

Housing Choice Voucher Program

The Summit

Central Office Update

The lobby is open for appointments and walk-ins to drop off documents. Masks are now optional. The document drop box remains just to the left of the main doors at 100 W. Cedar Street and is emptied numerous times throughout the day.

LANDLORD MEETINGS

After a three-year hiatus due to the pandemic, AMHA has resumed in-person monthly Landlord Meetings. Remote participation also now possible through a Teams meeting link. See the 2023 calendar in this newsletter!

Please visit our website or the Landlord Portal to see valuable information for our landlords and residents: www.akronhousing.org



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 7, 2023

Monday, May 29, 2023

Monday, June 19, 2023

Tuesday, July 4, 2023

Upcoming Important Dates

April 15, 2023

(1099 available on LL portal)

Quarterly Landlord Meeting

Tuesday, June 27, 2023

Annual Landlord Meeting

TBD (4th quarter of 2023)

Landlord meetings are held at 100 W. Cedar St, Akron, OH 44307. Contact Clyde Elkins at 330-374-3007 x9717 to confirm your attendance.



2023 AMHA Landlord Meeting Calendar

In-person: AMHA offices at 100 W. Cedar Street, Akron OH 44307

Remote: Contact Clyde Elkins at celkins@akronhousing.org for Teams meeting link

All meetings to start at 10:00 a.m. EST

Tuesday, March 28

Wednesday, April 26

Tuesday, May 23

Tuesday, June 27

Tuesday, July 25

Tuesday, August 22

Tuesday, September 26

Tuesday, October 24

Wednesday, November 29

Thursday, December 28

Inspections Overview

Landlord Portal

HCVP Program Overview

MTW Vacancy Loss Payments

Areas of Opportunity

Masks and hand sanitizers will be available.

LANDLORD TOWNHALL

MAKING THE MOST OF YOUR RENTAL PROPERTY

For **property managers** of large or small
mgmt companies and **private landlords**.

APRIL 1 • 10AM-NOON

THE WELL CDC

647 E MARKET ST • AKRON OH

PRESENTERS AND SPECIAL GUESTS:

Fair Housing Contact Service
Home Connection Service

City of Akron Housing Division
Summit County Public Health

Akron Metropolitan Housing Authority (AMHA)

**LEARN ABOUT AVAILABLE INCENTIVES AND
OPPORTUNITIES TO GROW YOUR BUSINESS**



info@fairhousingakron.org

330.376.6191

>>>>>>>>

RESERVE YOUR SEAT NOW!

<<<<<<<<<



5th Annual Landlord Conference

Topics

- Evictions
- Escrow
- Fair Housing
- City/County Codes Enforcement
- Rental Management
- Section 8
- Lease Requirements
- Collections
- Land Contracts/Lease With Option/Rent To Own And other topics!

Presenters

- Lynn Clark, *Attorney*
- Gregg Manes, *Attorney*
- Todd McKenny, *Judge*
- David Oppenheimer, *Attorney*
- Sharon Tassie, *Attorney*
- Drew Gonyias, *Attorney*
- Aaron Moore, *SCPH*
- Clyde Elkins, *AMHA*



Event Info

5th Annual Landlord Conference

April 22, 2023

8:30 am to 3:00 pm

St. George Orthodox Church

3204 Ridgewood Road,
Fairlawn, Ohio 44333

Registration

Please register by April 1, 2023

Registration is \$35 per person

Please register at:
www.mustardseedcdc.com to
complete online form

Or call to register:
234-260-2642

Pay by check or money order to:

Mustard Seed Development
Center
P. O. Box 307
Twinsburg, OH 44087

Advantages of Moving to Low Poverty Areas

The Housing Choice Voucher Program vouchers are “ideal mechanisms” to broaden the housing choices for low-income families, including choices in areas with low poverty rates.

A high poverty census tract is a census tract in which at least 40% of people have incomes below the poverty level.

Advantages of locating housing in areas outside high-poverty census tracts include:

- Such areas generally have better schools, a lower crime rate, access to jobs, better public services and more shopping and other amenities.
- Data from moving from high poverty areas reach high levels of school achievement and have higher earnings later in life.
- A study has shown that moving to low poverty areas decreases the chance of obesity, diabetes, and depression.

AMHA has added two more areas of opportunities in Summit County effective with our January 1, 2023 payment standards: 44250 and 44301, bringing the total number of zip codes to 17.

