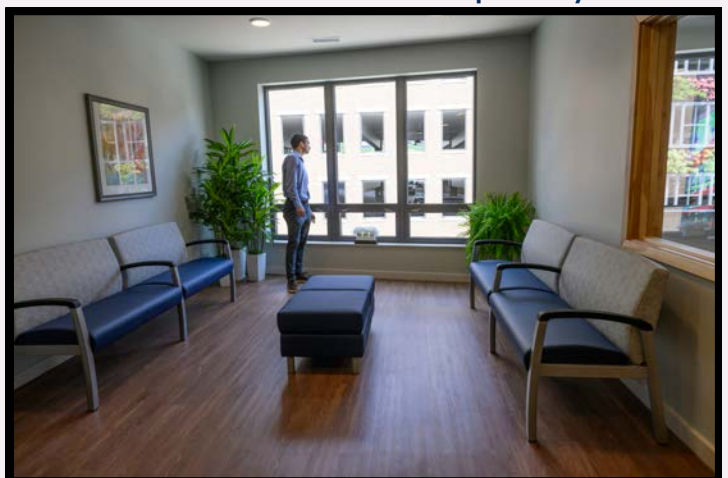
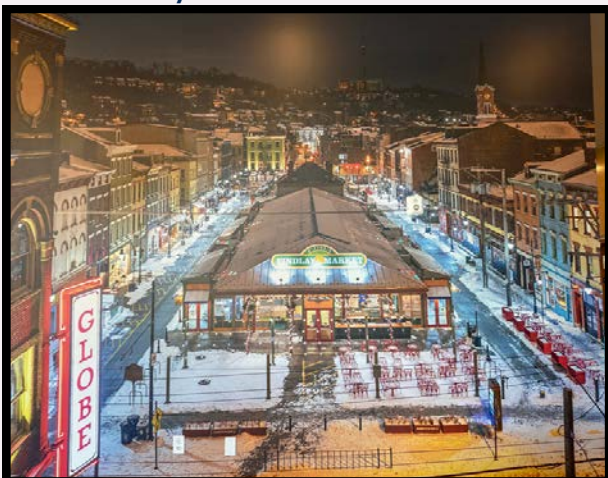


CMHA EARNs GOLD LEED RATING FOR LOGAN COMMONS

Logan Commons, the latest addition to the Cincinnati Metropolitan Housing Authority's portfolio, was awarded a prestigious Gold LEED rating. This achievement reflects its successful completion of a rigorous, multi-stage review process that spanned pre-certification, construction, and post-construction.



A Gold LEED Rating is a complex and prestigious rating to achieve in the housing industry for sustainability. Developed by the U.S. Green Building Council (USGBC), the performance rating evaluates the environmental functions of buildings and measures their sustainability for the future. It is recognized worldwide as the industry standard for green buildings, and it provides a "framework for healthy, efficient, carbon and cost-saving green buildings." The four levels of LEED are based on a point system as buildings earn points for specific criteria in categories such as energy efficiency, water conservation, and indoor environmental quality.



CMHA EARN GOLD LEED RATING FOR LOGAN COMMONS

A Gold rating represents a project's comprehensive approach of best practices in terms of energy conservation, a reduction in water usage, and enhanced indoor air quality. Logan Commons serves as a benchmark for sustainable living, featuring high-efficiency appliances, HVAC systems, and elevators. Furthermore, its low-flush toilets significantly reduce water consumption, providing both environmental benefits and cost savings.



Logan Commons is a four-story new building located in the heart of Findlay Market in downtown Cincinnati. Additionally, Logan is specially designed for seniors with many adaptations and specialty updates to assist them in living independently. There are 42 units, with four designated as two-bedroom. The low-income affordability fosters a diverse, inclusive community in the heart of downtown Cincinnati and the center of Hamilton County.

CMHA CHANGES ADMINISTRATIVE PLAN TO ASSIST MORE FAMILIES

The Housing Choice Voucher Program is CMHA's largest program, offering assistance to over 11,000 families through a voucher to secure housing in a neighborhood of their choice. While many of those who have a voucher are families, CMHA also serves veterans, disabled persons, and seniors.

Recently, eleven seniors at the Victory Vistas in Cincinnati were left without assistance when a tax credit program under a local developer caused a dramatic increase in their rent in 2025. This group of low-income seniors faced potential eviction after receiving notices of rent increases of \$1,000 or more per month.

CMHA went to the Board of Commissioners in December to approve a change to the Administrative Plan that would allow CMHA to assist individuals and families, such as these seniors, in an emergency situation. Some of the changes include:

The Board approved the changes, and Victory Vista residents were qualified to receive emergency vouchers that would cover the expected rent increases. In some of the cases, it actually decreased the tenant's responsible portion of rent.

