

HOUSING MATTERS

WINTER 2016



Message from the Program Director

It is hard to believe that April 2016 will mark the 5 year anniversary of CVR New York. In our partnership with you, the property owner, we continue to reach our goals in providing safe and affordable housing to low-income families as well as to our Veterans. I am proud to say that in Westchester County we are now at "functional zero" for homeless veterans on the streets. We thank all of our participating Property Owners for your support in helping us and our partners reach that important goal.

At CVR New York we are always looking for ways to grow and to ensure high levels of customer service to our tenants and property owners. In 2016, we will be offering the 2nd Edition to our Property Owner Reference Guide which will include updated information on new regulations and updates to our program. For this 2nd Edition, we ask our property owners to give us feedback as to what information we can add to our updated Property Owner Reference Guide, that will better serve you. You can send all feedback responses to info@cvrnewyork.com.

I look forward to our continued partnerships within the New Year.

Kind Regards,

Felicia Ramos
HCV Program Director

Patriot Housing Update

The Patriot Housing initiative was started in August 2013 with a set goal of ending homelessness for Veterans in Westchester County by the end of 2015. This initiative consists of various organizations including CVR New York who provide extensive case management, support, employment and housing to Veterans. This fall, Patriot Housing met "functional zero" thanks to you and our partners.

A Veteran who found a home through one of our Patriot Housing partners, stated, "If you were that 1 percent who served the country, you really deserve it... Everybody... went in and sacrificed their lives for people they don't even know."

Although we are at "functional zero," we are well aware that there could still be other homeless veterans who we just don't know about. If you know of any veterans that are homeless and living on the street, please call the 24-hour VA hotline at 1-877-4AIDVET (1-877-424-3838).

The Heat is On

Heating season is October 1 through May 31.

Between the hours of 6 a.m. and 10 p.m., heat must register at least 68 degrees Fahrenheit when the outside temperature falls below 55 degrees

Between 10 p.m. and 6 a.m., heat must register at least 55 degrees Fahrenheit when the outside temperature falls below 40 degrees.



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Moving to Opportunity: Studies Suggest Moving to Affluent Neighborhoods Helps Improve Life Sustainability and End the Cycle of Poverty

Did you know that voucher programs, like the one offered by CVR New York, can help families break the cycle of poverty and move to areas of increased opportunity? In a study conducted by Thomas Brown (*Professor of Economics at the Georgia Institute of Technology*), it was found that families who relocated from traditional public housing developments to renting housing with a Housing Choice Voucher in areas of low poverty had higher levels of employment than those living in public housing. Rather than bringing the problems of a neighborhood with concentrated poverty with them, the families who relocated to mixed-income neighborhoods assimilated to the neighborhood around them. Living in areas with low poverty can encourage an individual who lives below the poverty limit to gain increased levels of self-esteem and motivation to advance their lives, becoming more independent and self-sufficient. It also allows children an opportunity to attend better schools so they have improved chances of not falling into the cycle of poverty themselves.

Although the benefits of moving from neighborhoods with concentrated poverty to mixed-income neighborhoods have been demonstrated, it is often difficult for low-income families to locate and lease housing in such neighborhoods. In order to help them do so, the U.S. Department of Housing and Urban Development (HUD) has designated "Exception Areas" in Westchester County. This allows CVR New York to permit a higher payment standard for certain areas with low poverty, since the market rate for housing in areas of low poverty is often significantly higher. The Exception Areas designated by HUD are based on the census tract and the address of the proposed unit. Some of the areas in Westchester County that HUD has designated Exception Payment Standards for include Pelham, Larchmont, Rye, Eastchester, Bedford, North Salem and Yorktown (please keep in mind that the exception area is designated by census tract, not by town).

We at CVR New York have the ability to allow a higher payment standard for certain neighborhoods with low poverty, but we rely on our partnership with our participating property owners who own the housing stock. We want all our families to experience the chance to become more economically independent and have better resources for their children. We want to see our families succeed and become more self-sufficient. If you own vacant properties in an area that you would not normally consider renting to a Housing Choice Voucher participant, we encourage you to consider leasing them to a Housing Choice Voucher program participant.

If you have questions about exception areas, please feel free to contact us at info@cvrnewyork.com for more information.

Quick Tips for Renting Your Properties

Below, we have listed a few "Best Practice" Tips, to assist you in renting your units.

1. Know Your Costs

Research rental rates and see the Fair Market Rents for the County in which you are looking to rent your property.

You can visit <http://www.huduser.gov/> to see the fair market rents in your County.

2. Know Your Tenants

Get to know your potential tenants by properly screening all applicants. This can include filling out an application, running a credit report and conducting a background check. It is also a good idea to encourage your lessee to carry Renter's Insurance.

