



HAP Express

Landlord Newsletter

Winter 2018

Director's Corner

We would like to wish you a very happy 2019! We are grateful for your continued support and we could not have accomplished as much as we did in 2018 without you.

If you have not already used our website, please take time to browse through it. Many common questions and answers can be found at: www.ckha.com.

You may also have noticed that your calls are routed through Customer Service specialists first. Our Leased Housing Specialists that specialize in Customer Service are:

Janet Morris	jmorris@ckha.com	Ext. 269	Alphabets A-L
Karen Hartwell	khartwell@ckha.com	Ext. 271	Alphabets M-Z

We want to provide you with outstanding customer service, so please let us know how we are doing.

Additionally, our landlord portal website can be found at: www.hmsforweb.com/pal. Here you can see and print monthly statements and find out how much was paid for every tenant.

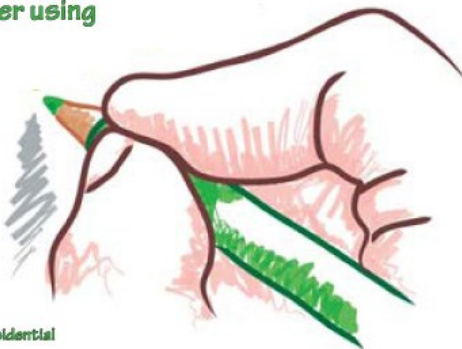
New Vouchers Awarded

CKHA was awarded **35 mainstream vouchers** in 2018. Mainstream vouchers were last awarded in 2005 and required that head, co-head, or spouse be a person with disabilities. Now, any household that includes one or more non-elderly person with disabilities, can qualify for the program. This household could include children with disabilities and other adults with disabilities. This Notice of Funding Availability (NOFA) provides additional points to PHAs that target assistance towards non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless, and who formalize partnerships with and leverage resources from State Medicaid Agencies and various health and human services partner agencies or organizations.

TEN No/Low Cost Savings Tips

- **Unplug electronics and underutilized appliances**
- **Take advantage of your computer's energy-saving features**
- **Control the temperature in your home**
- **Use your appliances wisely**
- **Turn off the lights you're no longer using**
- **Weatherize your home**
- **Use compact fluorescent light bulbs**
- **Conserve water heat**
- **Change your furnace and air conditioning filters**
- **Install low-flow plumbing fixtures**

www.appalachianpower.com/save/residential



The first step toward reducing your electricity bill is figuring out how much energy you use. With the Online Energy Checkup, you can quickly and easily calculate your home's energy costs and find ways to save. The Online Energy Checkup is free and will take less than 15 minutes to complete. Upon completion of the Checkup, first-time participants will automatically receive an energy efficiency kit at their service address. The kit includes energy efficient light bulbs, LED night lights and other energy saving measures based on the online profile.

Visit <http://takechargetwv.com/residential/checkup.aspx> to take your survey today!

CHILDPROOF YOUR HOME IMPROVEMENTS.

HAVING WORK DONE ON YOUR PLACE?
USE A LEAD-SAFE CERTIFIED CONTRACTOR.

The Danger

Lead paint hazards have not gone away. If your home or apartment was built before 1978, unqualified workers could spread lead paint dust. Even doing a small job.

- Kids: Lead exposure can cause lower intelligence, behavior problems and learning disabilities.
- Pregnant women: Lead paint dust can be harmful to your developing fetus.
- All adults: Exposure to lead paint dust can cause nervous system effects, high blood pressure, fertility problems, and even kidney effects.

The Renovate Repair and Painting Rule

The EPA is requiring that contractors be Lead-Safe Certified.

- Contractors include: renovators, electricians, HVAC specialists, plumbers, painters and maintenance staff who disrupt more than six square feet of lead paint.
- This rule also covers schools, day care centers, or any buildings where children gather.

The Solution

Protect your family and loved ones.

- Make sure to hire a contractor who is Lead-Safe Certified. It may cost just a little more but you'll get the job done right.

To find a contractor who is Lead-Safe Certified near you,
visit epa.gov/getlead-safe or call 800-424-LEAD.



Advertise!

ADVERTISE available properties for rent by contacting Carmen Easter at ceaster@ckha.com. Please include the address of the unit, requested rent amount and contact information.

LANDLORD MEETING SCHEDULED

January 31, 2019

2:30 PM

1525 Washington Street, West — Charleston, WV

MEETING TOPICS

- Lead-Based Paint
- Infestation
- What Should Be in Your Lease

Why should I have my home inspected or assessed for Lead-Based Risks?

- * Your child has been diagnosed as having lead poisoning. The most common home-based source of lead exposure is deteriorating lead-based paint and the resulting dust.
- * You live in a home built before 1978 where small children are or will be living.
- * You are about to remodel or do anything that will disturb lead-based paint or generate lead-based paint dust and chips that can harm you and your family.
- * You are renting or buying a home. When buying a home, federal law allows the purchaser the opportunity to conduct testing to determine whether lead-based paint or lead-based paint hazards are present. This is especially important if you have (or plan to have) young children in the home.
- * You are concerned about possible lead exposure to you, your family and pets, or visitors.

Cited from: <https://www.epa.gov/lead/understanding-inspection-risk-assessment-and-abatement>

Office Closings: January 2019 through March 2019

New Year's Day—January 1, 2019

Martin Luther King, Jr. Day—January 21, 2019

President's Day—February 18, 2019



Should you have any questions pertaining to this newsletter, please contact Shamika Robinson, Occupancy Supervisor, at 304-348-6451 ext. 251, or at srobinson@ckha.com.

