

**What exactly is the Housing Authority's Role under the lease agreement with my prospective tenant?**

One common misconception about the role of the Housing Authority is that the HA is responsible for the tenant's actions under the lease. The role of the Housing Authority is to administer the Section 8 Program which includes determining a family's eligibility for the program conducting annual property inspections, and other administrative functions of the program.

Although we make every effort to counsel tenants on their behavior and take action to terminate a tenant's program participation for repeated lease violations, we have no authority or ability to enforce the lease provisions when a tenant does not comply with the terms of the lease. The Housing Authority is not a party to the lease and consequently has no property management enforcement abilities.

For these reasons, we strongly recommend that you screen your prospective tenants carefully to ensure that your property investment has been placed in the possession of a tenant who will take proper care of your unit.

We also request that you communicate to us when you have lease violation issues with a tenant and provide a copy of any lease violation notices to us that you give to your Section 8 tenants. By providing the Housing Authority with this information, action can be taken to terminate a program participant who repeatedly fails to follow the program rules.