

RHA's Housing Provider

# newsletter

CHANGING THE FACE OF PUBLIC HOUSING

Spring 2024

## Mission Statement

*Everyone living in the region will have access to high quality, safe, affordable housing in communities free of the barriers that prevent individuals and families from realizing and achieving their goals and sustaining self-sufficiency.*



### Contact Us

www.rochesterhousing.org  
Housing Provider (Landlord)  
Services Private Line:  
ownerservices@rochesterhousing.org  
585-697-1601

Visit the link below for more information: [Housing Provider \(Landlord\) Guide](#)

### Join Our Team

[Click here](#) for current job opportunities at Rochester Housing Authority



## Welcome to our first newsletter - we're excited to share it with you and hope you enjoy reading it!

You can expect to receive these informational newsletters quarterly with tips on working with our Leasing Operations Department and Housing Choice Voucher (HCV) Program; regulatory updates; information about our Community Choice Demonstration that helps families with HCVs find homes in Opportunity Areas, and much more!

Our newsletter format is an easy-to-use immersive flipbook. As you have seen today, you'll receive a link in your email. Just click the link to open and read the newsletter directly. To turn the pages, please click on the arrows to the left and right at the bottom of each page.

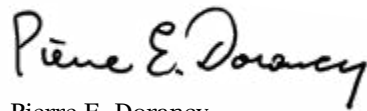
In this first issue, you'll meet our Inspections Team, learn about meeting HUD guidelines and passing inspection; carbon monoxide alarms and detectors; upcoming events, how to access our Housing Provider (Landlord) portal resource, and how best to contact us.

Housing providers like you offer our families a safe and affordable place to call home. Thank you for partnering with RHA to rent to HCV tenants!

As we create these newsletters, we'll be looking for your comments, questions, or ideas for articles. Who knows, we might even feature you! Please send them to: [ownerservices@rochesterhousing.org](mailto:ownerservices@rochesterhousing.org).

RHA's Leasing Operations thanks you again for being an RHA Housing Provider (Landlord).

Warm wishes,



Pierre E. Dorancy  
Director of Leasing Operations, RHA



### Heating Season Is Upon Us!

September 15, 2023 through  
May 31, 2024, heating  
temperature must remain at  
least 68 degrees in the unit and  
must be fixed within 24 hours!

Reminder:

- Change furnace filters
- Change smoke alarm and  
carbon monoxide detector  
batteries

### Please Sign Up For The Housing Provider (Landlord) Portal!

Here you can view your  
inspection results, distribution  
of rental payments and  
scheduled appointments for  
upcoming inspections!

Please contact

[ownerservices@  
rochesterhousing.org](mailto:ownerservices@rochesterhousing.org)

for details to sign up.

[Log in here](#) for more  
information.

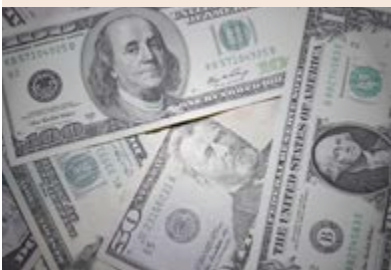
### Meet Our Inspections Team!



**Pictured: (Bottom row, L to R):** Reynaldo Acevedo, Public Housing Inspector | Shirley Cross, Clerk | Christopher Banker, Public Housing Inspector | Kimberly Bauman, Clerk II  
**(Second row, L to R):** Jerry Gilbert, Public Housing Inspector | Julian Laskowycz, Public Housing Inspector | Aleksandras Gedmintas, Public Housing Inspector | Ryan Pauling, Public Housing Inspector | Mark Mantione, Senior Rehabilitation Specialist

**Contact Us:** Phone: 1-585-232-1601

**Email:** [ownerservices@rochesterhousing.org](mailto:ownerservices@rochesterhousing.org)



### Updated Payment Standards Effective 1/1/2024!

Please [visit our website](#) for  
updated information.

### Quarterly Housing Provider (Landlord) Breakfast

Please join the team that includes housing managers, county officials,  
and more for a free breakfast and guest speakers!

