

CMHA PARTNERS TO OFFER PARTICIPANTS RESOURCES THAT EXTEND BEYOND HOUSING



SCAN THE QR CODE TO LEARN MORE!

Providing affordable housing is rarely a solo mission. It's more like a complex puzzle where the pieces, land, capital, policy, and social services, are held by different stakeholders. To move a vulnerable family from housing instability to a permanent home, these partners must lock together.

Cincinnati Metropolitan Housing Authority understands that it takes a village to thrive. By partnering with neighborhood staples, from local nonprofits to homegrown businesses, they are bringing life-changing resources directly to their residents' front doors. This commitment to local accessibility is about more than just convenience; it's a catalyst for change, helping participants cultivate healthier lifestyles, find meaningful work, and build a foundation for long-term independence. We invite community members to read our Investing in Impact, which highlights our community partnerships.

HUD IMPLEMENTS NEW RULES ON IMMIGRATION STATUS AND ELIGIBILITY



1. U.S. Citizens

People born in the United States or who have U.S. citizenship automatically qualify.

2. U.S. Nationals

This includes people from certain U.S. territories who have permanent allegiance to the U.S.

3. Eligible Non-Citizens (Certain Immigration Statuses)

Non-citizens may qualify if they have an approved immigration status, such as:

- Lawful Permanent Residents (Green Card holders)
- Refugees or Asylees
- People granted parole for at least one year
- Individuals with withholding of deportation/removal
- Certain victims of trafficking or domestic violence protections

These individuals must have documentation proving their status.

MR. JOHNSON INTRODUCES BUYER FOR HAMILTON COUNTY AFFORDABLE HOUSING PROPERTIES FOR SALE



CEO, Mr. Johnson sharing information with residents.



Michael Ealy, talking to residents about the next steps.

On March 3rd, Mr. Johnson held a resident meeting with those who are being affected by the sale of several properties in the affordable housing portfolio. A purchase agreement has been signed between CMHA and a buyer and new partner, Michael Ealy, who will provide affordable housing to the current residents. Mr. Ealy will determine the deferred maintenance needed and begin making improvements on the vacant units. During the meeting, Mr. Ealy introduced himself to the residents in attendance, as well as his Property manager, Alex, and explained that they would be stopping by the units for inspections in the upcoming weeks. The residents who are affected have the opportunity to apply for a Housing Choice Voucher if they do not have one already, and may be able to stay in their unit if they choose to do so. This is a great opportunity for partnership between Mr. Ealy and CMHA!

“YOUR RENTAL CONNECTION” CONTINUES ON TUESDAYS



Voucher Participants meeting with Property Owners at Your Rental Connection event

Voucher Participants looking for new housing, or those with a new voucher, can attend “Your Rental Connection” events held every Tuesday to connect Property Owners with those looking for housing that accepts vouchers.

HCV VP in Libraries in April and May

Back by popular demand, Lisa Isham, VP of the HCV Program, will be meeting with property owners to discuss new inspection and W-9 requirements. Stop by one of the public libraries to learn more on the following dates:

Sharonville - April 17th at 11:30 a.m.

Forest Park - April 21st at 3:30 p.m.

Oakley - April 29th at 10 a.m.

Deer Park - May 13th at 3:30 p.m.

Madeira - May 20th at 1 p.m.



HCV Vice President, Lisa Isham meeting with residents at the Library to help assist with signing up for Rent Cafe.

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.

RESOURCE FAIR 4/18



CMHA is bringing together local Cincinnati organizations, non-profits, and businesses in one location to provide information, services, and support to our residents and their families! We are offering a “one-stop shop” to access resources such as healthcare, housing assistance, education, employment opportunities, and family support services.

We hope you stop by!

**April 18th from
10am-1pm
1625 Western
Avenue**

TPS SITES HAVE BEEN BUSY BEES!

Touchstone Properties residents celebrated Cincinnati Reds Opening Day at Findlay Market last week! Residents from Reserves on South Martin watched the parade around the market, and Logan Commons residents participated with Meals on Wheels in participating in some baseball related activities.



The Evanston residents graduated from the digital connect class, earning their tablets and have follow-up classes for future training!



NEW EPISODE ON HOUSING MATTERS WITH CMHA DROPS



Director of Asset Management, Marquita Flowers, joins us this month on Housing Matters with CMHA! Ms. Flowers gives us a glimpse into what the Asset Management Program is comprised of, including the types of units and neighborhoods we are located in, but mainly focuses on the transition to Rent Cafe.

Rent Cafe is an important tool for our residents of the Asset Management Program to participate in because it allows them to pay their rent online, as CMHA is no longer accepting payments in the management offices or via mail. Through the Rent Cafe platform, residents can also input non-emergency work orders at their convenience and get a confirmation number. This helps eliminate miscommunications between what issues the residents are experiencing and what the work order center or answering service indicates in the work order.