In addition, CMHA worked with community partners to provide short-term rental assistance until CMHA could work through the processes to assist the residents of Victory Vistas.

This out-of-the-box thinking by Mr. Johnson and the CMHA Team helped keep these vulnerable senior tenants in their homes. This instance is a prime example of CMHA's mission of promoting neighborhood stability and being a long-term asset to the community through the programs and people who drive the agency.

AFFORDABLE HOUSING PORTFOLIO SALE UPDATES



Properties on Kindel Ave in OTR that have been sold to a new owner who will be continuing to provide affordable housing in the neighborhood.

CMHA is in the process of selling 85 units in the Affordable Housing portfolio. With 23 units already sold, the remaining 62 units are currently in negotiations with a buyer to purchase and continue the properties for affordable housing in the community.

Continuing to offer affordable housing in these properties is crucial for the families currently residing in them, as well as for the stabilization of the neighborhoods in which they are located. The new owner would rehabilitate the properties to provide quality housing at fair prices for families searching for homes in the neighborhoods they choose. Additionally, it would increase the desirability for these properties.

CMHA has held several meetings with the residents to continue to update and communicate with them on the progress. We also have a website that has FAQs that are up-to-date with current information for them - <https://cintimha.com/affordable-housing-hamilton-county-faqs-on-sale-of-properties/>

An email is available for any resident of the current properties to ask questions and receive timely communication - [**hamiltoncounty@cintimha.com**](mailto:hamiltoncounty@cintimha.com).

CHANGES FOR PROPERTY OWNERS

To ensure compliance with IRS regulations and prevent 1099 errors, CMHA is updating its record-keeping and payment procedures effective immediately.

New W-9 & Tax ID Requirements

Due to IRS mandates, CMHA now requires a current, signed W-9 for every unit under contract.

- **Verification:** Tax IDs will be validated against IRS records before any contract is executed.
- **Payment Entities:** Landlord codes are now based on the entity receiving payment, not property ownership.
- **Management Companies:** If you manage multiple properties, you will receive one landlord code under your specific Tax ID.
- **Accuracy:** The W-9 must exactly match the Tax ID information used for your federal tax filings.

Contract & Lease Deadlines

To avoid the cancellation of your Request for Tenancy Approval (RTA), please adhere to the following:

- **30-Day Limit:** Signed HAP Contracts and residential leases must be returned within 30 days of receipt.
- **Inspections:** Passed inspections expire after 30 days. Delays may require a new inspection.
- **Execution Window:** Owners must sign the HAP contract within 60 days of its effective date.

Lease Agreement Checklist

Before submission, verify that your lease includes:

- **Rent Amount & Full Address:** Including unit/apartment numbers.
- **Lease Terms:** Must be at least 12 months (HUD requirement).
- **Utility Responsibilities:** Must exactly match the details on the RTA.
- **Signatures:** Both the owner/manager and head of household must sign.
- **Tenancy Addendum:** A copy must be provided to the tenant and incorporated into the lease.

Please contact CMHA if you have any questions about these required changes. We will schedule an informational session to discuss these changes.

CMHA PARTNERS WITH OHIOMEANSJOBS FOR A SUCCESSFUL CAREER FAIR!



CMHA had a successful career fair on January 7th in partnership with Ohio Means Jobs! Many people created resumes onsite and were able to interview with department leadership to determine if they were a good fit for roles that same day!

Several attendees advanced to the next interview stage, highlighting the importance of attending these fairs!

**Reminder that
CMHA will be
closed Monday,
February 16th
for President's
Day!**



**CMHA
WILL BE CLOSED
FEBRUARY 16TH
FOR **PRESIDENT'S**
★ ★ ★ **DAY****

WE APOLOGIZE FOR ANY INCONVENIENCE

DIGITAL TABLET CLASSES AT TPS SITES ARE A SUCCESS!



**Touchstone Properties
partnered with partner, Meals
on Wheels for a Digital
Connect class to provide
senior residents at The
Reserves, West Union Square,
Cary Crossing and Baldwin
Grove with education
opportunity on the internet
and free tablets!**



West Union Square



**Residents were able to create
email addresses, learned how to
navigate the home screen and find
apps that may appeal to them and
learned how to use various search
engines! On the last day of the
class, residents who completed all
three days received a certificate
and got to keep their tablets!
Residents were thrilled to be a part
of the course and expand their
technological knowledge.**

WORK CONTINUES ON AFFORDABLE HOUSING EAST SIDE PROPERTIES

As CMHA continues improving homes in our Affordable Housing (East Side) portfolio, two homes have new improvements begun. At the two-family residence on Sherman Avenue, a new two-level porch will be replaced on both the front and back of the building.



Additionally, improvements are beginning at a home on Linderwood, where roof replacement and an electrical upgrade will occur to extend the life of the home.

