

WHAT'S NEW IN SECTION 8 HOUSING?

Mobility Program Launch

HPD launched *Housing Choice: HPD's Mobility Counseling Program* in July of 2018 to help voucher holders access diverse neighborhoods with high performing schools and low crime rates, by offering new incentives and expanded services for participating owners and tenants.

Housing Choice

HPD's Mobility Counseling Program

Owner support services address barriers to participation. They include administrative and financial incentives and licensed broker fees, expediting owner packages and lease-ups processes, and mediating concerns between owners and tenants through single point of contact at HPD.

The Housing Choice program also offers **support services for tenants** by providing assistance with housing application fees, credit check fees, transportation, security deposits and moving expenses, as well as individual and group counseling sessions with a focus on successful housing searches and ongoing post-move support.

In order to enable voucher holders to lease up in these higher-cost neighborhoods, HPD has established **exception payment standards (EPS) areas** using HUD's determined Fair Market Rents by zip code. This means that payment standards are unique at the zip code-level in designated EPS Areas (indicated on the map at right in blue). These EPS are available for all of HPD's Section 8 voucher holders and PBV projects, not just participants in the Housing Choice program.

Please see the back cover of this issue for non-EPS payment standards, and refer to the 2019 Exception Payment Standards Insert for more information regarding the EPS for each zip code.



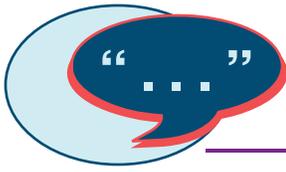
For more information on EPS or the Housing Choice program, please contact: housingchoice@hpd.nyc.gov

DTR Owner Portal

HPD has heard your feedback about the limits of the DTR Partner Portal and has created a new portal that will be better able to meet your needs. HPD is introducing a new portal for your use, the DTR Owner Portal, which allows you to:

- Review payment status and print check registers
- Obtain household composition information
- Learn about scheduled inspections and results
- Review building and unit information
- Monitor property portfolio performance
- Copy/import information into Excel to work with the data as you need

Additional features will be added as they are developed. HPD extends our appreciation to those of you who have been testing the DTR Owner Portal. If you are interested in enrolling in the DTR Owner Portal visit nyc.gov/dtrownerportal. The page includes user guides with detailed instructions for creating your account. If you have any questions, email DTRownerservices@hpd.nyc.gov.



“LET’S COMMUNICATE!”

If you have any questions or concerns regarding your participation as a Section 8 landlord, please feel free to call us at 917-286-4300. You can also e-mail us at s8landlords@hpd.nyc.gov.

DID YOU KNOW?

Ownership Change Update



If you plan to sell a building with assisted units, including any transfer of ownership between entities, you must notify HPD at least 30 days in advance of the anticipated closing date, or when a contract for sale has been executed. Proper notice to HPD should include the anticipated date of sale as well as the purchaser’s name and contact information.

Upon notification, HPD will review and reconcile payments with the seller, who will be required to satisfy any debts or payments due prior to the date of sale. Payments will be withheld based on closing date of the transaction. You must notify HPD if the anticipated sale date changes.

After the sale is completed, HPD will approve the assignment of a HAP contract at the buyer’s written request. In order to avoid payment disruption and ensure full payment of HAP, this request should be received within 30 days of the sale along with the following documents:

1. City of New York Substitute Form W-9
2. Current IRS issued tax ID number documentation
3. Copy of the property deed
4. Completed *Request for Assignment of HAP Contract* to the Owner Services Unit

If the request and accompanying documents are submitted within 30 days of the sale, HPD will pay up to 60 days in retroactive payments to the date of sale, provided that no rental subsidy payments were made to the seller after the date of sale. If the request package is incomplete, HPD will request additional information with a 30 day deadline for a response. If a response is not received by the deadline, HPD will make the rental subsidy payments prospective from the date that all required documentation is supplied to HPD.

If HPD is not notified of the sale 30 days in advance and has therefore issued HAP payments to the seller, HPD will not issue additional payments for this time period to the buyer. The two parties will have to independently reconcile HAP paid to the seller.