Rent Cafe is also a great platform to easily upload and submit required documents to stay in compliance with the Program rules and avoid any delays or confusion.

FOLLOW US ON SOCIAL MEDIA

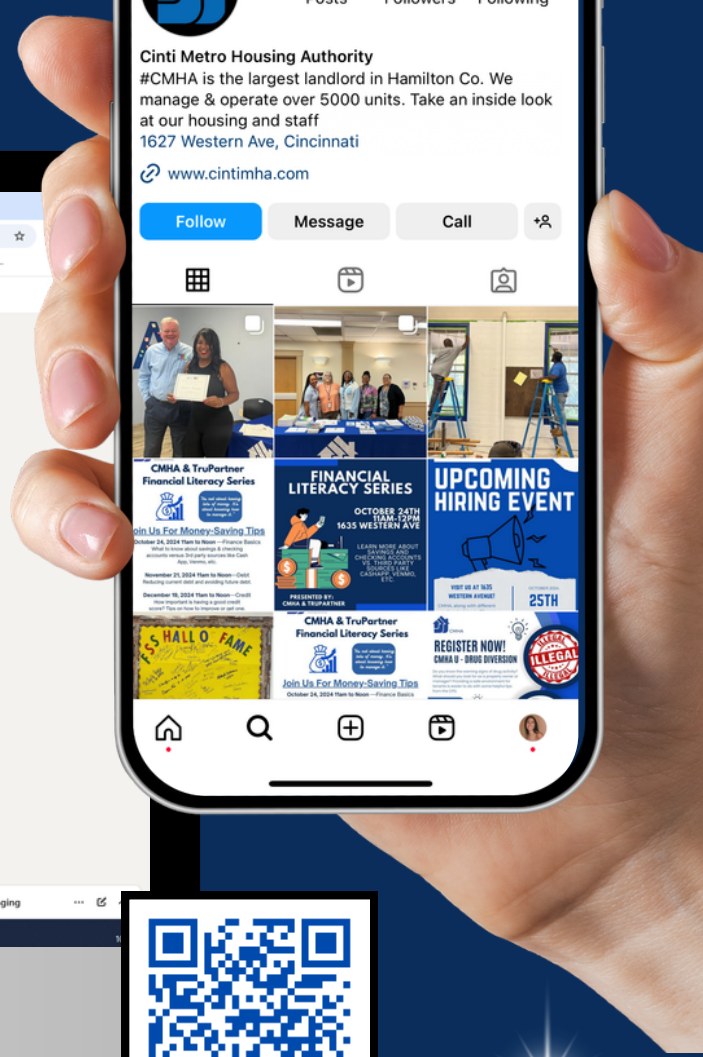
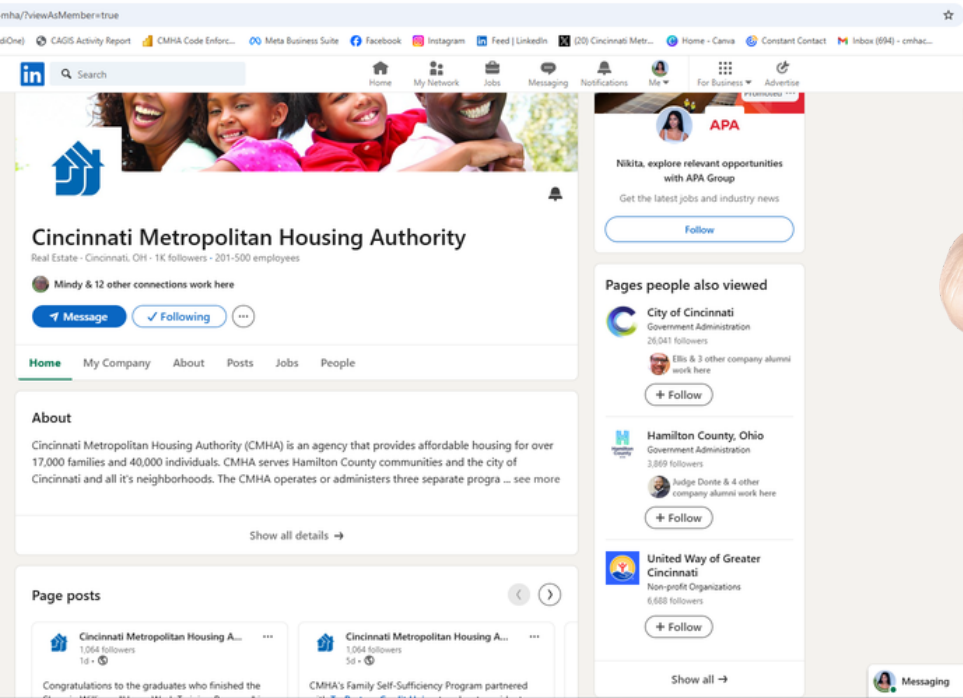


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