CMHA OFFERS THE SHERWIN WILLIAMS PAINTING CLASS



FREE
PAINTER TRAINING
COURSE

EARN THE EPA'S - LEAD,
RENOVATION, REPAIR AND
PAINTING CERTIFICATION

**ONLY 15 SLOTS
AVAILABLE!**

FEBRUARY 23TH - 27TH
8:00AM-4:30PM
4848 WINNESTE AVE

REQUIREMENTS:
MUST BE A PARTICIPANT OF A CMHA PROGRAM:
ASSET MANAGEMENT, TOUCHSTONE
PROPERTIES, OR A VOUCHER HOLDER. A BASIC
INTERVIEW IS ALSO REQUIRED BEFORE
ADMISSION INTO THE CLASS.

CONTACT US TO SIGN UP!
513-384-7203 OR
513-304-4625

OR SCAN THE QR CODE
TO SIGN UP NOW!

CMHA's partnership with Sherwin Williams for the Home Work Training Program is back in February! We have begun promoting sign up's for the class and will be interviewing for spots the second week of February. If you know residents in any of the CMHA Programs who may be interested, let them know the sign-up opportunity is now available!

CHECK OUT SOME COMMUNITY IMPACT STORIES

CMHA makes a meaningful impact through all three of our Programs, as well as Resident Services and the FSS Program! Each year, we celebrate the incredible stories our team has helped create—such as participants graduating from the FSS Program, families finding housing through the Housing Choice Voucher program, distributing free books at the ROC and Envision Centers, and so much more.

Learn more about the Family Self-Sufficiency Program in 2025!



81

new Family Self-Sufficiency program participants

38

graduating Family Self-Sufficiency participants in 2025



Di'Shaya Adams displays her certificate from CMHA for achieving her goal of owning a house. The QR code to hear another great FSS story about Angela Walker purchasing a home.

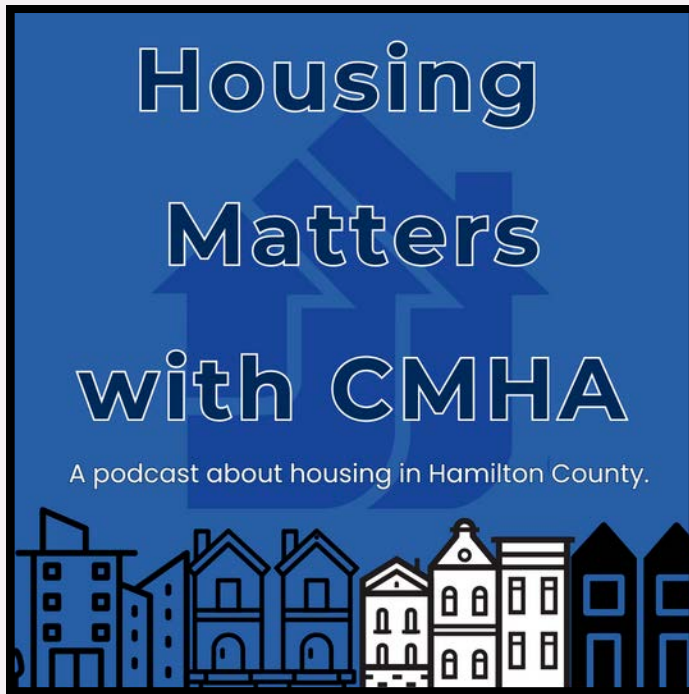


Use your phone's camera to scan the QR code and learn more in our **2025**

Community Impact Report!

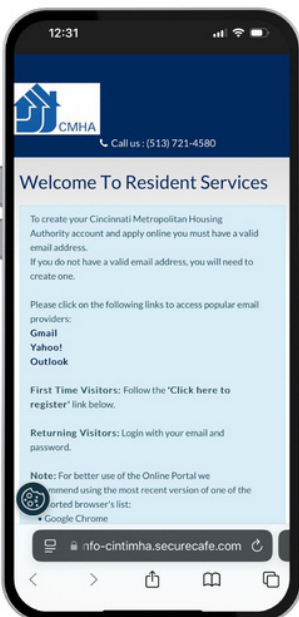


Take a listen to our episodes on our podcast, *Housing Matters with CMHA*:



Cincinnati Metropolitan Housing Authority **Rent Café is Here!**

You can get your personal Tenant Code from your Property Manager, if you are not signed up already!



What does this mean for you?

- A simpler way to pay your rent
- Faster ways in uploading documents for recertification
- An all-in-one system that allows you to see work orders placed, documentation required, and rent statements with CMHA

All Residents Required to Sign Up for Rent Cafe

CMHA Asset Management/Public Housing is moving to Rent Cafe to better assist residents in paying rent, uploading documents for recertification, placing work orders, and much more.



