housing” guidebook by visiting [https://business.phila.gov/media/partners\\_for\\_good\\_housing.pdf](https://business.phila.gov/media/partners_for_good_housing.pdf).



## Is Your Porch Safe?

Do you have a front porch on your house? Have you ever inspected the columns or supports that hold up the porch roof? Have you noticed that over the years the base or other areas under or on top of the columns start to deteriorate? By their very design, porches peek out from the main house, exposing themselves to the elements, enduring the brunt of Mother Nature’s sporadic weather patterns throughout the year.

Besides the weather, poor porch construction practices invite problems of their own. Old porches are usually supported by brick, wood, or stone and are not connected to the main foundation of the house. As a result, porches settle more quickly over the years, causing everything from loose and warped floorboards, to shingles pulling away from the house. Porches are also built close to the ground, making them targets for wood destroying insects like termites and carpenter ants.

These are all factors that could potentially lead to a porch collapse. Remember to always inspect both the bottom and top of your porch columns for rot, rust, or severe damage that could impact the structure and safety of your porch.

# You Ask We Answer

Here we provide answers to some of your most pressing questions. ....



## I submitted a leasing packet to PHA. What happens next?

The packet is reviewed by the Owner Services Department. If the packet is approved, the landlord will be contacted to schedule an inspection of the property. If the property passes inspection, rent will be determined and the landlord will be contacted with a lease signing date.

## My tenant is moving to a different property using their PHA voucher. Once the tenant has moved, how long will I continue to receive Housing Assistance Payment?

If the lease for the new property is signed any day after the first of the month, you will receive full Housing Assistance Payment (HAP) for the remainder of that month. For example, if the tenant signs a lease at a new property on June 2, you will be paid full HAP rent payments through June. However, if the tenant signs a lease at a new property on June 1st you will only be paid HAP rent payments through May.

## My property failed inspection. How do I prevent the abatement of HAP rent payments and eventually pass the inspection?

If a property fails inspection, a "Responsible Party", either "Owner" or "Resident", is identified for each item that needs repair. Landlords are only responsible for making the repairs to items when "Owner" is the responsible party. Tenants are responsible for making repairs to items when "Resident" is the responsible party. Thus, if all of the "Owner" items are repaired by the re-inspection date and one or more of the "Resident" items are not repaired, the inspection will still fail, but the HAP rent payments will not be abated.

In the event one or more of the "Resident" items are not repaired, the tenant will be entered into the termination process until they repair the failed inspection items. If the tenant fails to comply with repairing the item and is eventually terminated from the HCV program, the HAP rent payments to the landlord will be abated.

We want to hear from you! Email us at [hcvlandlords@pha.phila.gov](mailto:hcvlandlords@pha.phila.gov) and your question could be featured in the next Owner's Link.



## Are You Signed Up for the Landlord Data Center?

PHA landlords can view all the information they need to manage their HCV properties through the Landlord Data Center.

### You can access:

- Detailed HAP records by resident
- Status and schedule of inspections and re-inspections
- The schedule of upcoming client recertifications

Information is updated at the end of each workday and is available for viewing 24 hours a day, 7 days a week!

Create your account and access your data by visiting:  
<https://partnerportal.pha.phila.gov/PartnerPortal>.  
If you have any questions, please call 215-684-5596  
or email us at [hcvlandlords@pha.phila.gov](mailto:hcvlandlords@pha.phila.gov).



Log In

LOG IN

Log In

User Name:

Password:

[Create an Account](#)  
[Forgot your password?](#)

MESSAGES

The information in this data center is updated nightly.

**Hey HCV Landlords,**

Did you know PHA issues housing vouchers to Veterans? PHA partners with the Veterans Administration to designate vouchers to former military personnel who served our country.

If you are interested in renting to a Veteran

TERMS OF SERVICE

All information contained at this data center is provided for the exclusive use of participants and invited guests of the Philadelphia Housing Authority (PHA) and is to be used in the aid of conducting its business. PHA reserves the right to deny or cancel accounts, monitor, log, or record any activity on these resources. Misuse of the information contained on the Partner Portal will result in disciplinary or other actions including termination of access and/or prosecution under Federal, State, or Local law.

I agree to the Terms Of Service