

Section 8 Administrative Plan Policy

2.b. Payment Standards – FMR

Low and Moderate Census Tracts: 432, 434, 437, 438, 440, 441, 442, 444, 445

With all Utilities Included

0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
\$1,596	\$1,947	\$2,341	\$2,894	\$3,208

Middle & Upper Census Tracts: 425, 426, 427, 428, 430, 431, 4.32, 435, 436, 439, 443, 446

With All Utilities Included

0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
\$1,824	\$2,226	\$2,676	\$3,308	\$3,367

4.a. Vacancy Loss

To incentivize a landlord's continued participation in the HCV program, the NHA is authorized under its Moving-To-Work (MTW) status to make vacancy payments to participating landlords. Vacancy payments will only be made after an HCV family vacates the unit and the new tenant is also an HCV family. The following conditions and requirements apply:

- Payments to the landlord must be equal to no more than one month contract rent under the departing tenant's HAP contract;
- Payment will be made when the next HAP contract is executed between the owner and the NHA;
- The owner must request the vacancy payment along with submission of the Request for Tenancy Approval (RTA) for the new tenant; and
- Upon receipt of an owner's written request for vacancy payment, the NHA will review internal records to verify that the last tenant of the unit was an HCV voucher holder. In the event that the last tenant held a voucher from another agency, the landlord will be required to provide documentation of the last tenant's subsidy. The amount paid will not exceed one month contract rent as based on the departing tenant's contract rent.

4.b. Damage Claims

To incentivize a landlord's continued participation in the HCV program, the NHA is authorized under its Moving-To-Work (MTW) status to make damage claim payments to participating landlords. Damage claim payments will only be made after an HCV family vacates the unit with the following conditions:

- Damage claim payments will only be made for damage caused to the unit by the tenant or their guests beyond ordinary wear and tear and not for unpaid rent.
- Damage claims must first be deducted from the HCV tenant's security deposit and only after that is exhausted may the landlord make a claim to the NHA. An accounting of the tenant's security deposit must be documented and sent to tenant as described in Conn. Gen. Stat. §47a-21, and a copy provided to the NHA.

- The maximum damage claim the NHA will pay is two months contract rent under the former HCV tenant's HAP contract.
- The owner must provide a written request for damage claims, accompanied by documentation showing the damage claimed was beyond ordinary wear and tear, documentation of the accounting for the security deposit to the tenant, and proof of actual repairs and associated costs, not just estimates.
- The owner must comply with requests for documentation from the NHA in order to be eligible for damage claim payments. The NHA will not reimburse owners for their own labor, only for the cost of materials or contracted services.
- Requests for damage claim payments should be made in writing with the appropriate documentation to the Director of Housing Operations within 30 days of the tenant moving out. If an owner does not at that time have complete repair costs, they can request a 30-day extension to provide that documentation. The Director of Housing Operations will approve or deny the claim in full or in part based on the criteria listed above. If the owner wishes to appeal the decision of the Director of Housing Operations, they may do so in writing to the Deputy Director within 10 days of receiving the response from the Director of Housing Operations.

The NHA will require HCV tenants to repay the NHA for damage claims paid to the owner as a condition of remaining on the program.