

# Chapter 13

## Debt

Housing Choice Voucher families may accrue debt due to:

- Failure to timely or properly report changes in family income or household composition
- Failure to pay utilities that are the responsibility of the tenant family
- An AHFC determination that a previous rent reduction granted through the Minimum Rent Exemption or Bridge Process needs to be repaid reasons

A property owner receiving Housing Assistance Payments (HAP) may accrue debt due to:

- Failure to timely or properly report a family's vacancy from an assisted unit
- Failure to accurately disclose the relationship between an owner and a tenant family

This policy address how AHFC will assess debt to a family or owner and methods for collecting those debts.

### **1. Assessing Debt**

See the Allegations, Family Errors, and Misrepresentation exhibit for information on investigating complaints and assessing family debt.

### **2. Payment Agreements**

See the Payment Agreements exhibit.

### **3. Family Payments**

See the Payment Management exhibit.

### **4. Debts Dismissed Due to Bankruptcy Action**

AHFC retains all debts with their documentation. These debts will remain on the books of AHFC, and AHFC will follow appropriate state statutes for debt collection. If a debtor has filed for bankruptcy in an appropriate judicial venue, these debts will be liquidated at the direction of the bankruptcy court.

### **Numbered Memo**

20-38 Exhibits 13-2, 13-3, and 13-4