HCV HIGHLIGHTS

- **OFFICE CLOSED:**
  - April 14, 2017, (Good Friday)
  - May 29, 2017, (Memorial Day)

- Weather Extensions begin November 1, 2016 through April 30, 2017

- HQS Pre-Inspections coming soon!

- The next annual HCV Trade Show is scheduled to be held on Thursday, May 18, 2017. (Details to follow)

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

BUSINESS HOURS

Our goal is for this newsletter to be a pathway of communication to expand the collaboration between owners, tenants and the agency.
MIAMI VALLEY FAIR HOUSING CENTER, INC.

2017 FAIR HOUSING UPDATED

2004 Guidance on Reasonable accommodations under the Fair Housing Act

One type of disability discrimination prohibited by the Act is the refusal to make reasonable accommodations in rules, policies, practices, or services when such accommodations are necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling.

The Fair Housing Act’s protection against disability discrimination covers not only tenants and home seekers with disabilities but also buyers and renters without disabilities who live or are associated with individuals with disabilities. The Act also prohibits housing providers from refusing residency to persons with disabilities, or placing conditions on their residency, because they require reasonable accommodations. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on others, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling.

A requested accommodation is necessary when there is an identifiable relationship, or nexus, between the requested accommodation and the individual’s disability. Some examples of Reasonable Accommodations are:

- Assigned parking space for a person with a mobility impairment
- Assigned lower mailbox for a person who uses a wheelchair
- Permitting an assistance animal in a “no pets building for a person who is deaf, blind, has seizures, or has a mental disability

What information may a provider seek when a reasonable accommodation is requested?

A provider is entitled to obtain information that is necessary to evaluate if a requested reasonable accommodation may be necessary because of a disability. If a person’s disability is obvious, or otherwise known to the provider, and if the need for the requested accommodation is also readily apparent or known, then the provider may not request any additional information. If the disability and/or the disability-related reason for the requested accommodation is not known or obvious, the requesting individual, medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual's disability may also provide verification of a disability. In most cases, an individual's medical records or detailed information about the nature of a person's disability is not necessary for this inquiry.

The guidelines are available online at our website www.mvfairhousing.com click on “References” and then on “Accommodations.”

This article was prepared by John Zimmerman at the Miami Valley Fair Housing Center with assistance from various web-based resources and MVFHC fair housing curricula.

Visit www.mvfairhousing.com
UNITS WANTED:
Listing properties through gosection8.com

We have resumed pulling applicants from our waiting list that applied in January of 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 and in our HQS booklet.

Mr. Stoll has been with Greater Dayton Premier Management (GDPM) since February 2013.

He has worked in this area for some time as he also owns a Home Inspection business. Mr. Stoll enjoys his position as he has proclaimed, “Every day is an adventure.” He enjoys meeting new people and ensuring that the clients have the best and safest place to live.

Mr. Stoll is a kind and caring person with a delightful personality willing to help in whatever way he can.

Mr. Goodro has been with Greater Dayton Premier Management (GDPM) since June 2016.

He came to us from the Cincinnati Housing Authority where he worked in the same HQS Inspections’ capacity.

Mr. Goodro has also worked as home inspector with FEMA where he assessed the livability of homes damaged by natural or man-made disasters.

His experience and dedication to his work has been an asset to our team.

MEET THE HCV STAFF

CHARLES STOLL
(Chuck)
HCV HOUSING INSPECTOR

SEAN GOODRO
HCV HOUSING INSPECTOR

FAST FACT

In Mr. Stoll’s spare time he enjoys spending time with his family and creating memories with his children. He is the proud father of 5 boys and 1 4-legged furry boy, the family’s new puppy. He is a busy man, but when he can he also enjoys riding his Harley Davidson motorcycle.

FAST FACT

Mr. Goodro enjoys spending time with his family. He is the proud father of 3 girls and 1 boy. He appreciates the busy lifestyle he has between working and attending his children’s sporting events and other family activities.
OWNER RESPONSIBILITIES

Responsibilities as a Participating HCV Owner are as follow:

- Screen families who apply to determine suitability as renters
- Comply with Fair Housing laws
- Maintain the housing unit by making necessary repairs
- Comply with the terms of the HAP
- Collect the rent due from the family and comply with and enforce the Lease
- Provide GDPM-HCV with copies of all notices served to the tenant, including and judgements or evictions
- Do not sign a side payment agreement

LOW COST, NO COST ENERGY SAVERS

- Keep the hot sun out of your home during the heat of the day by shutting blinds and window curtains on the sunny side of your home.
- Using fans in conjunction with you air conditioner will help circulate the air and will make the house seem cooler.
- Adjust your thermostat by 10 degrees when you are going out for the day or overnight. It is estimated that you can save approximately 10% on your energy bill.
- Change air conditioner filters regularly to help your system run more efficiently.
- Lower the temperature on your water heater to 120 degrees. Chances are you will not notice the difference in temperature and you will save on your bill. Also, if you are going away for a few days set your water heater to vacation mode. This will keep your water heater from heating 30 to 40 gallons of water over and over while no one is home to use it. When you return home, set the temperature back to 120 degrees.
- Always fill both the dishwasher and clothes washer to full loads to save on gas and electric bills.

NO SIDE DEALS

Section 8 owners and tenants are reminded that any side agreements that charge more than the GDPM/HCV approved Section 8 contract rent are prohibited. GDPM is will investigate all claims of side deals between Section 8 owners and tenants. It is important to remember that only GDPM/HCV can authorize changes to the contract rent and the tenant share. Refer to your HAP contract and 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 list your properties; obtain your rental deposit slips and your 1099 form; as well as view and printout your inspection reports.

If you need help getting started, you may contact anyone in the HCV department.

INSTRUCTIONS TO ACCESS THE OWNER’S PORTAL:

- Type in GDPM's website: gdpm.org and click on “Owner's Portal” located on the left side of the screen.
- The screen below will pop up. Then click the appropriate link (Owner Portal or Agent Portal)
- 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.

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
- Group emails may be received
- Able to retrieve your 1099 form
Whitmore Arms is one of GDPM-HCV special programs. It is located on Midway Avenue. This complex of 40 units recently received a total renovation of all of its two and three bedroom units.

All units have wonderful amenities, which include hardwood floors, new cabinets, and new appliances.

This property is a partnership between County Corp, Oberer and Greater Dayton Premier Management.

In addition to all of the many renovations a new playground was added along with a community room and washer and dryer facilities. This is a great enhancement for the community and our families.

Great work to Oberer and County Corp!

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