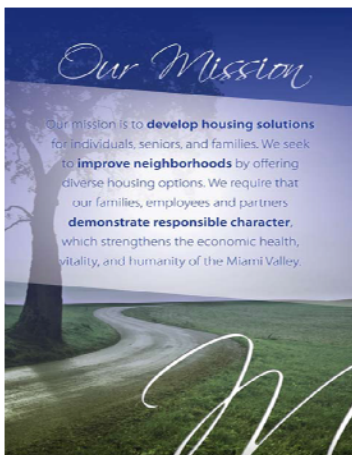


HCV NEWS

A MESSAGE FROM THE HOUSING CHOICE VOUCHER PROGRAM



Welcome property owners to our first Housing Choice Voucher newsletter.

Our staff and our agency are excited to share this newsletter with you. With the ever changing regulations of the department of Housing and Urban Development (HUD) and the effect it has on housing authorities, owners and tenants, our hope is that this will be another tool to provide additional information and insight to the Housing Choice Voucher Department and our Agency.

In every issue you will find Special Points of Interest that will assist you in keeping a calendar of events. The section PUZZLED? "Let Us Help You Fit the Pieces Together" is your opportunity to get answers to the many questions we receive daily.

Please email your questions to: HCVProgram@DMHA.ORG and look for the answers in the upcoming issues of the newsletter.

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

Elaine Letton, Senior Manager

SPECIAL POINTS OF INTEREST:

- ❖ Starting June, 1, 2011- We will be conducting inspections on units that were granted weather extensions.
- ❖ 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)
- ❖ August 18, 2011- 5:00 – 6:30 P.M. Quarterly Owners Meeting.

NEW LEASES AND RENT INCREASES



The Housing Choice Voucher Program has two different processes during the course of the tenant's time on the program.

The two options are **New Lease Request** or a **Rent Increase**. Some landlords request new leases every year. This is 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

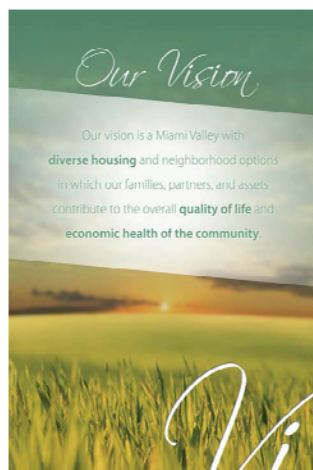
- ❖ Change Utility Responsibilities
- ❖ Locks Family Into Another Year's Lease
- ❖ Increases Rent (If Rent Reasonable)
- ❖ Requires Tenant and Owner Signatures
- ❖ Must have an approved inspection within 120 days
- ❖ Yearly recertification must be completed

Rent Increase

- ❖ Increases Rent Yearly If Rent Reasonable
- ❖ Must Be Submitted by Deadline Date In Recertification Letter
- ❖ No Tenant's Signature Required

LEAD BASE PAINT INFORMATION

By: Charlotte Kleinhaus
 Southwest Ohio Regional Resource Coordinator for Childhood Lead Poisoning Preventive Program



Lead based paint has caused difficulties for landlords and tenants alike for many years now. Children who live in housing with chipping, peeling paint are at risk for lead poisoning when the structure was built before 1978. Lead in paint intended for residential use was banned in 1978. If the paint is intact, and kept in a maintained state, the house may be considered lead safe, even if not lead free. If a child is diagnosed with an elevated lead level, the health consequences can include slow growth, hearing loss, speech and language delays and irritability. As levels increase, hyperactivity, aggression and reductions in IQ may occur. Adults exposed to lead are also at risk for a variety of issues and ills. For children, the health consequences can be permanent. If a child is diagnosed with lead poisoning, the health department will initiate a public health lead investigation. This usually includes written orders that the owner must abate the lead hazards on that property. Keeping rental property well maintained can reduce the risk. Never dry-scrape, sand or use a heat gun to remove paint. Always use wet-scraping methods, and repair water damage. Keep all debris contained; get training on the Renovation, Repair and Paint Rule for all workers. Call EPA's hotline for more details 1-800-424-5323.