3. Know the law

Research federal, state, and local housing laws to help you become more knowledgeable in renting your units. Consult your attorney and/or accountant to determine your investment needs and to look up all the relevant tax codes for tax write-offs.

By the Numbers...

As a new feature in "Housing Matters," we would like to pass along interesting trends and data in the housing market nationwide. This is one statistic that recently piqued our interest:

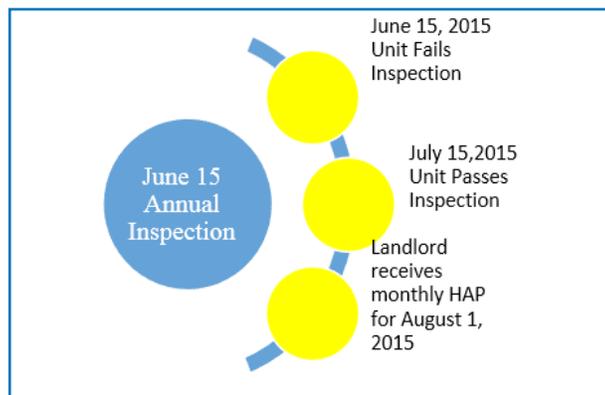
"Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States." –Hud.gov

The Inspection and Abatement Process, Explained

We receive many inquiries from property owners regarding the inspection and abatement process. In this section, we will go over two different scenarios and explain the actions that would be taken in each circumstance.

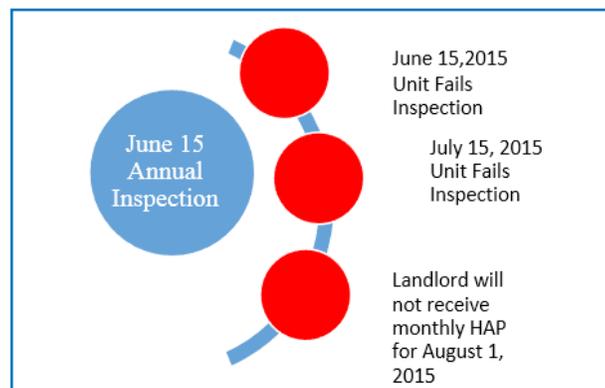
Example #1

In this example, the unit failed the first inspection on June 15, 2015. The owner would then have to submit the Verification of Repairs, signed by both the owner and the tenant (*please check the failure notice to make sure this will satisfy all failure items, as certain items will have an indicator that they require re-inspection.*) If the Verification of Repairs was not submitted, or if there were items that could not be satisfied by the Verification of Repairs, the re-inspection would then occur the following month. In this case, the unit passed re-inspection. The owner would thus continue to receive the HAP without interruption.



Example #2

In this example, the unit failed the first inspection on June 15, 2015. The Verification of Repairs was not received, so a re-inspection was then scheduled. If any failure items remained from the first inspection, the unit would fail again and CVR New York would then begin abating the HAP until the unit passed inspection. No retroactive payments will be made when HAP is abated, so it is highly recommended that you stay proactive and avoid abatement.



Please keep in mind that any "Emergency" failure items must be corrected within 24 hours. Please also keep in mind that a Verification of Repairs will not cover emergency failure items, nor will they cover a failure for lack of access of the mechanical area.

Housing Choice Voucher Program

Inspections Portal

Find out your Inspections Results the same day the inspection is conducted.

Please visit our Inspections Portal at :

<https://newyork.cvrinspections.com>

You will need your Series ID and the Zip Code of the unit Questions or Comments?

Call: 914-294-2353 or email: newyork@cvrinspections.com.

Housing Choice Voucher Program

OwnerPortal

Keep In Touch! Update Your Contact Information with the CVR New York OwnerPortal

We want to make sure you are getting all correspondence from us in regards to your tenants.

To ensure we have accurate and up-to-date contact information on file for you, please our Owner Relations Department at 914-995-6227 or email info@cvrnewyork.com to make sure the information we have for you is correct.

You can also sign up for our OwnerPortal at <https://nyowner.hcvportal.org>.

On the OwnerPortal you can check to see if we have the most current information for you on file and if not you can update your information on the portal.



112 E. Post Rd. Ste. 102
White Plains, NY 10601

We are always looking for ways to improve our service and we value your opinion...Please complete our survey online:

<http://surveys.cvrnewyork.com>

Participants who complete the survey and supply a valid voucher number and email are automatically entered into a drawing to receive a \$50 gift card from Target!



Scan this QR code to be directed to the survey on your smart phone.



Housing Matters is a semi-annual publication for CVR New York's participating Landlords. Help us **Go Green** and request future issues electronically at addmyemail@cvrnewyork.com

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