**SCAN HERE TO
VISIT THE CMHA
RENT CAFE
WEBSITE**

FOLLOW US ON SOCIAL MEDIA

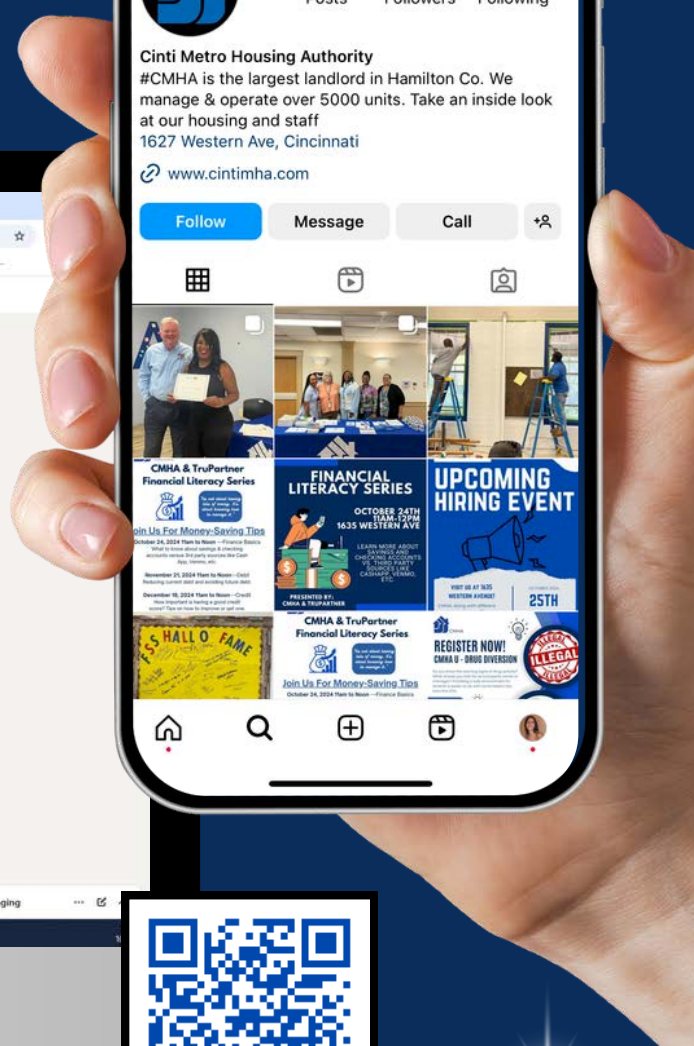
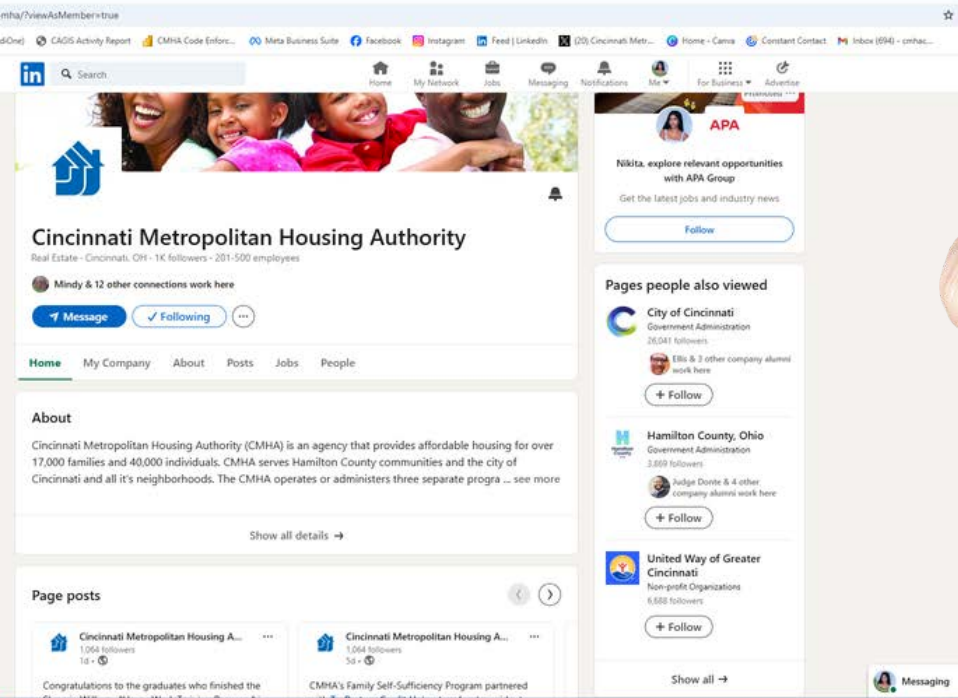


@cintimha

LI



IG



FB

