

HCV NEWS



ENHANCING NEIGHBORHOODS
STRENGTHENING COMMUNITIES
CHANGING LIVES

OUR NAME HAS CHANGED!!!

Dayton Metropolitan Housing Authority is now known as **Greater Dayton Premier Management**. This name change is a part of a larger, multiyear plan to refocus the agency. **“Changing Dayton for the Better”**

Bed Bugs Inspection, Prevention, Control

Bed bugs were once a common nuisance and are currently making a comeback worldwide. Bed bugs can be found in the cleanest of homes, hotels, and other buildings. Bed bugs are small wingless insects that feed solely upon the blood of warm blooded animals. They are sometimes mistaken for ticks or cockroaches. A mature bed bug is oval-bodied, brown to red-brown in color, wingless and flattened top to bottom. Unfed bugs are 1/4 to 3/8 inch long. A bed bug that has recently fed is engorged with blood, dull red in color, and the body is elongated and swollen. Eggs are white and are about 1/25 inch long. Newly hatched bed bugs are nearly colorless or straw-colored. Bed bugs usually feed at night on exposed skin of the face, neck, hand, arms and shoulders. Bites often result in large itchy welts. Bed bugs do not transmit human disease.

WHERE BED BUGS HIDE

Bed bugs can be found almost anywhere in a bedroom or sleeping area. Places to look include:

- ⇒ In bed frames and headboards
- ⇒ In mattresses and box springs (especially in the seams and creases)
- ⇒ Along and the edge of carpet (behind beds and furniture)
- ⇒ In molding and baseboard cracks
- ⇒ Behind picture frames and wall hangings
- ⇒ In switch plates and outlets
- ⇒ Under loose wallpaper and paneling
- ⇒ In clothing and linens stored in closets and drawers
- ⇒ Inside clocks, phones, TVs and smoke detectors
- ⇒ In cloth chairs and sofas (especially seams, skirts, and under cushions)

PREVENTING BED BUG INFESTATION

- ⇒ Avoid or carefully inspect used bedding and furniture.
- ⇒ Inspect room and luggage while traveling. Use luggage racks and do not place luggage on floor.



BED BUGS (CONTINUES)

GETTING RID OF BED BUGS

- ⇒ Launder bedding and clothing and dry at the hottest dryer setting to kill all life stages of bed bugs.
- ⇒ Thoroughly vacuum infested areas. This includes the mattress, box springs, headboards, upholstered furniture and carpet. Vacuum every couple days. Bag the vacuum cleaner bag and take it to the outside trash container.
- ⇒ Eliminate clutter in infested areas to reduce bed bug hiding places and make treatment more effective.
- ⇒ Repair cracks and crevices. Eliminate harborage areas by filling in cracks, removing torn wallpaper, and sealing joints and cracks.
- ⇒ Work with a licensed pest control operator. Generally, pesticides will need to be applied along with non-chemical control to get rid of the bed bugs.
- ⇒ Encase mattress and box springs with plastic or fabric covers.
- ⇒ **DO NOT SPRAY BEDDING WITH INSECTICIDE UNLESS DIRECTED BY THE PRODUCT LABEL.**



IF YOU SUSPECT YOU HAVE A BED BUG INFESTATION, PLEASE CONTACT PUBLIC HEALTH-DAYTON & MONTGOMERY COUNTY AT: 225-4460 MOTEL/HOTEL COMPLAINTS OR 225-4362 FOR RESIDENTIAL COMPLAINTS(outside City of Dayton).

Special thanks to Mr. Tom A. Hut, M.S., R.S. Supervisor, Bureau of Special Services, Division of Environmental Health.

HOW TO DEAL WITH PROBLEM TENANTS

PART II

MAINTAIN GOOD RELATIONS

Try to cultivate a relationship of mutual respect from the beginning. If and when repairs on the property are needed, listen to your tenant, respond quickly and fix the problem properly the first time. Delays that seem unnecessary, as well as recurring plumbing or electrical issues, will only breed resentment and distrust.

GET THE RIGHT INSURANCE

Protect yourself-and your wallet-by ensuring you take out the right policy when you insure your investment property. Key things to think about include buildings insurance, contents insurance, emergency assistance and accidental damage.

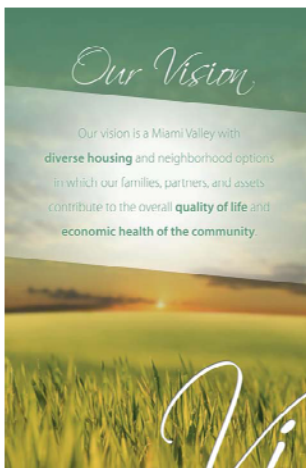
AVOID PROBLEM TENANTS ALTOGETHER

The best defense is a good offense. Screen your tenants thoroughly in the beginning and you'll help avoid issues later on. You may be anxious to lease your property quickly, but in the long run you will save yourself time, money and distress by ensuring you get the right person from the start.

