Housing Choice Voucher Program

The Summit

NEW LANDLORD MEETINGS

The new landlord meeting is designed to acquaint landlords new to the Housing Choice Voucher program with the program rules. They will be held at AMHA Central Office multipurpose room every other Friday between 1 PM – 2PM beginning on January 3, 2020 excluding holidays. These meetings will be mandatory for new landlords. A contract will not be executed until completion of the class. Call Al Prince (330)376-9853 to reserve your place.

March 13th & 27th

April 24th

May 8th & 22nd

June 5th and 19th

July 17th & 31st

August 14th & 28th

September 11th and 25th

UPCS-V UPDATE

The UPSC-V protocol demonstration has been granted a two-year extension, which will allow additional data gathering and PHA participation. HUD welcomes input from every sector of the stakeholder population including landlords.

Akron Metropolitan Housing Authority

Mission Statement

The Akron Metropolitan Housing Authority provides quality, affordable housing as a platform to develop people, property and community.

AMHA offices will be closed:

Friday, April 10th

Monday, May 25th

Friday, July 3rd

Monday, September 7th

Upcoming Important Dates

Quarterly Landlord Meeting

Monday, March 9th

Monday, June 8th

Monday, September 14th

Monday, December 14th

11:30 – 1:00

Annual Landlord Meeting

Wednesday, October 14th

11:00 – 1:00

Landlord meetings will be held at 100 W. Cedar St, Akron, OH 44307. Please contact Al Prince at 330-376-9853 to schedule.

<u>REMINDERS</u>

- Carbon monoxide detectors (CO2) are mandatory in all units with gas-fired appliances, furnaces, and hot water tanks inside the residence or an attached garage. Failure to have a CO2 detector outside the sleeping areas will result in a 24-hour fail which means the CO2 detector must be installed within 24 hours. If the CO2 detector is not installed, the unit will go into abatement until there is a re-inspection verifying its presence. In addition to abatement, the unit will be considered a final fail and your tenant will be issued a voucher to move. The final fail notification you receive will explain how your tenant could possibly stay in the unit.

- CO2 detectors must be placed outside of every sleeping area. If there is more than one sleeping area in a multi-level house, you may need more than one CO2 detector.

- Please be proactive with installation of CO2 detectors before your next inspection.

- Please be sure to return original signed leases with HAP contracts in order for payments to be released.

- We have 3,476 units that now qualify for biennial inspections. To be eligible, you must not have been abated for 24 rolling calendar months and had no more that 5 special inspections in 24 rolling calendar months.

<u>EVICTIONS WORKSHOP PRESENTED BY FAIR HOUSING CONTACT SERVICE, INC.</u>

UNIVERSITY OF AKRON SCHOOL OF LAW
150 UNIVERSITY AVENUE - BRENNAN COURTROOM 180
WEDNESDAY, MARCH 11, 2020 – 6:00 – 8:00 PM

Presenter: Magistrate Jennifer Towell, Akron Municipal Court
Topics include Eviction Process, Community Impact of Eviction and Q & A Opportunity

The presentation is free as well as parking in lot on Wolf Ledges & Carroll Street
Contact 330-376-6191 to reserve a seat – events@fairhousingakron.org

2020 Housing Assistance Payment Information

Please note the following for 2020:

- **November will not have a mid-month check run.**
- **The cutoff date for changing bank accounts and ownership is the 18th of each month. Please contact Elizabeth Kaisk if you have a change.**

The following is the 2020 payment cutoff schedule. Contracts submitted after the following dates and times will not receive payment until the following mid-month or end of month.

	Mid-month cutoff 12:00	End of month cutoff 4:30
March	3/11/20	3/24/20
April	4/9/20	4/23/20
May	5/12/20	5/21/20
June	6/10/20	6/23/20
July	7/10/20	7/24/20
August	8/12/20	8/24/20
September	9/10/20	9/23/20
October	10/9/20	10/23/20
November	NO MIDMONTH	11/20/20
December	12/9/20	12/22/20

2020 Administrative Plan Changes

The AMHA Administrative Plan was updated as follows:

- Remove HQS (Housing Quality Standards) as an acronym used in Subsidized Housing.
- Add emotional impairment to the Disabled Person definition.
- Updated definition of Displaced Person/Family to cover persons displaced by AMHA's demolition, capital improvements, modernization, or rehabilitation efforts.
- Remove accommodation seeking a waiver may be submitted to AMHA up to 90 days following the notice of termination due to housing authorities are no longer permitted to submit waiver requests for 180 day absences per HUD.
- Add AMHA does not discriminate in admission or access to, or treatment in its federally assisted programs and activities on the basis of disability. AMHA identifies the Reasonable Accommodation Coordinator as the AMHA employee responsible for coordinating AMHA's efforts to comply with the nondiscrimination provisions set forth in 24CFR Part 8.
- Add local preferences for waiting lists pertaining to SPC Moving On, Insufficient Funding Preference and Canceled Voucher Preference, Transitional/Homeless Non-Elderly Disabled Preference, Involuntary Displacement by Government Action Preference,
- Set policies for times of insufficient funding.
- Add a FUP voucher issued to a youth may only be used to provide housing assistance for a maximum of 36 months.
- Add Moving on Preference for current SPC and FUP participants who have volunteered and meet the eligibility requirements to obtain a tenant based housing choice voucher.
- Include a preference for families working with partner agencies should AMHA be awarded Mainstream vouchers.
- Include information on Small Area Fair Market Rents (SAFMR) if being used by the PHA and payment standards related to SAFRMs.
- Clarification on portability regulations for Mainstream vouchers.
- Updated Notice of Termination to add; when the PHA terminates the HAP contract under the violation of UPCS-V space standards or due to insufficient funding, the

PHA will provide the owner and family written notice of termination of the contract.