Owner Survey

HPD would like to thank you for being a participating owner with our Rental Subsidy Programs. In order to ensure that HPD provides you with the best service and support possible, please take a few moments to complete the anonymous Owner Customer Service Experience survey at:



<http://www.surveymonkey.com/r/hpdownersurvey>

Violence Against Women Act (VAWA) Follow-Up Information



The Violence Against Women Act (VAWA) provides protections to HPD rental subsidy household members who are victims of domestic or dating violence, sexual assault or stalking, regardless of gender identity or sexual orientation. VAWA not only prohibits property owners or management from terminating a lease, but also prohibits HPD from terminating a subsidy solely based on someone’s status as a victim protected under VAWA. The Fall 2017 HAP Happenings shared information on the final rule. Since then, HPD has developed forms and resources for owners and tenants which can be found at: <http://www1.nyc.gov/site/hpd/section-8/forms-and-resources.page>.

For additional information regarding the VAWA final rule, refer to the HUD PIH notice: <https://portal.hud.gov/hudportal/documents/huddoc?id=PIH-2017-08VAWRA2013.pdf>

For information on NYC’s Human Rights Law regarding owner responsibilities regarding victims/survivors of domestic violence, sex offenses, or stalking, please visit: https://www1.nyc.gov/assets/cchr/downloads/pdf/materials/DVHousing_KYO-ENG.pdf

If you have a tenant in need of assistance, please refer them to HPD. In case of emergency, call 911.

Phone: 917-286-4300 **E-mail:** DTR_VAWA@hpd.nyc.gov
Fax: 212-863-5103 **Address:** 100 Gold Street, Room 1-0,
New York, NY 10038

HQS UPDATES

Lead-Based Paint: Elevated Blood Lead Level & Notice of Failure

In September, HPD sent property owners a letter titled *Owners' Responsibilities and Reporting Requirements Related to Lead-based Paint Hazards in Federally Assisted Units*, which described your responsibilities upon receipt of a NYC Department of Health and Mental Hygiene (DOHMH) Commissioner's Order to Abate (COTA) indicating that an Elevated Blood Lead Level (EBLL) has been detected in a child under age six who lives in one of your subsidized units. EBLL is a confirmed concentration of lead found in the blood of a child equal to or greater than the concentration of five micrograms per deciliter, which requires an environmental intervention. As outlined in the letter, you are required to:

- 1** Hold Lead-based Paint Risk Assessments, conducted by an EPA certified risk assessor, for all assisted units that include a child under age six in the household, as well as for all public areas in the building.
- 2** Follow required Lead Safe Work Practices to repair any hazards found using EPA certified contractors, and obtain a required clearance from a certified EPA lead risk assessor.
- 3** Notify all tenants in the building about DOHMH investigation results, risk assessment results and any hazard reduction activities.
- 4** Perform ongoing maintenance including annual visual assessments for any unit(s) found to have lead-based paint hazards and provide access for annual Housing Quality Standard (HQS) inspections.
- 5** Report EBLL and mitigation activities to the Department of Housing and Urban Development (HUD) and retain records of all related documents. See "HUD Reporting Requirements" box for more information.

In addition to a COTA, you will also receive a Notice of Housing Quality Standards (HQS) Failure based on an HQS inspection that identifies a presumed lead-based or deteriorated paint condition from HPD's Division of Code Enforcement and/or Division of Tenant Resources. The notice will include a deadline by which the condition must be corrected, instructions on how to correct the presumed lead-based paint failure using lead safe work practices, and a Lead Based Paint Owner Certification form for you to complete and submit to HPD. Failure to do so will result in suspension of subsidy payments (also known as "abatement") for the unit.

Additionally, you may receive a Notice of Housing Maintenance Code (HMC) Violation from HPD's Division of Code Enforcement for any NYC HMC violations found in the other assisted units or public areas. You can find more detailed information on our website at <http://www1.nyc.gov/site/hpd/section-8/landlords-inspections.page>.

