HCV HIGHLIGHTS

- **OFFICE CLOSED:**
  - February 19, 2018 (President’s Day)
  - March 30, 2018 (Good Friday)
  - May 28, 2018 (Memorial Day)


- HQS Pre-Inspections coming soon!

- Our next and 6th Annual HCV Trade Show is scheduled to be held May 24, 2018.
  (Details on page 4)

- Effectively immediately, when an initial inspection passes, you will have the ability to call 937-910-5487 to schedule a leasing appointment.

BUSINESS HOURS

- Monday - Friday: 8:00 a.m. to 5:00 p.m.
- Saturday - Sunday: Closed

SIDE PAYMENTS TO OWNERS/AGENTS ARE PROHIBITED!

The amount of assistance GDPM/HCV provides will not always match the amount a landlord would like to receive for a particular property. This means after the final rent offer is made, owners will have to make the best business decision whether or not to accept the proposed rent that is determined “reasonable” by the housing authority.

What an owner may “NOT” do is ask the tenant to make up the difference between the HCV Program rent determination and the owner’s requested rent amount. This is considered a side payment. Owners who disagree with GDPM’s rent determination are free to rent their property through other means; or if affordability is an issue, find a tenant with a higher income.

The Housing Choice Voucher (HCV) Program would like to cultivate a positive relationship with both owners and participants. However, we must always be sure to operate under the federal guidelines that govern our program.

Participants are also held accountable. If the client agrees to make side payments to the owner and it is later discovered, the client and owner will be terminated from the HCV Program.

Rent to owner includes all housing services, maintenance, utilities, and appliances to be provided and paid by the owner in accordance with the lease. Please be reminded that once the contract is signed, you may “NOT” change who is responsible for paying utilities without GDPM/HCV conducting a new inspection and completing a new HAP contract per HUD regulations. This option may only be executed once a year.

Our goal is for this newsletter to be a pathway of communication to expand the collaboration between owners, tenants and the agency.
What Happens after a Complaint Investigation?

If, after investigating your complaint, HUD finds reasonable cause to believe that discrimination occurred, it will inform you. Your case will be heard in an administrative hearing within 120 days, unless you or the respondent want the case to be heard in Federal district court. Either way, there is no cost to you.

The Administrative Hearing:

If your case goes to an administrative hearing HUD attorneys will litigate the case on your behalf. You may intervene in the case and be represented by your own attorney if you wish. An Administrative Law Judge (ALA) will consider evidence from you and the respondent. If the ALA decides that discrimination occurred, the respondent can be ordered:

- To compensate you for actual damages, including humiliation, pain and suffering.
- To provide injunctive or other equitable relief, for example, to make the housing available to you.
- To pay the Federal Government a civil penalty to vindicate the public interest. The maximum penalties are $16,000 for a first violation and $70,000 for a third violation within seven years.
- To pay reasonable attorney's fees and costs.

Federal District Court

If you or the respondent choose to have your case decided in Federal District Court, the Attorney General will file a suit and litigate it on your behalf. Like the ALA, the District Court can order relief, and award actual damages, attorney's fees and costs. In addition, the court can award punitive damages.

You may file suit, at your expense, in Federal District Court or State Court within two years of an alleged violation. If you cannot afford an attorney, the Court may appoint one for you. You may bring suit even after filing a complaint, if you have not signed a conciliation agreement and an Administrative Law Judge has not started a hearing. A court may award actual and punitive damages and attorney's fees and costs.

The information in this article was collected by John Zimmerman, VP Miami Valley Fair Housing Center from resources from HUD. To view more information go to https://portal.hud.gov and use these search words: "Fair Housing-It's Your Right."

Visit www.mvfairhousing.com
Bobbi Bailey was re-hired as an HCV Leasing Specialist on April 18, 2017. She has been on hiatus for approximately one and a half years and is back with all the vigor, and motivation as always.

Bobbi’s multitude of knowledge and experience in several facets of the Housing Choice Voucher and her natural sense for problem solving is a necessary component in her position and an informational source for the clients and owners.

She also possesses an essence of compassion, empathy, and treats all people with respect and kindness, as she devotes her time to helping both tenants and owners with their housing needs.

Bobbi has proven to be a positive asset to the HCV Team.

Shani Smith-Pierre was hired as an HCV Specialist on April 18, 2017. Shani holds a Bachelor’s degree in Business Administration and has been very busy since her graduation.

She brings a wealth of knowledge to GDPM not only with her education, but with her experience. Before joining our team, Shani worked as a Housing Specialist at Cincinnati Metropolitan Housing Authority.