- Updated Mandatory Denial and Termination to allow for a reasonable accommodation to issue a new voucher to a participant who has or had a housing assistance payment in 180 days.
- To include FUP families and youth as eligible to "move on" to a regular HCVP voucher beyond the 36 month time limit on the FUP youth voucher and to allow for graduations of any FUP voucher holder to make room for another eligible household.
- To include PHAs are required to allow participants to own a manufactured home and subsidize the leased space per PIH Notice 2017-18 and to be in compliance with HOTMA (Housing Opportunity through Modernization Act of 2016).
- Updated Tenant Screening to include; with the exception of the supportive housing projects knows as Arlington Veterans Housing, Madaline Park and Stoney Pointe Commons, the owners of these projects will be responsible for their own tenant screening and will notify applicants or approval or denial. The PHA will continue to prohibit admission in accordance with the mandatory denials and terminations as listed in the "Denial or Termination of Assistance" chapter.

Melissa Haskins, Jon Bott, Tara Baker, Dan Ciccarelli

Please join us in welcoming Tara Baker and Dan Ciccarelli. Tara is our new HCVP Secretary. She previously held the position of Compliance Coordinator for HCVP and Mixed Finance. She has 25 years of Public Housing experience. Dan is our newest Certification Specialist. He previously worked in our Housing Placement Department and also has experience in accounting and customer service. We are excited to have them join our HCVP team!

Also, please join us in congratulating Melissa Haskins and Jon Bott, our Senior Certification Specialists. Melissa has worked in HCVP and Mixed Finance for 7 years and holds a Master of Public Administration degree. Jon has worked in HCVP for 7 years as well and has a background in Real Estate and Asset Management. Melissa and Jon will be focusing on our special voucher programs and training new Certification Specialists. They both are a wonderful asset to our HCVP Department.

Contacts:

Name	Position	Caseload Assigned	Phone Number	E-mail Address
Shary Page	Manager		330-376-9453	spage@akronhousing.org
Contract and Leasing				
Christyne Mullins	Contract Supervisor		330-376-9458	cmullins@akronhousing.org
Robin Boso	Cert Specialist II	A-F	330-376-9465	rboso@akronhousing.org
Shela Oberlin	Cert Specialist II	G-N	330-376-9941	soberlin@akronhousing.org
Clyde Elkins	Cert Specialist II	O-Z	330-376-9784	celkins@akronhousing.org
Continued Assistance				
Kathy Patton	Continued Assistance Supervisor		330-376-9366	kpatton@akronhousing.org
Rita Phillips	Cert Specialist I	A-BR	330-376-9420	rphillips@akronhousing.org
Melissa Haskins	Cert Specialist I	BS-CQ, Portability Clients	330-376-9365	mhaskins@akronhousing.org
Stefan King	Cert Specialist I	CR-GARM	330-376-9940	sking@akronhousing.org
Joana Alicea	Cert Specialist I	GARN-HUM	330-376-9389	jalicea@akronhousing.org
Dan Ciccarelli	Cert Specialist I	HUN-LOW	330-376-9389	dciccarelli@akronhousing.org
Jon Bott	Cert Specialist I	Shelter Plus, VASH, FUP Emancipated Youth, Project Based, MOD, Homeownership	330-376-7085	jbott@akronhousing.org
LaQuinta Sojourner	Cert Specialist I	LOX-O	330-376-9443	lsojourner@akronhousing.org
Sherry Sutton	Cert Specialist I	P-SCOTT	330-376-9404	ssutton@akronhousing.org
Kristina Kochis	Cert Specialist I	SCP-TO	330-376-9338	kkochis@akronhousing.org
Jenny Mehen	Cert Specialist I	TP-Z	330-376-9237	jwilson@akronhousing.org
Inspections				
Al Prince	Inspection Supervisor		330-376-9853	aprince@akronhousing.org
Troy Sutton	Scheduler		330-376-9353	tsutton@akronhousing.org
Todd Covert	Scheduler		330-376-7026	tcovert@akronhousing.org
Amy Polk	Inspector		330-376-9401	apolk@akronhousing.org
Tom Baugher	Inspector		330-376-9373	tbaugher@akronhousing.org
Ray Trillet	Inspector		330-376-9368	rtrillett@akronhousing.org
Account Specialist				
Elizabeth Kaisk	Account Specialist		330-376-7045	ekaisk@akronhousing.org
Secretary				
Tara Baker	Secretary		330-376-9405	tbaker@akronhousing.org

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