HUD Reporting Requirements

As an owner, you are responsible for notifying HUD within five days of receiving notification from DOHMH that a child residing in your subsidized unit has been confirmed to have an EBLL. Within 10 business days of the deadline for each of the five activities listed at left, you must submit appropriate documentation to both HUD offices listed below:

HUD Field Office for NYC

U.S. Department of Housing and Urban Development
26 Federal Plaza #3541
New York, NY 10278-0068

HUD Office of Lead Hazard Control and Healthy Homes

LeadRegulations@hud.gov
(include copy to HPD at DTRlead@hpd.nyc.gov)

Other Deadlines and Reporting

HPD recently sent an email to Section 8 owners with information regarding the following topics:

- 1. Bedbugs:** Under Local Law 69 of 2017, owners of multiple dwellings are required to file bedbug infestation history for all units on an annual basis with HPD. In addition, they are required to either post the filed notice in a common area or provide it to tenants upon lease renewal or commencement of a new lease. The filing should be completed by January 31st, 2019.
- 2. Allergen Hazards:** Effective January 19th, 2019, under Local Law 55 of 2018, owners of multiple dwellings will be required to annually inspect units for allergen hazards, including pests and mold. Also effective January 19th, Local Law 61 of 2018 outlines requirements for assessing and remediating any mold violations.
- 3. Stove Knob Covers:** Effective December 5th, 2018, under Administrative Code §27-2046 of Local Law 117, the owner of a multiple dwelling or a tenant-occupied co-op or condo must provide stove knob covers for gas-powered stoves where a child under six years of age resides. In addition, the owner is required to provide tenants with an annual notice.

For more detail on these requirements, please refer to your email or contact HPD.

2019 PAYMENT STANDARDS

The United States Department of Housing and Urban Development (HUD) publishes Fair Market Rents (FMRs) annually. Public Housing Authorities (PHA) establish Payment Standards based on a 90% to 110% FMR range. The Payment Standard is the maximum amount that the PHA can pay for an apartment based on the number of bedrooms on a household's voucher. In 2019, HPD will use 107% of FMR for payment standards in areas that do not use Exception Payment Standards (for all Exception Payment Standards, see insert).

Additionally, HPD's 2019 Utility Allowance standards are listed below.

2019 Payment Standards (non-EPS areas)

SRO	Studio	1 BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
\$1,251	\$1,668	\$1,711	\$1,959	\$2,487	\$2,648	\$3,045	\$3,443	\$3,840	\$4,237

Utility Allowances

Bedrooms	Gas	Electric	Gas Heat & Hot Water	Oil Heat & Hot Water	Electric Heat & Hot Water
SRO/Studio	\$19	\$57	\$67	\$65	\$201
1	\$20	\$59	\$89	\$92	\$281
2	\$20	\$60	\$105	\$111	\$334
3	\$22	\$77	\$120	\$130	\$386
4	\$24	\$80	\$135	\$148	\$439
5+	\$26	\$91	\$151	\$167	\$492

Report Fraud

If you know of anyone who has provided false information on a HUD housing assistance application or recertification, or if anyone asks you to provide false information, report that person to HPD's Program Integrity and Compliance Unit at **917-286-4300 ext.8032** or send an e-mail to **DTR-PIC@hpd.nyc.gov**

Additionally, you can report fraud to:

- HPD's Inspector General's Office at the New York City Department of Investigation at 212-825-3502
- HUD Office of the Inspector General Hotline. You can call the Hotline toll-free Monday through Friday from 10:00am to 4:40pm, Eastern Standard Time, at 1-800-347-3735 or e-mail it to Hotline@hudoig.gov.

GOT EMAIL?

If you have an email address, make sure you register it with Owner Services. You can receive important updates from HPD immediately by email. To register your email, please email s8landlords@hpd.nyc.gov.

2019 Exception Payment Standards (EPS)

*EPS vary by ZIP code. ZIP codes with the same EPS have been grouped together.
ZIP codes not on this list use the 2019 Payment Standard.*

