

REPORTING VACANCIES TO THE DALLAS COUNTY HOUSING AGENCY

I understand in compliance with the Owner/ Manager obligations of the Housing Program, I am obligated to report to Dallas County Housing Agency any vacancies of a unit under the HAP Contract within 48 hours of knowledge of said vacancy.

The Owner/ Manager and Dallas County Department of Health & Human Services / Housing Division must sign the HAP Contract before rental assistance payment will begin.

WARNING: If the Owner/ Manager allows the resident to move in prior to the initial lease terms of the HAP Contract effective date, Dallas County Department of Health & Human Services / Housing Division is not responsible for the rent accumulated prior to the HAP Contract effective date.

NOTICES

City of Dallas ordinance 27751

Effective February 1, 2010, landlords who have rental properties in the City of Dallas are required to register their properties. For more information regarding this ordinance, please contact the City of Dallas code Compliance office at 214-670-5708 or access online registration at <https://vgov.dallascityhall.com> or their website at www.dallascityhall.com. Please contact your local city code compliance if your property is within the city of Dallas to inquire about the city's code compliance. Upon submitting the Request for Tenancy Approval (RFTA) please provide proof of registration if your property has been registered.

New Texas Law Regarding Smoke Alarms

A new law was passed the last legislative session regarding the number of placements of smoke alarms in rental properties. In short, the law attempted to make the requirements consistent throughout the state. It requires at least one smoke alarm to be placed in each bedroom. In addition, if multiple bedrooms are served by the same hallway, there must be a smoke alarm in the hallway in the immediate vicinity of the bedrooms; and if the unit has multiple levels, there must be a smoke alarm on each level. This law took effective September 1, 2011, for rental homes for new tenancies and all rental properties must be checked and brought up to current code by January 1, 2013

LANDLORD PARTICIPATION DURING GOVERNMENT SHUTDOWN

In the event of a federal government shutdown, the Dallas County Housing Agency remains committed to supporting our Section 8 Housing Choice Voucher families and maintaining housing stability across our community. We kindly request landlords continued support in working with our families during any temporary disruption in federal funding. If a government shutdown occurs, Housing Assistance Payments (HAP) may be delayed. Participating landlords should agree to accept delayed payments and will not pursue eviction or penalty actions against tenants solely due to the delay in subsidy disbursement. This cooperative stance reflects the shared commitment between landlords, tenants, and the Dallas County Housing Agency to preserve housing security and uphold the integrity of the Section 8 Housing Choice Voucher program. We will maintain open communication with all Landlords and provide updates as information becomes available. Our goal is to ensure minimal disruption and to resume regular payment schedules as soon as federal operations are restored.

I have read and acknowledge the above information and accept full responsibility of my duties as a Dallas County Department of Health & Human Services/ Housing Division participating Owner/ Manager.

Owner/ Manager Signature

Date

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