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DaytonHousingAuthority.org  

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August 14, 2024

Dear Landlord/Property Owner:

I want to first say thank you for working with Dayton Housing Authority and our Housing Choice Voucher Program (Section 8) and helping to provide safe and affordable housing to low-income families in our community.

HUD has released new inspection guidelines through the upcoming NSPIRE Inspection Standards:

■ As of December 29, 2024:

- 10-year battery smoke alarm or one that is hardwired is required in each sleeping area and outside of each sleeping area. This change coincides with current fire and building code requirements.

■ As of October 1, 2025:

- CPVC, Copper, PEX or Galvanized pipe will be required to be on the P&T valve at the water heater for the discharge line
- A single outlet will be required for the refrigerator and washing machine
- Any outlet (aside from the designated outlet for the refrigerator and washing machine) that is within 6 feet of a water source must be a GFCI outlet or a dedicated appliance circuit.

These are changes that we are currently aware of, we are waiting for the final HUD guidelines to be announced and if any other changes are required we will update you as needed.

To help offset these costs, the housing authority is offering an incentive to new AND existing Landlords. This incentive is a one-time PER UNIT incentive of \$250.00.

**NEW UNITS/PROPERTIES** – This incentive will be given once the HAP Contract has been signed with the housing authority. This incentive will be available through August 31, 2025.

**EXISTING UNITS/PROPERTIES** – Landlords may request this incentive for currently assisted units/properties once the tenant is no more than 30 days from their recertification month. Requests must be made in writing. (Example – Recertification Month is December, request can be made November 1<sup>st</sup>)

In both cases, the Landlord is agreeing to a 12-month lease with the tenant as well as the 12-month HAP Contract with the housing authority. However, the housing authority is not requiring the Landlord to keep a tenant who breaks the lease during that 12-month term. The regular lease terms still apply.

Please reach out to me using the contact information below if you have any questions, would like more information, or to request the incentive for current units/properties:

Phone: 423-775-1871, ext. 226

Email: [tcox@daytonhousingauthority.org](mailto:tcox@daytonhousingauthority.org)

Sincerely,

Toshia D. Cox  
Housing Choice Voucher Manager