ZIP Code(s)	SRO	Studio	1-BR	2-BR	3-BR	4-BR
10314	\$1,260	\$1,680	\$1,723	\$1,969	\$2,504	\$2,664
10026, 10305, 10306, 10307, 10308, 10309, 10312, 10464, 11004, 11204, 11214, 11219, 11220, 11224, 11229, 11412, 11425, 11427, 11694	\$1,263	\$1,684	\$1,727	\$1,977	\$2,510	\$2,673
11223, 11367	\$1,264	\$1,685	\$1,728	\$1,976	\$2,506	\$2,668
11232	\$1,268	\$1,691	\$1,733	\$1,980	\$2,515	\$2,675
11351, 11355, 11359, 11697	\$1,276	\$1,701	\$1,744	\$2,001	\$2,536	\$2,707
11228, 11234, 11365	\$1,292	\$1,723	\$1,766	\$2,022	\$2,568	\$2,729
11230, 11411	\$1,300	\$1,733	\$1,776	\$2,033	\$2,579	\$2,750
10465	\$1,308	\$1,744	\$1,798	\$2,054	\$2,611	\$2,782
11413	\$1,316	\$1,755	\$1,808	\$2,065	\$2,622	\$2,793
11378	\$1,324	\$1,766	\$1,808	\$2,076	\$2,632	\$2,803
11379	\$1,332	\$1,776	\$1,819	\$2,087	\$2,643	\$2,825
10013	\$1,356	\$1,808	\$1,851	\$2,119	\$2,686	\$2,868
11218, 11377, 11426	\$1,364	\$1,819	\$1,873	\$2,140	\$2,718	\$2,889
11356	\$1,372	\$1,830	\$1,883	\$2,151	\$2,729	\$2,910
10025	\$1,380	\$1,840	\$1,883	\$2,161	\$2,739	\$2,921
11414	\$1,388	\$1,851	\$1,894	\$2,172	\$2,761	\$2,932
11373, 11374	\$1,396	\$1,862	\$1,905	\$2,183	\$2,771	\$2,953
11354	\$1,404	\$1,873	\$1,926	\$2,204	\$2,793	\$2,975
11104, 11415	\$1,420	\$1,894	\$1,947	\$2,226	\$2,825	\$3,007
11209	\$1,436	\$1,915	\$1,958	\$2,247	\$2,857	\$3,039
11103, 11422	\$1,445	\$1,926	\$1,980	\$2,268	\$2,878	\$3,071
11357	\$1,453	\$1,937	\$1,990	\$2,279	\$2,889	\$3,082

2019 Exception Payment Standards (EPS)

*EPS vary by ZIP code. ZIP codes with the same EPS have been grouped together.
ZIP codes not on this list use the 2019 Payment Standard.*

ZIP Code(s)	SRO	Studio	1-BR	2-BR	3-BR	4-BR
10471, 11364	\$1,461	\$1,947	\$2,001	\$2,290	\$2,910	\$3,092
11366	\$1,469	\$1,958	\$2,012	\$2,301	\$2,921	\$3,114
11222	\$1,493	\$1,990	\$2,033	\$2,333	\$2,964	\$3,157
11358	\$1,517	\$2,022	\$2,076	\$2,375	\$3,017	\$3,210
11105	\$1,549	\$2,065	\$2,119	\$2,429	\$3,082	\$3,285
11363	\$1,557	\$2,076	\$2,129	\$2,440	\$3,092	\$3,296
11361, 11375	\$1,589	\$2,119	\$2,172	\$2,482	\$3,146	\$3,360
10001	\$1,597	\$2,129	\$2,183	\$2,504	\$3,189	\$3,413
10020, 10103, 10110, 10111, 10112, 10115, 10119, 10152, 10153, 10154, 10165, 10167, 10168, 10169, 10170, 10171, 10172, 10173, 10174, 10177, 10199, 10271, 10278, 10279	\$1,605	\$2,140	\$2,194	\$2,515	\$3,189	\$3,403
11362	\$1,613	\$2,151	\$2,204	\$2,525	\$3,210	\$3,413
10024	\$1,717	\$2,290	\$2,343	\$2,686	\$3,413	\$3,627
10011	\$1,741	\$2,322	\$2,386	\$2,729	\$3,467	\$3,692
11360	\$1,806	\$2,408	\$2,472	\$2,825	\$3,585	\$3,820
10075	\$1,822	\$2,429	\$2,493	\$2,857	\$3,627	\$3,863
11231	\$1,854	\$2,472	\$2,536	\$2,900	\$3,681	\$3,916
10003, 10004, 10005, 10006, 10007, 10010, 10012, 10014, 10016, 10017, 10018, 10019, 10021, 10022, 10023, 10028, 10036, 10038, 10044, 10065, 10069, 10128, 10162, 10280, 10282, 11005, 11109, 11215	\$1,878	\$2,504	\$2,568	\$2,943	\$3,734	\$3,980

Visit nyc.gov/hpd-payment-standards for more information and a lookup tool for EPS areas.