



Mainstream Housing Choice **BULLETIN**

New Avenues to Independence, Inc.



REMINDER for TENANTS

A requirement of continued participation in our Mainstream Housing program is to provide **current contact** and **emergency contact** information (*e.g. telephone numbers*) to our office. You are also required to report **changes** in your **income** (*e.g. new job*) and **household composition** (*e.g. birth of a child*). You can reach our Mainstream Housing Choice Office at (216) 481-1909 x331.

2010 Census

Accurate Census counts are vital to federal housing assistance. The U.S. Bureau is now in the process of following-up with individual households that have not yet had the opportunity to respond to the 2010 Census and to confirm the status of other households for quality control purposes. The U.S. Bureau is seeking cooperation from all tenants receiving federal rental assistance. Please remember that the Census results directly impact funding so cooperate with our local Census operations!



Preparing for Winter: Some Suggestions

As cold weather approaches, now is a good time to consider "winterizing" your home. Some suggestions include:

- 1) Request that your landlord have the heating unit inspected for proper and safe operation.
- 2) Change the furnace filter now and change the filter monthly.
- 3) Clean out the furnace area. Remove all flammable material from the area surrounding your furnace.
- 4) Make sure that all heat registers and returns are not blocked.
- 5) If you plan to use a fireplace or wood stove, ask your landlord to have the chimney or flue inspected.
- 6) Make sure that you know how to operate your thermostat.

Can I have guests stay at my apartment?

Participants have inquired about having guests stay at their home overnight. Under program rules, you are permitted to have guests spend the night. However, if someone is not listed on the lease or listed on our records as a family member, they cannot regularly stay overnight in the unit. This is a violation of the program rules and may result in your termination from the program. If you have questions, please contact Rick Edwards at (216) 481-1909 x331.



Rental Assistance Fraud Cases



As we explained in our newsletter earlier this year, HUD created a new system called EIV (Enterprise Income Verification) that contains employment and income information of individuals who participate in HUD rental assistance programs. All Public Housing Agencies, like New Avenues, are required to use HUD's EIV system.

The purpose of EIV is to identify and prevent fraud within HUD rental assistance programs, so that limited taxpayer's dollars can assist as many eligible families as possible. As a program participant of a HUD rental assistance program, you and each adult household member must disclose complete and accurate information to New Avenues, including full name, social security number, date of birth, income information, and certify that your reported household members, income, and expense information is true to the best of your knowledge.

HUD has requested that we share information about current fraud cases with tenants and landlords in hopes of preventing individuals from reporting incomplete or inaccurate information and to remind tenants and landlords that there are consequences for being dishonest.

One of these current cases occurred in Cleveland. A tenant and landlord were collectively sentenced to 66 months incarceration and 10 years community control and ordered to pay Cuyahoga Metropolitan \$43,691 in restitution for their guilty pleas to attempting to tamper with records, possessing criminal tools and weapons under disability, and committing theft, bribery or trafficking offenses. The tenant and landlord in this case failed to report income, assets, or accurate household composition, and paid bribes to pass inspections or increase their housing assistance payments.



ATTENTION LANDLORDS:

Please notify the Mainstream Housing office of any changes to your address, phone number, or assigned agent, or if you receive a foreclosure notice. You can contact our office by phone at (216) 481-1909 x331.



**REMINDER:
SMOKE DETECTORS
MUST BE OPERABLE
AT ALL TIMES**



To have the Mainstream Housing Choice Bulletin sent electronically to you, please forward your email address to kknavel@newavenues.net. The subject line should read: MHC Bulletin Email List. Thank you.

Visit our website @ www.newavenues.net

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is a publication of New Avenues to Independence, Inc., a nonprofit organization headquartered in Cleveland, Ohio. The mission of New Avenues is to provide opportunities for people with disabilities and special needs to become more independent and productive members of society by offering the highest quality support services and developing innovative and inclusive programs.

For more information contact:

Mainstream Housing Choice Program

17608 Euclid Avenue
Cleveland, Ohio 44112-1216
Phone: (216) 481-1907
Toll-Free: (888) 782-3588
Fax: (216) 481-2050
E-Mail: redwards@newavenues.net
Web: www.newavenues.net