Make the effort to be acutely aware of your tenant's rental, employment and credit history before you enter an agreement with them. Any prospective tenant should be able to provide solid references.

You can undertake your own background check with firms that specialize in collecting the kind of information you need, including criminal records. It's vital to get a clear picture of the person to whom you are entrusting your investment property. You also have a moral obligation to consider the safety of your new tenant's neighbors, especially if you have other tenants in the same building.

If it all seems a bit much, you might consider engaging the services of a property management agent, who will take care of these matters for you for a fee.



PUZZLED? LET US HELP YOU FIT THE PIECES TOGETHER

This is your opportunity to get answers to the many questions we receive daily from our HCV Landlords

QUESTION: What is the HCV policy on bedbugs?

ANSWER: When the HCV department receives a complaint from a tenant that they have bedbugs, we send a letter to the property owner requesting that the property owner have the unit professionally inspected by a license exterminator. We require that the HCV Department receives paperwork from the property owner showing that the unit does not have any infestation or a copy of the treatment plan that will be completed to rid the infestation. As long as the paperwork is received within the 30 day time frame, the payment for the unit will not be abated. Once all the required treatments have been completed by the professional extermination company, the property owner is required to send the HCV Department proof, from the professional extermination company, that the unit is free and clear of any infestation. The HCV Department will schedule any required inspections for the unit. If after 30 days the HCV Department does not received any paperwork from the owner concerning the infestation, the unit will be abated. The tenant will be issued paperwork to start their housing search to locate an approved unit that meets housing quality standards. The HCV Department does not conduct any interior inspections during the treatment time. If required an exterior inspection may be conducted on the unit.

PLEASE EMAIL YOUR QUESTIONS TO: HCVProgram@GDPM.ORG AND LOOK FOR THE ANSWERS IN THE UPCOMING ISSUES OF THE NEWSLETTER.

FAIR HOUSING BASICS

FAIR HOUSING CORNER



John Zimmerman, VP
Miami Valley Fair Housing Ctr.

In federal fair housing laws there are groups of people called “protected classes”. These are individuals and groups that have a history of being harmed by policies that limit their housing choices. In the past, landlords could choose their tenants based on characteristics such as family size, color, or religion. But since the enactment of the 1968 Civil Rights Law, this has been illegal when the applicant meets all of the objective criteria such as good credit, good rental history, ability to pay, no criminal history and the landlord’s occupancy standards so as not to overcrowd. Federally protected classes include race, color, national origin, religion, gender, disability and familial status. This last protected class includes families with one or more people under the age of 18 living with them. Familial status also embraces foster families, pregnant women, and people seeking custody of children. Some areas or municipalities have added protected classes to their local ordinances. for example, the State of Ohio has added ancestry and military status to their list and the City of Dayton prohibits discrimination based on someone’s marital status, age, sexual orientation and gender expression. For more information see www.myfairhousing.com



Please submit your questions to:
HCV Program@GDPM.ORG

HOUSING CHOICE VOUCHER LINGO

HCV – Housing Choice Voucher

RTA – Request for Tenancy Approval

HQS – Housing Quality Standards

HAP – Housing Assistance Payment

HOW CAN WE REACH YOU?

GREATER DAYTON PREMIER MANAGEMENT

400 Wayne Avenue
Dayton, OH 45410

Phone: (937) 910-5400

Fax: (937) 910-5467

or

Fax: (937) 910-5303

E-Mail:

HCVProgram@gdpm.org

We're on the Web!

*See us at:
www.gdpm.org*

It is very important that we maintain the most up-to-date information on our HCV Landlords. Please supply us with the following:

- ❖ Current home phone
- ❖ Current cell phone
- ❖ Current address
- ❖ **Email address**

You can fax the information to (937) 910-5303 or 910-5467 or email to HCVProgram@gdpm.org.



HCV STAFF CONTACT INFORMATION

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SPECIAL POINTS OF INTEREST:

- ❖ **Our goal is for this newsletter to be a pathway of communication to expand the collaboration between owners, tenants and the agency.**
- ❖ **Effective June 1, 2011 – Payments for Housing Assistance checks will only be made through Direct Deposit.**
- ❖ **Effective July 1, 2011 – Payments for Housing Assistance checks will only be processed on the 1st of the month. (We will no longer process mid month checks.)**
- ❖ **November 17, 2011 5:00 – 6:30 P.M. Quarterly HCV Landlord Meeting**
- ❖ **We are asking all HCV Landlords to supply us with an email address.**
- ❖ **We will begin conducting weather extensions for annual inspections from November – April on exterior items only.**