

MOVING TO WORK

Program Changes That Will Affect You
STARTING JANUARY 1, 2024

ROSENBERG HOUSING
AUTHORITY

QUESTIONS?
Visit [Rosenbergha.org/mtw](https://rosenbergha.org/mtw)



PAYMENT STANDARDS



Fort Bend County is divided into 5 tiers based upon your zip code. Look for your zip code, go down to voucher size, and that is the new Payment Standard. Scan the QR code to learn more.

	TIER A	TIER B	TIER C	TIER D	TIER E
	FULL COVERAGE ZIP CODES: 77471 77441 77451 77461 77469 77417	FULL COVERAGE ZIP CODES: 77459 77478 77479 77481	FULL COVERAGE ZIP CODES: 77406 77407 77498 77545	FULL COVERAGE ZIP CODES: 77464 77476	FULL COVERAGE ZIP CODES: NONE
	PARTIAL COVERAGE ZIP CODES: 77083 77430 77444 77583	PARTIAL COVERAGE ZIP CODES: 77053	PARTIAL COVERAGE ZIP CODES: 77450 77489 77494	PARTIAL COVERAGE ZIP CODES: 77099 77485	PARTIAL COVERAGE ZIP CODES: 77477
Zero	\$1056	\$1330	\$1639	\$1,056	\$1,499
One	\$1335	\$1650	\$2025	\$1,166	\$1,840
Two	\$1545	\$1960	\$2415	\$1,360	\$2,208
Three	\$1993	\$2528	\$3115	\$1,853	\$2,848
Four	\$2632	\$3339	\$4110	\$2,302	\$3,761
Five	\$3207	\$3840	\$4726	\$2,647	\$4,326

INSPECTIONS

Before an inspection will occur, the landlord must have accepted payment of the security deposit by the tenant and then provide the housing authority with a receipt.

Beginning January 1, 2024 the use of an unvented, fuel burning space heater is no longer allowed due to the risk of carbon monoxide exposure. Any such space heater must be removed and replaced with a appropriate heating source by December 31, 2023.

HOW TO REQUEST A RENT INCREASE

The Landlord is entitled to a rent increase once per year.

- 1 The Landlord must submit a written request for rent increase.
- 2 The request must be submitted at least 60 days before effective date of increase.
- 3 For Apartment Complexes with more than 4 units - 3 comparables from your complex must be provided of unassisted units with:
 - Rent Increase Form - (can be found by scanning this QR code >)
 - First and last page of the leases of the unassisted units
- 4 For All Other Types
 - 3 Comparables must be provided of unassisted tenant rents with the following similarities:
 - Location & Age of Property
 - Unit Size - including number of rooms and square footage
 - Quality of original construction, maintenance and improvements.
 - Amenities, services, and utilities included in rent.



NOTE: Apartment complexes no longer need to request a rent increase for the entire complex for the year. **A rent increase may be requested at each tenant's renewal** as long as it's been a year since the increase and Step 3 is followed. Or if the apartment complex has more than 10 voucher holders, one rental increase can be requested for the entire complex for all re-exams that year.

USING CONSUMER REPORTS: WHAT LANDLORDS NEED TO KNOW

As a landlord - or property manager or other housing provider - you evaluate housing applications or decide whether to renew a current tenant's lease. You might decide to run a tenant background check using a company that compiles background information. These tenant background checks can include a variety of information, such as rental and eviction history, credit history, or criminal records.

Tenant background check reports are consumer reports. When you use consumer reports to make tenant decisions, you must comply with the Fair Credit Reporting Act (FCRA). The Federal Trade Commission (FTC) enforces the FCRA.

What is an Adverse Action?

An adverse action is any action by a landlord that is unfavorable to the interests of a rental applicant or tenant. Examples of common adverse actions by landlords include:

- Denying the application
- Requiring a co-signer on the lease
- Requiring a deposit that would not be required for another applicant
- Requiring a larger deposit than might be required for another applicant; and
- Charging a higher amount for rent than for another applicant.

Before You Get a Consumer Report

You can only get a consumer report if you have a permissible purpose. Landlords may get consumer reports on applicants and tenants who apply to rent housing or renew a lease. You may also get written permission from applicants or tenants to show that you have a permissible purpose.

After You Take an Adverse Action

If you reject an applicant, increase the rent or deposit, require a co-signer, or take any other adverse action based partly or completely on information in a consumer report, you must give the applicant or tenant a notice that fact in writing, electronically, or orally.

- The name, address, and phone number of the CRA that supplied the report;
- A statement that the CRA that supplied the report did not make the decision to take the unfavorable action and can't give specific reasons for it; and
- A notice of the person's right to dispute the accuracy or completeness of any information the CRA furnished, and to get a free report from the CRA if the person asks for it within 60 days.

The adverse action notice is required even if information in the consumer report wasn't the primary reason for the decision. Even if the information in the report played only a small part in the overall decision, you must notify the applicant or tenant.