Also in her spare time, Shani works as a Financial Literacy Educator as well as running her own clothing and sunglasses line. Shani has the desire, drive, and compassion for helping others. She is truly a valuable addition to the HCV Team.

UNITS WANTED: (LISTING PROPERTIES THROUGH GOSECTION8.COM)

We have resumed pulling, from our waiting list, the applicants whom applied in January 2015.

We are in need of units for families who are searching for housing. If you have property to rent, please list your property on gosection.com website. The basic service is free to list your property.

All units should be in move in condition. Please refer to our HQS Checklist to prepare your unit for inspection. The checklist can be found on our website gdpm.org and in our HQS booklet.
HCV NEWS

January 24, 2018

To: HCV Owners/Property Managers

Effective March 1, 2018, the Housing Choice Voucher Program will no longer mail out copies of annual inspection reports. You will have the ability to access them through the HCV Owners Portal located on our web site at www.gdpm.org.

For those of you who are not familiar with the owners portal, once you have logged on to our web site, click on the “Owners Portal” at the top of the page. This will bring you to the log-in screen where you will enter your username and password as follows:

- **Username** is the lowercase letter “o” and your owner number (supplied by the HCV Staff).
- **Password** is lowercase letters “gdpm” and the last four digits of your social security or tax ID number. *(Once you click log-in, you will be prompted to change your password. You may keep this default password or change it to something else.)*

Once you are on your file screen, hover the cursor over the “Inspections” tab and you will be able to view/print scheduled inspections or history of inspections.

The Owners Portal is also a convenient way to access your rental information, obtain your monthly rental deposit amounts, and your 1099 statement, as well as view HCV news and more.

If you need any assistance, please contact our office at 937-910-5400.

Sincerely,

Darryl Miles
HCV Senior Manager
DM/sg

400 Wayne Avenue, Dayton, Ohio 45410
www.gdpm.org

NO SIDE DEALS

Section 8 owners/tenants are reminded, any side agreements that charge more than the GDPM/HCV approved Section 8 contract rent are prohibited. GDPM will investigate all claims of side deals between Section 8 owners/tenants. It is important to remember that only GDPM/HCV can authorize changes to the contract rent and tenant share. Refer to your HAP contract/lease. Don’t risk losing your Section 8 subsidy!
HCV OWNER'S PORTAL

The Owner’s Portal is a convenient way to access your HCV rental information. You can view and print out your monthly rental deposit, your 1099 form, your inspection reports and more.

If you need help getting started, you may contact the HCV department at 937-910-5400.

INSTRUCTIONS TO ACCESS THE OWNER’S PORTAL:

- Type in GDPM’s website: gdpm.org, and click on “Owner’s Portal” located at the top or on the left side of the screen.
- This will bring you to the “Log-in Screen”:

Then type in username and password:

- **Username** is the lowercase letter “o” and your owner number (supplied by the HCV Staff).
- **Password** is “gdpm” (all lowercase) and the last four digits of your social security or tax ID number.

(Once you click log-in, you will be prompted to change your password. You may keep this default password or change it to something else.)

HCV OWNER’S PORTAL FEATURES INCLUDE THE FOLLOWING:

- Inspection reports are stored for up to 2 years
- Inspection reports may be viewed within 24 to 48 hours after inspection has been completed.
- HCV news events are available for viewing after the login screen
- Able to retrieve your 1099 form by entering the last 4 digits of your Social Security or Tax ID number when prompted.
PLAN TO JOIN THE FESTIVITIES AT OUR 6TH ANNUAL TRADE SHOW

HOLD THE DATE

Thursday, May 24, 2018
(5:00 p.m. to 7:30 p.m.)

For the
HOUSING CHOICE VOUCHER PROGRAM’S
6TH ANNUAL TRADE SHOW!

FEATURING:
➢ HCV Information
➢ Vendors
➢ Networking
➢ Door Prizes
➢ Food & Beverage

VENUE:
Dayton Kroc Center
1000 North Keowee Street
Dayton, OH 45404

(If you are a vendor and would like to get a table, please contact Elaine Letton at 937-910-7580 or email eletton@gdpm.org)

CONTACT US
GREATER DAYTON PREMIER MANAGEMENT
Housing Choice Voucher Program
400 Wayne Avenue
Dayton, OH 45410
Main#: 937 910-5400
Fax: 937-910-5467 or 910-5303
hcvprogram@gdpm.org
Check out our website: www.gdpm.org

Do you need to report Fraud?
Contact
937-910-7580

IMPORTANT PHONE NUMBERS
SCHEDULE AN INSPECTION: 937-910-5431
SCHEDULE A LEASING: 937-910-5487
CUSTOMER SERVICE LINE: 937-910-5403