Our goal is for this newsletter to be a pathway of communication to expand the collaboration between owners, tenants, and the agency.

**OWNER’S MEETING**

Please plan to attend our next Owner’s Meeting on Thursday, March 21, 2019, from 5:00 p.m. to 6:30 p.m. The meeting will be held at the main office at Greater Dayton Premier Management’s Board Room.

Along with acquiring information from our guest speaker, you will be able to ask questions of our staff and obtain additional material on the Housing Choice Voucher Program.

**HOPE TO SEE YOU THERE!**

**GUEST SPEAKER**

Shauna Hill

CITY OF DAYTON HOUSING INSPECTOR

**VENUE:** GDPM BOARD ROOM

400 Wayne Avenue
Dayton, OH 45410

**BUSINESS HOURS**

- **OFFICE CLOSED:**
  - February 18, 2019 (President’s Day)
  - April 19, 2019 (Good Friday)
  - May 27, 2019 (Memorial Day)
- **March 21, 2019** – Owner’s Meeting (See adjacent section for details)
- No Weather Extensions are permitted on Initial inspections.
- Our next and 7th Annual HCV Trade Show is scheduled to be held Thursday, May 16, 2019. (See page 2)
- When an Initial inspection passes, you may call 937-910-5487 to schedule a leasing appointment.
Housing Choice Voucher Program’s 7th Annual Trade Show

VENUE:
Dayton Kroc Center
1000 N. Keowee St.
Dayton, OH 45404

HOLD THE DATE
THURSDAY, MAY 16, 2019
(5:00 P.M. TO 7:30 P.M.)
HOUSING CHOICE VOUCHER’S
7TH ANNUAL TRADE SHOW

FEATURING:
➢ 70’s Theme
➢ HCV Information
➢ Vendors
➢ Networking
➢ Door Prizes
➢ Food & Beverage
In fair housing terms, discrimination means treating someone differently based on their being part of a protected class. As part of a strategy to minimize the possibility of inadvertent discrimination, consider using a documented and consistent method to screen and accept applicants.

Give everyone an equal opportunity to apply — no matter what they look or sound like — and accept or deny renters based on criteria that are consistently applied and not related to a prospective renter’s status as part of a protected class.

Avoid questions or suggestions that may be perceived as discriminatory. Even a well-intended statement such as, “This unit would be great for a young couple,” or asking a friendly question like, “Are you two married?” can be interpreted as evidence of discrimination. If you ask questions to screen tenants on subjects like credit history or tenant history, ask the same questions of all tenants, and score prospective tenants in a similar manner, without regard to their status as a member of a protected class. Consider how you would feel if asked the same questions. Keep the conversation focused on the property for rent and the amenities. Let the potential renter ask you questions so you can answer factually.”

Information for the article was gathered by John Zimmerman, VP Miami Valley Fair Housing Center
Visit www.myfairhousing.com
UNITS WANTED: (LISTING PROPERTIES THROUGH GOSECTION8.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.
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.
2019 PAYMENT STANDARDS

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

<table>
<thead>
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<th># OF BDRMS</th>
<th>PAYMENT STANDARDS</th>
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<tr>
<td>1</td>
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<tr>
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Effective 01-01-2019
HCV Payment Standards
Board Approved 10-17-2018
Board Resolution# 6988

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

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!

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