**HCV HIGHLIGHTS**

- **OFFICE CLOSED:**
  - November 11, 2019 (Veteran's Day)
  - November 28, 2019 (Thanksgiving Day)
  - November 29, 2019 (Post Thanksgiving Day)
- When an **Initial** inspection passes, you may call 937-910-5487 to schedule a leasing appointment.

**NEW BUSINESS HOURS**

To ensure timely and accurate accountability to our clients, Greater Dayton Premier Management (GDPM) has adjusted our business hours to reflect the importance that we feel will help us in achieving this goal.

**GDPM’s new business hours**

8:00 a.m. to 4:45 p.m. (Monday – Friday)

**NEW LEASES / RENT INCREASES**

The two options are **NEW LEASE REQUEST** or a **RENT INCREASE**. Some landlords request new leases every year. This solely your choice. After a family has resided in the unit for one year the lease automatically becomes a month-to-month lease. You may select one of the following choices:

- **NEW LEASE REQUEST**
  - Change Utility Responsibilities (with the voucher program a tenant can only pay for water if there are two separate water meters.)
  - Locks Family into Another Year’s Lease.
  - Increases Rent (If Rent Reasonable).
  - Requires Tenant & Owner Signatures.
  - Must Have an Approved Inspection within 120 days.
  - Yearly Recertification Must be Completed.

- **RENT INCREASE**
  - Increases Rent Yearly (If Rent Reasonable).
  - Must be Submitted by Deadline Date in Recertification Letter.
  - No Tenant’s Signature Required.
MIAMI VALLEY FAIR HOUSING CENTER, INC.

2019 Fair Housing Update
"Locally Protected Classes Under Fair Housing Laws"

The Miami Valley Fair Housing Center updates its publication FAIR HOUSING & Non-discriminatory Rental Practices annually. In 2017 it added a glossary of definitions of protected classes. Included are the state and local protections that Ohio and Dayton have added to their fair housing law.

Ohio protects ancestry and military status. Ancestry—one’s lineage, or the people who were in one’s family in past times. This bolsters national origin protection afforded by the federal fair housing law. Military status refers to a person’s engagement in the uniformed services including the armed forces, the Ohio organized militia, and the National Guard. It does not include a person’s veteran status.

Dayton, in addition to the seven federal and two state protected classes, has four additional protected classes: sexual orientation, gender identity/expression, age and military status.

Here are the definitions from the Dayton Human Rights Ordinance:

- **Age**: means at least forty (40) years old.
- **Gender Identity**: the gender-related identity, appearance, or mannerisms or other gender-related characteristics of an individual, regardless of the individual's designated sex at birth.
- **Sexual Orientation**: means a person's actual or perceived homosexuality; bisexuality; or heterosexuality, by orientation or practice, by and between consenting adults.
- **Marital Status**: Refers to being single, married, divorced, or widowed.

Information for the article was gathered by John Zimmerman, VP Miami Valley Fair Housing

Visit www.mvfairhousing.com
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.
Housing Choice Voucher Program’s

2019 HCV 7th ANNUAL TRADE SHOW

The HCV 7th Annual Trade Show was a big success with over 70 vendors displaying their expertise. The Pictures below capture all the fun-filled festivities. Hope you were a part of this great event!

Looking forward to seeing you at next year’s 8th Annual HCV Trade Show on May 14, 2020!
WHAT’S NEW

Our agency is updating our software system. Please bear with us through this transition.

Our new system will have several innovative features and we are excited about the change. We have been using our previous system since 2007.

With this new software, there are enhancements which will allow the agency to offer more options to our property owners.

The 2019 Utility Chart booklets have arrived.

Please note that the rates did slightly decrease.

To obtain a copy, you may go to our website at www.gdpm.org or pick up a copy on the rack in the downstairs lobby at our Central office.

DID YOU KNOW.....
Are you responsible for paying multiple Utility accounts?

CONSOLIDATED PAYMENTS are now available!
Dayton Utility customers with multiple accounts attached to their profile, now have the ability to pay multiple accounts with one easy payment.

Visit: www.PayDaytonWater.com
2019 PAYMENT STANDARDS

Below is the 2019 payment standards’ chart listing the Housing Choice Voucher Program’s rental guidelines by number of bedrooms.

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<thead>
<tr>
<th># OF BDRMS</th>
<th>PAYMENT STANDARDS</th>
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<tbody>
<tr>
<td>1</td>
<td>$599.00</td>
</tr>
<tr>
<td>2</td>
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<tr>
<td>5</td>
<td>$1,367.00</td>
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Effective 01-01-2019
HCV Payment Standards
Board Approved 10-17-2018
Board Resolution# 6988

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!

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