

Rental Increases

The primary goal of the Garland Housing Agency's (GHA) inspection division is to ensure all clients live in safe, decent, and sanitary properties. To meet this goal, the inspector ensures all rental properties meet Housing Quality Standards (HQS) established by the Department of Housing and Urban Development as well as the GHA's own housing standards.

Inspectors conduct initial inspections, annual reexamination of properties, and special inspections to address specific issues. In addition, the GHA performs Quality Control Inspections as a self-check of the GHA's standards.

Inspections/Repairs

If the unit is inspected and fails to meet HQS, the landlord/tenant will have 30 days to complete the repairs with no penalty. If after that 30-day period repairs are still not complete, the unit will be placed on abatement. Once the unit is in abatement, Garland Housing will withhold current and future payments. Payments will only resume once repairs have been completed and the unit passes a HQS inspection.

Payments that are withheld during an abatement time period will not be paid to the landlord even after the unit has passed HQS. If a unit still does not pass HQS and the abatement time limit (60 days) has been reached, the HAP contract will be terminated.

AssistanceConnect

The Garland Housing Agency offers its property owners the convenience of Assistance Check. Assistance Check is our secure, online portal that allows owners to view payment information, inspection dates and results, send forms and documents to housing staff and contact staff as needed. In addition, the portal has a virtual library which contains downloadable forms and allows one to view payment standards and utility schedules.

Fair Housing

Residents of the United States are entitled by law to safe and decent housing regardless of race, color, national origin, religion, sex, disability, or familial status. Discrimination in the rental of property or the provision of services is prohibited by law.

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Property Owner/Manager Guide

Housing Choice
Voucher Program



GARLAND
HOUSING AGENCY



Our Mission

"To assist low and moderate income families in obtaining safe, decent and sanitary housing, while promoting Self Sufficiency."

Garland Housing Agency's (GHA) main focus is highlighted in our mission statement. GHA continues to be more than merely a provider of housing vouchers. It is an agency whose dedicated caseworkers, inspectors, and employees assist families and individuals to obtain not only housing that meets Housing Quality Standards set by HUD, but also employment assistance, counseling, and training.



Housing Choice Voucher Program

The Garland Housing Agency administers the Housing Choice Voucher (HCV) Program which is funded by the U.S. Department of Housing and Urban Development (HUD). This program enables families to obtain decent, safe and sanitary housing by subsidizing a portion of the tenant's monthly rent and paying



Housing Choice Voucher Program (continued)

it directly to the property owner.

Any type of private rental housing is eligible to participate in the HCV program, including single family dwellings, apartments and town homes. Paperwork is minimal and the owner(s) retains normal management rights and responsibilities including tenant selection, rent collection, property maintenance, and lease terminations.



Payment Standards/ Fair Market Rents

Rents are established periodically by HUD. The Housing Choice Voucher program requires that rent for a dwelling unit (including utility allowance) is not to exceed the current Fair Market Rent. Rent for the Housing Choice Voucher program may exceed the Payment Standard provided the rent is determined reasonable for the area by GHA.

Landlords are responsible for establishing and collecting security deposits. Landlords may not charge a Voucher participant a higher deposit than a nonparticipating family

Current Payment Standards and Utility Schedules can be viewed on our website or via Assistance Check.



Rent Reasonableness/ Rental Increases

Each requested rental rate will undergo a rent reasonableness test performed by our inspectors. This comparative decision is based on the area in which the unit is located and the size, features, and amenities of the unit. If the rent is not determined reasonable, the landlord is given the opportunity to provide any additional information that may prove helpful in making the final decision. If you wish to increase your rent, please submit the request in writing 60 days prior to the end of the lease contract. You can submit the request in any form, or you can use the Rental Increase Form available from the GHA website.



Monthly Payments

The GHA provides the Housing Assistance Payment (HAP) on a monthly basis via direct deposit.

The HAP is processed on the first business day of the month and deposits may show in a bank account between three to four business days after that.

To report a change in banking information, please call (972) 205-3385 or email kgorman@garlandtx.gov