**Where:** 100 William Warfield Drive, Rochester, NY 14605

**When:** Thursday May 2, 2024, Thursday August 1, 2024, and Thursday  
December 12, 2024

**Time:** Anytime between 8 a.m. and 10 a.m.

**RSVP:** [ownerservices@rochesterhousing.org](mailto:ownerservices@rochesterhousing.org) - encouraged at least  
24 hours prior to the date of the event but not necessary to attend.



**Join Us!  
Annual Housing Provider  
(Landlord) Casino Event!**

**Save the date:**

Friday August 9, 2024

**Time:** 10:30am-3:30pm

**Cost:** This is a FREE event!

We will provide lunch and soft drinks. More details to follow throughout the year and updates at our quarterly free housing provider (landlord) breakfast!

**Would you like to see  
specific information or  
certain topics featured  
in this newsletter?**

Please contact our housing provider (landlord) liaison at [ownerservices@rochesterhousing.org](mailto:ownerservices@rochesterhousing.org)!



## ***HUD Guidelines And Passing Inspections***

1st inspection = FREE = Pass = \$HAP

2nd inspection = FREE = Zero \$HAP

3rd inspection (or more) = \$50 fee = Zero HAP = participant may want to look elsewhere = extended vacancy of your unit.

HUD does not allow us to make housing assistance payments on units that do not pass inspection.

Inspection Update from HUD New National Standards for the Physical Inspection of Real Estate (NSPIRE) guidelines! Follow the link for detailed information: [NSPIRE Official Notices and Proposed Rules](#) • [U.S. Department of Housing and Urban Development \(HUD\)](#)

Updates will be provided posted to [RochesterHousing.org](http://RochesterHousing.org).

## ***Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing***

HUD encourages PHAs and Owners to adopt standards at or above the standards of the 2018 International Fire Code (IFC) as soon as possible for the health and safety of residents. PHAs and Owners are on notice that these requirements will be enforced by HUD after the effective date of December 27, 2022.

This notice clarifies that HUD will enforce the requirements instituted by Congress requiring that all Public Housing (PH), Housing Choice Voucher (HCV), Project-Based Voucher (PBV), Project-Based Rental Assistance (PBRA), Section 202 Supportive Housing for the Elderly (Section 202), and Section 811 Supportive Housing for Persons with Disabilities (Section 811) comply with the International Fire Code (IFC) 2018 standards on the installation of CO alarms or detectors by December 27, 2022. For the full 2018 IFC Code, as well as Chapter 9 and Chapter 11 regarding CO alarms or detectors, please visit the International Code Council website [here](#).

### **Required Carbon Monoxide Alarms Locations:**

1. Within 10 feet of each bedroom on every level. Two or more alarms may be required.
2. Inside any bedroom containing a carbon monoxide source (see above) on every level.
3. On every level of the dwelling unit, including basements, attics, and crawl spaces if a carbon monoxide source is on such level.
4. In other locations where required by applicable laws, codes, or standards.



# ROCHESTER Housing Authority

**We would like to thank all of our housing providers (landlords)  
for their continued dedication to housing our community!**

## **Contact Information**

**RHA General Information Line:** (585) 697-3600

For general information and directory to other resources.

**Leasing Operations Information Line:** (585) 697-6100

For general Section 8 information and directory.

**Leasing Operations Offices:** (585) 697-6105

[Section8@rochesterhousing.org](mailto:Section8@rochesterhousing.org)

To send a general email if you do not know who to contact.

**Owner Services:** (585) 697-6250

[ownerservices@rochesterhousing.org](mailto:ownerservices@rochesterhousing.org)

For owner questions and problems.

**Section 8 Inspections:** (585) 232-1601

[HQS@rochesterhousing.org](mailto:HQS@rochesterhousing.org)

To request or inquire about an inspection.

**Finance Department:** (585) 697-6160

[Finance@rochesterhousing.org](mailto:Finance@rochesterhousing.org)

To inquire about Direct Deposit or Housing Provider  
(Landlord) portal issues.

**Fraud Hotline:** (585) 328-0980

[programabuse@rochesterhousing.org](mailto:programabuse@rochesterhousing.org)

To anonymously report possible fraud or program abuse.

## **We're Hiring!**

Scan the QR code  
to apply today.

