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FAMILY OBLIGATIONS

For participants in the Housing Choice Voucher Program administered by Housing Alliance HTX, officially known as the Houston Housing Authority (hereinafter the “Agency”).

1. The family must supply any information that the Agency or HUD determines is necessary in the administration of the program, including submission of required evidence of citizenship or eligible immigration status, any requested certification, release or other documentation.
2. The family must supply any information requested by the Agency or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition. The family must report all changes in family composition in writing within 15 days of the date of the occurrence. Families who report zero (\$0) income must also report all changes in income in writing within 15 days of the date of the occurrence.
3. The family must disclose and verify social security numbers and must sign and submit consent forms for obligating required information.
4. Any information supplied by the family must be true and complete.
5. Repair of the assisted unit for maintenance or normal wear and tear is the responsibility of the owner, however the family is responsible for a Housing Quality Standards (HQS) breach caused by any of the following:
 - I. The family fails to pay for any utilities that the owner is not required to pay for, but which are to be paid by the tenant;
 - II. The family fails to provide and maintain any appliances that the owner is not required to provide, but which are to be provided by the tenant; or
 - III. Any member of the household or guest damages the dwelling unit or premises (damages beyond ordinary wear and tear).
6. If an HQS breach caused by the family is life threatening, the family must correct the defect within no more than 24 hours. For other family-caused defects, the family must correct the defect within no more than 30 calendar days (or any Agency-approved extension). If the family has caused a breach of the HQS, the Agency must take prompt and vigorous action to enforce the family obligations. The Agency may terminate assistance for the family.
7. The family must allow the Agency to inspect the unit at reasonable times and after reasonable notice.
8. The family may not commit any serious or repeated violation of the lease.
9. The family must notify the Agency and the owner before the family moves out of the unit, or terminates the lease on notice to the owner. Proper notice is considered at least 30 days advanced written notice. When relocating, the family must remove all personal belongings; clothes, furniture, etc., remove any trash and clean the unit.
10. The family must promptly give the Agency a copy of any owner eviction notice.
11. The family must use the assisted unit for residence by the family. The unit must be the family's only residence.
12. The family must promptly (i.e. within 15 days) inform the Agency in writing of the birth, adoption or court-awarded custody of a child. The family must request the Agency approval to add any other family members as an occupant of the unit.
13. The family must promptly notify the Agency in writing if any family member no longer resides in the unit.
14. Members of the household may engage in legal profit-making activities in the unit, but only if such activities are incidental to primary use of the unit for residence by members of the family.
15. The family must not sublease or let the unit. Additionally, the family is not permitted to utilize their unit for short term rentals (e.g. Airbnb).

16. The family must not assign the lease or transfer the unit.
17. The family must supply any information or certification requested by the Agency to verify that the family is living in the unit. The family must promptly notify the Agency in writing of an absence from the unit.
18. The assisted family (including a principal, other interested party, i.e. spouse, parent, child, grandparent, grandchild, sister or brother or any member of the family) must not own or have any interest in the unit.
19. The members of the family must not commit fraud, bribery or any other corrupt or criminal act in connection with the programs.
20. The members of the family may not engage in drug-related criminal activity, or violent criminal activity that threatens the health, safety, or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.
21. An assisted family, or members of the family, may not receive Section 8 tenant-based assistance while receiving another housing subsidy, for the same unit or for a different unit, under any duplicated federal, State or local housing assistance program.

ACTIONS WHICH MAY RESULT IN THE TERMINATION OF YOUR HOUSING CHOICE VOUCHER PROGRAM ASSISTANCE:

1. Failure to comply with any of the above family obligations.
2. If any member of the family has been evicted from federally assisted housing in the last 5 years.
3. If the Agency has ever terminated assistance under the program for any member of the family.
4. If any member of the family commits drug-related criminal-activity, or violent criminal activity that threatens the health, safety, or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.
5. If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
6. If the family currently owes rent or other amounts to the Agency or to another public housing agency in connection with Section 8 or public housing assistance under the 1937 Act.
7. If the family has not reimbursed the Agency for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease.
8. If the family breaches an agreement with the Agency to pay amounts owed to the Agency, or amounts paid to an owner by the Agency. (The Agency, and its discretion, may offer a family the opportunity to enter an agreement to pay amounts owed to the Agency or amounts paid to an owner by the Agency. The Agency may prescribe the terms of the agreement.
9. If the family participating in the FSS program fails to comply, without good cause, with the family's FSS Contract of Participation
10. If the family has engaged in or threatened abusive or violent behavior toward the Agency personnel.

I hereby certify that I have read and understand the Housing Choice Voucher Program Family Obligations. I understand that failure to comply with any of the above requirements may result in termination of housing assistance.

Head of House Signature

Date

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.

