LANDLORD OBLIGATIONS UNDER THE HOUSING CHOICE VOUCHER PROGRAM

Under landlord-tenant law, landlords have certain obligations to their tenants. Landlords who rent to Housing Choice Voucher tenants have additional obligations. In addition to any statewide laws, the HCV Program places certain requirements on both the landlord and the tenant. Learn the steps you may have to take when your tenant is receiving a housing choice voucher.

SELECT A HOUSING CHOICE VOUCHER TENANT

Not all HCV tenants are created equal. Although some states do require that landlords accept HCV tenants, a landlord does not have to accept every HCV tenant. A HCV tenant is still subject to the same qualifying standards as non-HCV tenants.

The HCV office conducts a very basic background check on all first time HCV applicants. Their screening focuses on a tenant’s income level, which will not be the biggest concern for you, as the majority of the rent will be paid by the Public Housing Agency.

You should always conduct the same background and credit check that you conduct on all tenants on HCV tenants. This can help you uncover alarming issues such as criminal history. It will also show you the tenant’s previous addresses so you can see if the tenant moves on a frequent basis.

You should also get the names and addresses of the tenant’s previous landlords. Contacting these landlords can give you insight into the way the tenant lives. Were they a clean, respectful tenant who adhered to the lease agreement or were they a destructive, problem tenant who the landlord constantly had issues with?

For more detailed information, please contact the HCV Department at 910-5400 or visit our office from 8:00 a.m. to 5:00 p.m. to pick up an Owner’s Packet for potential landlords. You may also visit the website at GoSection8.com to list property on the HCV Program.

SPECIAL POINTS OF INTEREST:

- The 2nd Annual HCV Trade Show will be on Thursday, May 15, 2014 from 5:00 – 6:30 P.M. Please make plans to attend.
- In the month of June, we will begin to inspect all weather extensions that were granted during November 2013 through April 2014.
- Our goal is for this newsletter to be a pathway of communication to expand the collaboration between owners, tenants and the agency.
HCV FEATURED TEAM MEMBERS
By B. Christman

SPOTLIGHT ON DEQUITA SIMPSON

Birth Date: October 24th
Birth Place: Dayton, Ohio
Job Title: Rent Reasonable Coordinator/Hearing Officer
Marital Status: Single
Children: None
My Dream Date: Tyrese or Jamie Fox
Hobbies: Family Activities and Traveling
Favorite Food: Chicken
Who would you like to spend a day with: My Mother
Nobody knows that: I am a prankster
Best advice I've ever received: "Always treat people the way you want to be treated."
Favorite TV Show: Family Feud
Favorite Movie: Pretty Woman
I’d give anything to meet: Oprah
If I won the Lottery, I would: Help the homeless, pay off some bills and help my Family and Friends
When I was growing up I wanted to be: A Singer
Major Accomplishment: Working for the Agency for the last 20+ years.
Behind my back people say: I play too much!!!
If I want people to remember me for one thing it would be: My smile and loving heart.
MIA MI VAL LE Y FAI R HOU SING CEN TE R, INC.

FREQU ENTLY ASKED QUESTIONS REGARDING FAMILIES WI T CH ILDREN AND FAI R HOUSING

1. Can a landlord refuse to rent to families with children under age 18? NO. Bona fide senior communities can refuse families with children. Check the Housing for Older Persons Act of 1995 for details.

2. What is the definition of familial status? Familial status is defined as a household with children under the age of 18. The term covers households in which a minor lives with a parent, any person who has legal custody of the minor, or any adult who has written permission for the child to live in the household. Discrimination against pregnant women or any person in the process of adopting or securing legal custody of a minor is also specifically prohibited.

3. Can a landlord have rules restricting the age or sex of children in rental units? Landlords may not have rules which limit the age, gender or number of children in a unit in a manner which is different than limitation placed on adult tenants.

For example, landlords may not specify: a) only children under the age of five are permitted; b) opposite gender children or a parent/child may not share a bedroom; or c) no more than one child may reside in a bedroom, etc. A landlord may set reasonable occupancy limits on the maximum number of "persons" who can live in a unit.

Typically, two people per bedroom is considered reasonable but could be altered in special situations where bedroom size is large enough to permit more occupants.

4. Can a landlord charge families with children higher security deposits? NO. A landlord may charge tenants a reasonable security deposit or a deposit based on credit, not household composition.
**FAMILY SELF-SUFFICIENCY**
Submitted by: Davon Miller

**What is Family Self-Sufficiency?**... The goal of HUD’s FSS program is to afford housing authorities the opportunity to provide pathways to education, job training, counseling and other forms of social service assistance for it’s residents, while living in assisted housing, so that they can obtain skills necessary to live independently.

**What does Self-Sufficiency look like?**... Last year a 20 year resident of our housing authority explored opportunities and enrolled in GDPM’s FSS program. With hard work and dedication this month she and her husband are scheduled to close on their 1st home and will be doing so independently without the aid of the HCV voucher as her income from gainful employment now exceeds allowable limits. This victory was a community effort bringing together down payment assistance from the Homeownership Center of Greater Dayton and financing through Wright-Patt Credit Union.

**What is the Impact?**... No one plans to fail, but we often fail to plan. The Family Self-Sufficiency program provides members with a plan and the resources to achieve their goals whatever they may be. Often this breaks generations of dependency and in return opens yet another opportunity for GDPM to serve a new family.

For more information on the FSS and Homeownership programs, please contact the Family Self-Sufficiency Program at (937) 910-5423.

**HCV STAFF CONTACT INFORMATION**

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Inspector</th>
<th>Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elaine Letton</td>
<td>910-5480</td>
<td>Davon Miller - FSS</td>
<td>910-5423</td>
<td>Derrick Carter</td>
</tr>
<tr>
<td>Nancy Ackley</td>
<td>910-5469</td>
<td>Betty Robinson</td>
<td>910-5431</td>
<td>Mark Hickman</td>
</tr>
<tr>
<td>Bobbi Bailey</td>
<td>910-5460</td>
<td>Dequita Simpson</td>
<td>910-5485</td>
<td>Kenny McClodden</td>
</tr>
<tr>
<td>Tasha Boyd</td>
<td>910-5487</td>
<td>Regina Smith</td>
<td>910-5466</td>
<td>Tyrone Search</td>
</tr>
<tr>
<td>Beverly Christman</td>
<td>910-5486</td>
<td>Tonya Townsend</td>
<td>910-5463</td>
<td>Charles Stoll</td>
</tr>
<tr>
<td>Debbie Crawford</td>
<td>910-5488</td>
<td>Angelina Vaughan</td>
<td>910-5461</td>
<td></td>
</tr>
<tr>
<td>Amy Gimmison</td>
<td>910-5416</td>
<td>Kindra Wood</td>
<td>910-5481</td>
<td></td>
</tr>
</tbody>
</table>

To schedule an inspection call: 910-5431
Customer Service Line: 910-5403

**Housing Choice Voucher Program**
400 Wayne Avenue
Dayton, OH 45410-1118