Please see our 2023 payment standards, which have increased significantly from 2022, on the following page:

PAYMENT STANDARDS FOR THE VOUCHER PROGRAM

(24 CFR 982.503)

The payment standard is used to calculate the housing assistance payment for a family. The PHA establishes a payment standard amount for each “unit size”.

As of January 1, 2023 they are:

BEDROOM SIZE	PAYMENT STANDARD	PAYMENT STANDARD IN ZIP CODES: 44056, 44067, 44087, 44141, 44221, 44223, 44224, 44236, 44250, 44264, 44286, 44301, 44303, 44319, 44321, 44333, 44685
0	712	783
1	849	889
2	1,078	1,129
3	1,336	1,426
4	1,421	1,518
5	1,635	1,745
6	1,848	1,973

44056: Macedonia

44067: Northfield, Sagamore Hills

44087: Twinsburg, Reminderville

44141: Brecksville

44221: Cuyahoga Falls, Stow

44223: Cuyahoga Falls, Akron

44224: Stow, Hudson, Silver Lake, Cuyahoga Falls

44236: Hudson, Boston Heights

44250: Lakemore

44264: Peninsula

44286: Richfield

44301: Akron

44303: Akron

44319: Coventry, New Franklin

44321: Akron, Copley, Norton, Montrose-Ghent, Pigeon Creek

44333: Fairlawn, Bath Township, Montrose-Ghent, Cuyahoga Falls

44685: Green, Uniontown

AMHA HCVP DEPARTMENT CHECK RUNS

Monthly Check run For:

2023

	Cut Off 4:15 pm (No Backdates)	Mail Checks
April	4/21/23	4/28/23*
May	5/23/23	5/31/23
June	6/23/23	6/30/23
July	7/24/23	7/31/23
August	8/24/23	8/31/23
September	9/22/23	9/29/23*
October	10/24/23	10/31/23

Midmonth Check
run For:

2023

	12:00pm Cut Off	Check Date
April	4/12/23	4/15/23
May	5/10/23	5/13/23
June	6/12/23	6/15/23
July	7/12/23	7/15/23
August	8/10/23	8/15/23
September	9/12/23	9/15/23
October	10/11/23	10/14/23

*Checks mailed on Friday before the 1st of the month.



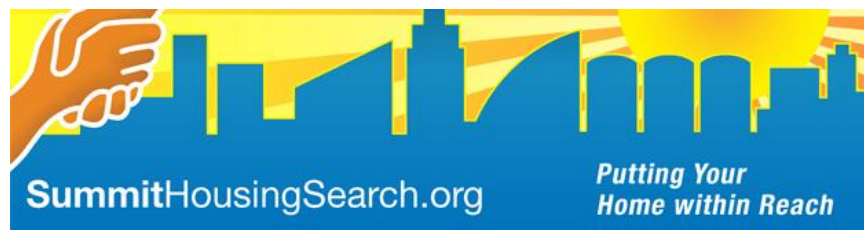
**AKRON METROPOLITAN
HOUSING AUTHORITY**

Please visit the website created by socialserve.com which AMHA points our clients to for available units.

Owners and agents looking to list your properties go to:

www.summithousingsearch.org

Or call toll free 1-877-428-8844 for assistance listing a property.
AMHA is affiliated with, but does not own or manage this site:



Separately, once you have received your first Housing Assistance Payment (HAP) from AMHA, owners and agents will want to register for access to our landlord portal at:
www.akronhousing.org / For Landlords / Landlord Portal Login

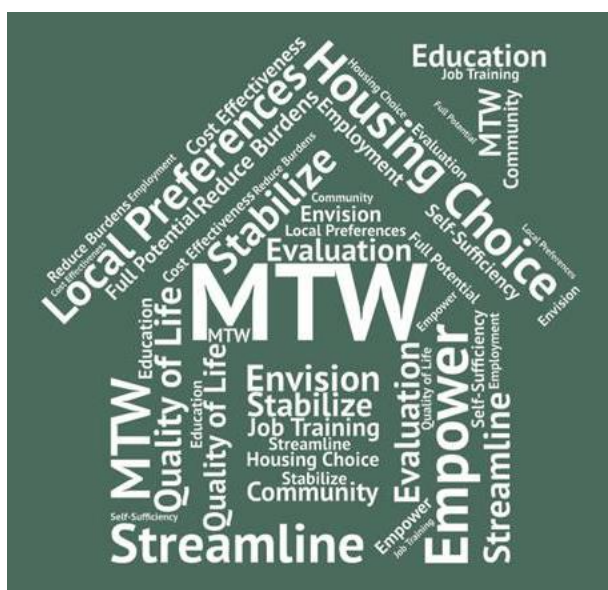
From the portal, owners and agents can access:

- ✓ HAP details for a 12 month period
- ✓ Passed, failed and upcoming inspections
- ✓ 1099
- ✓ Landlord Library including quarterly newsletters, updates to official documents, flyers and announcements for landlord events at AMHA and in Summit County.