PROPERTY TAX COMPLIANCE FOR HCV OWNERS

Dayton Metropolitan Housing Authority has a partnership with the Montgomery County Auditor's office to review unpaid taxes. Our previous procedure was to check for paid taxes when a Request for Tenancy Approval (RTA) packet was submitted. If taxes are owed, the owner would pay them in full or supply our office with a repayment agreement in order for us to continue the voucher process.

In addition to the above policy, we currently supply an active list of units each month for the County to review for unpaid taxes. If there are any matches, our office will contact the owner to ask that they enter into a repayment agreement with the Montgomery County Auditor's Office or make payment in full. If the property taxes are not paid in full or the owner does not enter into an agreement within the allotted time, the Housing Choice Voucher Department must place the owner's payments on hold and issue the family another voucher to begin a new housing search.

The Housing Assistance Payment (HAP) contract states property taxes must be paid as a requirement for participation in the Housing Choice Voucher Program. Please see the HAP contract, **ref. Page 7, Article 14-Item 7.**

PUZZLED? LET US HELP YOU FIT THE PIECES TOGETHER

Q. When will I receive a copy of my inspection report?

A. Copies of the inspection reports are mailed to the landlord and tenant on the next business day.

Q. How long do I have to fix Housing Quality Standard (HQS) repairs?

A. 15 days for an initial inspection.

If repairs are completed, you can call for an earlier inspection. (937-910-5431)

30 days for an annual inspection.

Q. What is abatement?

A. When it has been determined that a unit on the program fails to meet Housing Quality Standards and the owner has been given an opportunity to correct the problem(s) and does not do so within the time frame established by the Housing Choice Voucher Program, the HAP payment shall be abated.

A Letter of Abatement shall be sent to the owner the next working day after the failed re-inspection. The abatement shall be effective the first of the following month and continue until all items which caused the unit to fail have been corrected. If the owner does not contact the Housing Choice Voucher Department 30 days after the abatement of the HAP payments, the family will be scheduled an appointment to obtain an Request for Tenancy Approval packet to locate another unit for assistance. The family will be issued a housing voucher to locate a unit within 60 days from the date the voucher is issued.

The Housing Choice Voucher Department will schedule abated units for re-inspection when the owner contacts the Housing Choice Voucher Department to report the completed work. The abatement will end the day of the re-inspection of the unit if there are no deficiencies remaining. If the family has been issued a Request for Tenancy Approval packet to relocate, the family will be notified that the Request for Tenancy Approval packet will be voided since the unit is in compliance. **Please refer to page 26 of the HQS Booklet.**

No retroactive payments will be made to the owner for the period of time the HAP payment was abated and the tenant is not responsible to the owner for Housing Choice Voucher Department's portion of rent that was abated.



***Please submit your questions to:
HCV Program@DMHA.ORG***

HOUSING CHOICE VOUCHER LINGO

HCV – Housing Choice Voucher

RTA – Request for Tenancy Approval

HQS – Housing Quality Standards

HAP – Housing Assistance Payment

WHAT'S NEW?

DAYTON METROPOLITAN HOUSING AUTHORITY

400 Wayne Avenue
Dayton, OH 45410
Phone: (937) 910-5400
Fax: (937) 910-5467

or

Fax: (937) 910-5303

E-Mail:

HCVProgram@dmha.org

We're on the Web!

*See us at:
www.dmha.org*

We are excited about our new updated web page at www.dmha.org. The following are some of the items that can be found on our web page.

- ❖ Units For Rent
- ❖ HCV Forms
- ❖ HQS Booklet
- ❖ Voucher Program Information



HCV STAFF CONTACT INFORMATION

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Amy Gimmison	910-5416	Barbara Windham	910-5461
Shauntae Greene	910-5460	Kindra Wood	910-5481
Shari Hoosier	910-5463		



To schedule an inspection call: 910-5431

Customer Service Line: 910-5403



FINANCING NEIGHBORHOODS
STRENGTHENING COMMUNITIES
CHANGING LIVES

HOUSING CHOICE VOUCHER PROGRAM
400 WAYNE AVENUE
DAYTON, OH 45410-1118

