HCV HIGHLIGHTS

- **OFFICE CLOSED:**
  - November 11, 2016, (Veteran’s Day observed)
  - November 24 & 25, 2016 (Thanksgiving Holiday)
  - December 23 & 26, 2016 (Christmas Holiday)
  - January 2, 2016 (New Year's Day Observed)
- Weather Extensions begin November 1, 2016 through April 30, 2017
- HQS Pre-Inspections coming soon!
- The next Quarterly Owners Meeting will be held on Thursday, November 10, 2016 at the GDPM Board Room.
- 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

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

HOME FOR THE HOLIDAYS

HUD-VASH PROGRAM

The HUD-VASH Program is excited to partner for the second year with Greater Dayton Premier Management for the “Home for the Holidays” Campaign! The Dayton VA Medical Center and Greater Dayton Premier Management work together through Partnership to help homeless Veterans find safe housing.

The HUD-VASH Program determines eligibility for the Section 8 Housing Choice Vouchers and provides case management services to support living choices. Our goal for “Home for the Holidays” is to house all veterans with an active HUD-VASH Section 8 Housing Choice Voucher during the month of November and December 2016.

We need your help as Landlords/property Owners to accomplish this goal. If you are a Landlord or property Owner and interested in providing housing for our veterans or need more information regarding the HUD-VASH Program, please contact Edith Thompson, Lead HUD-VASH Coordinator at (937) 268-6511 ext. 2463.

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.

ANTI-HARASSMENT IN HOUSING UPDATED

The Department of Housing and Urban Development released a proposed rule on harassment in housing in the fall of 2015. The final rule will be published sometime in 2016. It will clarify and update the public and housing providers on what is considered unwelcome conduct that could lead to a fair housing claim of harassment. This underscores the need for continual training on fair housing for landlords and property management personnel.

HUD’s website* says: “HUD’s proposed rule, “Quid Pro Quo and Hostile Environment Harassment and Liability for Discriminatory Housing Practices under the Fair Housing Act,” would define and provide illustrations of two types of harassment claims: (1) quid pro quo harassment, and (2) hostile environment harassment.

Quid Pro Quo Harassment includes subjecting a person to an unwelcome request or demand and relating that to the person’s housing. For example, an employee of a homeless shelter might request sexual favors from female shelter residents as a condition of staying at the shelter.

Hostile Environment Harassment includes subjecting a person to unwelcome conduct that is sufficiently severe or pervasive such that it interferes with or deprives the person the right to use and enjoy their home. For example, the owner of a rental home enters a tenant’s unit and makes unwelcome sexual advances. This rule is simple: No one should be subject to harassment and especially not in your house, which should be your sanctuary.

Contact the Miami Valley Fair Housing Center at 937-223-6035 for more information or if any of these examples sound familiar. This article was prepared by John Zimmerman of the Miami Valley Fair Housing Center with materials from HUD.

RYANNE SHAVERS
HCV/PH RECEPTIONIST

Mrs. Shavers has been in her current role as Receptionist with Greater Dayton Premier Management (GDPM) since 2014. She previously worked as a Housing Choice Voucher Specialist from 2006 to 2008.

Her favorite part of this role is getting to know the families and helping them with their housing needs. Mrs. Shavers’ is multifaceted. She has knowledge of the rules and regulations of a housing authority as well as a comprehensive understanding of the inner workings of GDPM.

If you need assistance, she is always willing to help; and she delivers excellent service with a courteous greeting, a kind and caring manner, and a smile that will brighten your day!!

ANNIE ROPER
HCV SPECIAL PROGRAMS SPECIALIST

Ms. Roper’s is a valued member of the Greater Dayton Premier Management (GDPM) Housing Choice Voucher program team. Her current position is HCV Special Programs Specialist which includes, but is not limited to checking eligibility, recertifications, Notices-to-Vacate, Rent Caps, Portability as well as working with the Waitlist of prospective clients. She has been in this position since 2014.

Ms. Roper is experienced in many areas of GDPM. Her first encounter with GDPM spanned from 2000 to 2010 where she gained knowledge from the various duties she procured which included Maintenance Clerk, Receptionist, Recertification Scheduler, and HCV Special Programs Specialist.

PAYING IT FORWARD:
Each year, during the holidays, Greater Dayton Premier Management adopts families from its client list and surprises them with a large basket of donated goods from our staff.

At Thanksgiving we are adopting three families from the Housing Choice Voucher Program and three families from Asset Management. Each family will receive a large basket of food items to enjoy a complete Thanksgiving dinner with all the trimmings.

And again this Christmas we will be adopting three families from the Housing Choice Voucher Program and three families from Asset Management, and those six families will receive gifts that will help to make the holidays a little brighter.
FAIR MARKET RENTS (FMR)

Every year HUD determines the Fair Market Rent (FMR) and the housing authority selects the payment standards based on the annual budget.

Below are the payment standards effective January 1, 2017:

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<thead>
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<th>NUMBER OF BDRMS</th>
<th>PAYMENTS STANDARDS</th>
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<tr>
<td>1</td>
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<tr>
<td>2</td>
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<tr>
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<td>4</td>
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<tr>
<td>5</td>
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UTILITY ALLOWANCE UPDATE

HUD has made major changes with regards to the utility processing

In the past when processing the Request for Tenancy packets (RTA), the utility chart always matched the number of bedrooms of the unit that the family selected.

Currently when a Request for Tenancy packet (RTA) is processed, the utility chart matches the voucher size that the family qualifies for.

**This major change was initiated by:**

HUD

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, your 1099; and view/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.
A nearly $2.4 million federal grant award will help residents of a West Dayton public housing complex find work and increase their earnings.

This morning, U.S. Department of Housing and Urban Development (HUD) Secretary Julián Castro announced that the DeSoto Bass Courts housing project has been selected to participate in the federal Jobs Plus Initiative program.

Speaking at the housing development, Castro said Dayton is one of 24 U.S. communities to take part in the program, which is designed to improve economic opportunities for public housing residents.

The program offers employment and training services to public housing properties; and also combines job placement services with a rent incentive.