Contact Clyde Elkins at celkins@akronhousing.org or 330-374-3007 x9717 for assistance with the AMHA Landlord Portal.

100 W. Cedar St, Akron, Oh 44307 ph. 330-762-6271 fax 330-374-5088 www.akronhousing.org

Moving to Work (MTW)



Moving to Work (MTW) is a demonstration program for housing authorities that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, to help residents find employment and become self-sufficient, and to increase housing choices for low-income families.

MTW allows housing authorities exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds. Housing authorities in the MTW program have pioneered a number of innovative policy interventions that have been proven to be successful at the local level, and subsequently rolled out to the rest of the country.

AMHA became an MTW housing authority on September 1, 2021 and was selected to participate in the second cohort of the MTW Program Expansion with the U.S. Department of Housing and Urban Development (HUD). The program will evaluate different ways of calculating participants' rent portions.

Find out more about MTW generally here:

<https://www.akronhousing.org/urls/Moving-to-Work-MTW-Demonstration-Program.html>

MTW Frequently Asked Questions

What is the Moving to Work (MTW) Program?

The MTW Program gives housing authorities the ability to modify their housing programs to better benefit their local community.

MTW has three objectives:

1. Reduce cost
2. Encourage self-sufficiency through job training, education programs, etc.
3. Increase housing choices

What are housing agencies permitted to do under MTW?

Public Housing Agencies (PHAs) that are chosen to participate in MTW are allowed to structure their housing programs to better benefit their local community. These PHAs have flexibility in combining their funding across multiple housing programs and in how they deliver services to their participants.

MTW agencies must still follow all other federal rules and regulations, including the Fair Housing Act, the Civil Rights Act, labor standards, environmental rules, procurement guidelines, demolition and disposition procedures and relocation regulations. PHAs must also develop hardship policies and safeguards for unforeseen circumstances to support households in the MTW program.

What kinds of activities have MTW Agencies implemented?

MTW Agencies can only use MTW flexibility in pursuit of the three MTW objectives listed above. Some of the activities include streamlining HUD processes, redesigning HUD forms, inspection and rent reform, supportive services, developing mixed-income and tax credit properties, foreclosure prevention, and increasing the percentage of project-based vouchers.

How will the MTW program affect my rent?

The second cohort of the MTW Expansion Program is designed to evaluate different ways of calculating participants' rent portions. AMHA will participate in this evaluation for seven years, approximately 8/1/22 through 7/31/29. All eligible households will be randomly assigned to either the Standard Rent group, with rent continuing to be calculated the way it is now (approximately 30% of household income), or the Tiered Rent group, to which the new rent policy will apply. The tiered rent policy groups households by income into tiers. Within each tier, all households will pay the same rent portion. Income reexaminations will occur every three years rather than every year. If a household's income increases into a higher income tier, its rent will not change until the triennial income reexamination.

Will I be required to work?

No, work requirements are not included in AMHA's MTW plan at this time. AMHA will encourage self-sufficiency through job training, education programs, and/or other activities that support economic self-sufficiency.

Will I have to move?

No, you will not have to move from your current unit due to AMHA joining the MTW program.

How long will AMHA be an MTW agency?

MTW agencies complete a twenty-year contract.

What are AMHA's MTW plans?

You can read [AMHA's current MTW Supplement here](https://www.akronhousing.org/pages/Annual-Plan.html):

<https://www.akronhousing.org/pages/Annual-Plan.html>

RTA ERRORS AND HOW THEY AFFECT YOU

The Request for Tenancy Approval (RTA) or (RFTA) packet contains several documents that landlords need to complete and return to AMHA to initiate the process of family move-in. The voucher holder receives this packet at the voucher briefing. Please expect to provide the following information and complete all documents in full:

