HCV HIGHLIGHTS

- **OFFICE CLOSED:**
  - November 10, 2017 (Veterans Day)
  - November 23 & 24, 2017 (Thanksgiving Holiday)
  - December 22 & 25, 2017 (Christmas Holiday)
  - January 1, 2018 (New Year’s Day)
  - January 15, 2018 (Martin Luther King Day)
- HQS Pre-Inspections coming soon!
- Our next and 6th Annual HCV Trade Show is scheduled to be held May 24, 2018. (Details on page 4)
- Effectively immediately, when an initial inspection passes, you will have the ability to call 937-910-5487 to schedule a leasing appointment.

BUSINESS HOURS

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

HOME FOR THE HOLIDAYS

HUD-VASH PROGRAM

The HUD-VASH Program is excited to partner 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 2017.

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, at (937) 268-6511 ext. 2463 or Shanel Kelly (Ext. 3226).
What Happens when You File a Fair Housing Complaint?

HUD will notify you when it receives your complaint. Normally, HUD also will:

- Notify the alleged violator of your complaint and permit that person to submit an answer
- Investigate your complaint and determine whether there is reasonable cause to believe the Fair Housing Act has been violated
- Notify you if it cannot complete an investigation within 100 days of receiving your complaint

Conciliation

HUD will try to reach an agreement with the person your complaint is against (the respondent). A conciliation agreement must protect both you and the public interest. If an agreement is signed, HUD will take no further action on your complaint. However, if HUD has reasonable cause to believe that a conciliation agreement is breached, HUD will recommend that the Attorney General file suit.

Complaint Referrals

If HUD has determined that your State or local agency has the same fair housing powers as HUD, HUD will refer your complaint to that agency for investigation and notify you of the referral. That agency must begin work on your complaint within 30 days or HUD may take it back.

What if You Need Help Quickly?

If you need immediate help to stop a serious problem … HUD may authorize the Attorney General to go to court to seek temporary or preliminary relief, pending the outcome of your complaint, if:

- Irreparable harm is likely to occur without HUD's intervention
- There is substantial evidence that a violation of the Fair Housing Act occurred

Example: A builder agrees to sell a house but, after learning the buyer is black, fails to keep the agreement. The buyer files a complaint with HUD. HUD may authorize the Attorney General to go to court to prevent a sale to any other buyer until HUD investigates the complaint.

The information in this article was collected by John Zimmerman, VP Miami Valley Fair Housing Center from resources from HUD. To view more information go to https://portal.hud.gov and use these search words: “Fair Housing - It's Your Right.”

Visit www.mvfairhousing.com
Mark Hickman, HVC Inspector

After 20 years of service, Mark will be retiring in December. His last day will be December 31, 2017.

He was hired as an inspector and worked in that capacity for two years. Mark then transfer to our Homeownership program. He worked in that area for eight years and later returned to the Inspection department where he currently works as an HCV inspector.

When he retires, he will be spending summers in Ohio, but winters in Florida where he and his wife of 25 years have a house in Ft Myers. He plans on playing a lot of golf!

Let us all wish him well in his post retirement adventures.

HAPPY RETIREMENT!!!
UNITS WANTED: (LISTING PROPERTIES THROUGH GOSECTION8.COM)

We have resumed pulling, from our waiting list, the applicants whom applied in January 2015.

We are in need of units for families who are searching for housing. If you have property to rent, please list your property on gosection8.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 and in our HQS booklet.

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, 2018:

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<th>NUMBER OF BDRMS</th>
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<tbody>
<tr>
<td>1</td>
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<tr>
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<td>$1,183.00</td>
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<tr>
<td>5</td>
<td>$1,360.00</td>
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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!
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 and your 1099 form; as well as view and 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.

HCV OWNER'S PORTAL FEATURES INCLUDE THE FOLLOWING:

- Inspection reports are stored for up to 2 years
- Inspection reports may be viewed within 24 to 48 hours after inspection has been completed.
- HCV news events are available for viewing after the login screen
- Group emails may be received
- Able to retrieve your 1099 form
GREATER DAYTON PREMIER MANAGEMENT AND VETERANS AFFAIRS

PROPERTY OWNERS WITH RENTAL PROPERTY WANTING TO RENT TO VETERANS SHOULD CONTACT:

DAYTON VA
4100 WEST THIRD STREET
DAYTON OH 45428
937-268-6511

Edith Thompson (Ext. 2463)           Shanel Kelly (Ext. 3226)

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