- Address of unit, number of bedroom and year constructed
- Requested lease start date
- Proposed rent
- Amount of security deposit (cannot be more than one month's rent amount)
- Date unit will be available for inspection
- Unit structure type
- The type of utilities and appliances to be supplied by the landlord and also the utilities and appliances to be supplied by the family
- Certification that unit rent is comparable to other unassisted owned units
- Certification that landlord is not a family member related to family as described in RTA
- Unit's lead-based paint status
- Agent form to be completed ONLY if all written and verbal correspondence needs directed to an individual/address other than directed on the W-9 form
- W-9 for income tax purposes
- Authorization Agreement for automatic deposits
- Signatures, dates, telephone numbers and mailing addresses of landlord and family

PLEASE MAKE SURE ALL PAPERWORK HAS BEEN COMPLETED IN FULL BEFORE RETURNING TO AMHA. IF ANY OF THE ABOVE INFORMATION IS MISSING, THIS WILL HOLD UP THE PRE-RENT QUOTE, INSPECTION PROCESS AND RELEASE OF AMHA'S SUBSIDY PAYMENT.

CHANGE IN INSPECTION PROTOCOL

National Standards for the Physical Inspection of Real Estate (NSPIRE)

Earlier this year, AMHA converted from the UPCS-V inspection protocol to the **NSPIRE** inspection standard, which is a pilot program implemented by the Department of Housing and Urban Development (HUD).

HUD determined that there should no longer be differences in inspection standards between Public Housing (properties owned or managed by the Housing Authority) and the Housing Choice Voucher Program (HCVP), through which AMHA clients rent at privately owned properties. NSPIRE brings these two subsidized housing types under uniform compliance standards.

As such, the following change to inspection standards for Smoke Detectors is something that all landlords who partner with AMHA should be aware of:

Each level of the unit (including basement) must have a smoke detector as well as **a detector in each sleeping room**. If mounted on ceiling, they should be more than 4” from wall. If mounted on wall, they should be between 4” and 12” from ceiling. Basement detectors should be installed on the ceiling at the bottom of the stairs leading to the next level. On levels without bedrooms, the detector should be installed in the main living area or near the stairway leading to the upper level (or in both).

As with the UPCS-V protocol, NSPIRE requires that CO2 detectors be installed within “the immediate area” of bedrooms, in units with any fuel-fired appliance (gas, wood, oil, etc.), and/or with attached garages.

Contacts:

Name	Position	Caseload Assigned	Phone Number	E-mail Address
Shary Page	Manager		330-376-9453	spage@akronhousing.org
Contract and Leasing				
Marie Johnson	Contract Supervisor		330-376-9458	mjohnson@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
Tiara Riley	Cert Specialist II	O-Z	330-376-9784	triley@akronhousing.org
Continued Assistance				
Kathy Patton	Continued Assistance Supervisor		330-376-9366	kpattson@akronhousing.org
Rita Phillips	Cert Specialist I	A-BR	330-376-9420	rphillips@akronhousing.org
Amy Crytzer	Senior Cert Specialist I	BS-CQ, Portability Clients, Emancipated Youth, FUP	330-376-9365	acrytzer@akronhousing.org
Jon Bott	Cert Specialist I	CR-GARM	330-376-7085	jbott@akronhousing.org
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Carla Davis	Cert Specialist I	P-SCOTT	330-376-9404	cdavis@akronhousing.org
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LeTicia Ragsdale	Cert Specialist I	TP-Z	330-376-9237	lragdale@akronhousing.org
Jenny Mehen	Senior Cert Specialist I	Shelter Plus, VASH, Project Based, MOD, Homeownership	330-376-9940	jmehen@akronhousing.org
Kathy McPeak	MTW Specialist	Moving to Work	330-374-3007 x1073	kmcpeak@akronhousing.org
Wanda Shelton	MTW Specialist	Moving to Work	330-376-9940	wshelton@akronhousing.org
Clyde Elkins	Housing Resource Specialist	Emergency Housing (EHV)	330-374-3007 x9717	celkins@akronhousing.org
Inspections				
	Inspection Supervisor		330-376-9853	
Steve Diamond	Scheduler		330-376-9353	sdiamond@akronhousing.org
Kim Akers	Scheduler		330-376-7026	kakers@akronhousing.org
Todd Covert	Inspector		330-376-9373	tcovert@akronhousing.org
Severn Edwards	Inspector		330-376-9401	sedwards@akronhousing.org
Ray Trillet	Inspector		330-376-9368	rtrillet@akronhousing.org
Account Specialist				
Elizabeth Kask	Account Specialist		330-376-7045	ekask@akronhousing.org
Secretary				
Tara Baker	Secretary		330-376-9405	tbaker@akronhousing.org



100 W. Cedar St, Akron, OH 44307 ph.330-762-9631 fax 330-374-5088